

BYLAW NO. 1333-24
BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA

TO AMEND THE LAND USE BYLAW

WHEREAS, Mackenzie County has a Municipal Development Plan adopted in 2009, and

WHEREAS, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in 2017, and

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw to add Country Recreational 2 “CREC2” to Section 9 of the Land Use Bylaw.

NOW THEREFORE, THE COUNCIL OF THE MACKENZIE COUNTY, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

1. That the Mackenzie County Land Use Bylaw 1066-17, Section 9 be amended with the following addition:

9.6 Country Recreational 2 (CREC2)

Purpose

- 9.6.1 The general purpose of the **Country Recreational 2 (CREC2)** district is to permit the DEVELOPMENT of permanent residential areas adjacent to the La Crete Golf Course in Mackenzie County. All DEVELOPMENTS shall conform to a relevant AREA STRUCTURE PLAN. This zoning is specific to developments on lands within close proximity to golf courses.

Permitted and Discretionary Land Use Classes

- 9.6.2 Land use classes within the following table shall be permitted or discretionary within the **Country Recreational 2 (CREC2)** district of this BYLAW.

Permitted	Discretionary
DWELLING - SINGLE FAMILY	DUPLEX
GARAGE - ATTACHED	CABIN
ACCESSORY BUILDING	
YARD SITE DEVELOPMENT	

Regulations

9.6.3 In addition to the regulations contained in Section 8, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

Regulation	Standard
Min. Lot Dimensions	
Width	30.5m (100.0ft)
Depth	45.7m (150.0ft)
Min. Setback	
Yard – Front	9.1m (30.0ft)
Yard – Side	3.1m (10.0ft)
Yard – Rear	3.1m (10.0ft)

Additional Regulations

- 9.6.4 The density of DEVELOPMENT (number of LOTS per hectare/acre) shall be in accordance with the provisions of the relevant AREA STRUCTURE PLAN.
- 9.6.5 The provision of access to each LOT shall be as required by the Development Authority and developed in accordance with COUNTY standards.
- 9.6.6 A minimum of two (2) parking stalls.
- 9.6.7 There shall be no allowance for on-street parking.
- 9.6.8 Each LOT shall be landscaped as required by the Development Authority to ensure proper vegetation and tree coverage for appearance and drainage purposes. Approval shall be required by the Development Authority prior to the removal of trees and/or vegetation from any LOT.
- 9.6.9 All DEVELOPMENT on a LOT shall be of a style and appearance which is compatible with the natural qualities of the recreation area. The character and appearance of all DEVELOPMENT on each recreation LOT shall be maintained to minimize any adverse impacts which may occur on adjacent recreation LOTS or the recreation area in general.
- 9.6.10 All water and sewage disposal must conform to the requirements of the relevant AREA STRUCTURE PLAN and Alberta Private Sewage Systems Standard of Practice 2019.
- 9.6.11 The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall complement adjoining DEVELOPMENT and character of the site to the satisfaction of the Development Authority.
- 9.6.12 The Development Authority may decide on such other requirements as are necessary having due regard to the nature of the proposed DEVELOPMENT and the purpose of this LAND USE DISTRICT.

- 9.6.13 Rezoning applications involving the **Country Recreational 2 (CREC2)** district shall provide requirements as outlined in Subsection 3.1.6.
- 9.6.14 All DEVELOPMENT on these lots shall conform to the RESTRICTIVE COVENANT registered on the lots.

2. This bylaw shall take effect on the date of the third and final reading thereof.

READ a first time this 27th day of March, 2024.

PUBLIC HEARING held this 24th day of April, 2024.

READ a second time this 24th day of April, 2024.

READ a third time and finally passed this 24th day of April, 2024.

(original signed)

Joshua Knelsen
Reeve

(original signed)

Darrell Derksen
Chief Administrative Officer