

# MACKENZIE COUNTY

## REGULAR COUNCIL MEETING

DECEMBER 10, 2013

10:00 A.M.

COUNCIL CHAMBERS  
FORT VERMILION, AB



# STRATEGIC PRIORITIES CHART

## COUNCIL PRIORITIES (Council/CAO)

NOW		ADVOCACY
1. <b>HOUSING ENTITY: Governance Structure</b> 2. <b>HIGH LEVEL: Share Service Agreement</b> 3. <b>FIRST NATION RELATIONS: Orientation</b> 4. <b>OSB PLANT: Water Supply</b> 5. <b>NEW ROAD CONSTRUCTION FUNDING</b> 6. <b>OIL AND GAS STRATEGY</b> 7. _____	Sept. Sept. Sept. Sept. Sept. Feb.	<input type="checkbox"/> <i>Zama Road Paving Funds</i> <input type="checkbox"/> <i>Road Construction Funding Request</i> <input type="checkbox"/> <i>Canada Postal Service – La Crete</i> <input type="checkbox"/> <i>Land Use Framework Input</i> <input type="checkbox"/> <i>Highway 58 West Extension to BC</i>
NEXT		
<input type="checkbox"/> ZAMA ROAD: Business Case <input type="checkbox"/> SURFACE WATER MANAGEMENT PLAN <input type="checkbox"/> REGIONAL WATER AGREEMENT	<input type="checkbox"/> TOURISM: Strategy (REDI) <input type="checkbox"/> BRANDING STRATEGY (2014) <input type="checkbox"/> TRANSPORTATION CORRIDOR PLAN	

## OPERATIONAL STRATEGIES (CAO/Staff)

CHIEF ADMINISTRATIVE OFFICER (Joulia)		ECONOMIC DEVELOPMENT (Bill)	
1. <b>HOUSING ENTITY: Governance Structure</b> 2. <b>FIRST NATION RELATIONS: Orientation</b> 3. <b>OIL AND GAS STRATEGY</b> <input type="checkbox"/> <b>HIGH LEVEL: Share Service Agreement</b> <input type="checkbox"/> Rural Water Service Policy	Sept. Sept. Feb. Sept. Oct.	1. Resource Roads: Strategy 2. <b>OSB PLANT: Water Supply</b> 3. <b>ROAD CONSTRUCTION FUNDS: Request</b> <input type="checkbox"/> ZAMA ROAD: Business Case <input type="checkbox"/> TOURISM: Strategy (REDI)	Nov. Sept. Sept.
COMMUNITY SERVICES (Ron)		AGRICULTURAL SERVICES (Grant)	
1. COR Certification: Update Safety Manual 2. Rec. Board Agreement Draft Renewal 3. Disaster Emergency Planning – Implementation Plan <input type="checkbox"/> Haz Mat Agreement with THL <input type="checkbox"/> Radio Communication System	Nov. Oct. Oct.	1. Surface Water Management Awarding 2. Steephill Creek/BHP Surface Water Management Plan 3. _____ <input type="checkbox"/> Emergency Livestock Response Plan <input type="checkbox"/> 2014 Ag Fair Planning	Sept. Dec. Sept.
PLANNING & DEVELOPMENT (Byron)		LEGISLATIVE SERVICES (Carol)	
1. Infrastructure Master Plans 2. Area Structure Plans/LUB Amendment 3. Airport Vicinity Protection Area <input type="checkbox"/> Development Agreement: Revise <input type="checkbox"/> _____	Jan. Dec. Oct.	1. Virtual City Hall Implementation 2. Municipal Elections 3. _____ <input type="checkbox"/> Human Resource Policy Review <input type="checkbox"/> Communication Plan	Oct. Oct.
FINANCE (Alison)		PUBLIC WORKS* (John/Ron)	
1. Long Term Capital Plan 2. Long Term Financial Plan 3. _____ <input type="checkbox"/> Master Card Policy <input type="checkbox"/> Internal Controls Procedure Review	Sept. Feb.	1. Rural Road Plan 2. PRIVATE ROAD TRANSFER POLICY 3. Gravel Strategy & Plan <input type="checkbox"/> Water Source Plan <input type="checkbox"/> _____	Oct. Dec. Oct.

Codes **BOLD CAPITALS** – Council NOW Priorities; **CAPITALS** – Council NEXT Priorities; *Italics* – Advocacy; Regular Title Case – Operational Strategies; \* See Monthly Capital Projects Progress Report

**MACKENZIE COUNTY  
REGULAR COUNCIL MEETING**

**Tuesday, December 10, 2013  
10:00 a.m.**

**Fort Vermilion Council Chambers  
Fort Vermilion, Alberta**

**AGENDA**

			Page
<b>CALL TO ORDER:</b>	1.	a) Call to Order	
<b>AGENDA:</b>	2.	a) Adoption of Agenda	
<b>ADOPTION OF PREVIOUS MINUTES:</b>	3.	a) Minutes of the November 29, 2013 Regular Council Meeting	7
		b) Minutes of the December 6, 2013 Special Council (Budget) Meeting	23
<b>DELEGATIONS:</b>	4.	a) Bob Glammer, BC Hydro – 2:00 p.m. b)	
<b>GENERAL REPORTS:</b>	5.	a) b)	
<b>TENDERS:</b>	6.	a) None	
<b>PUBLIC HEARINGS:</b>		Public hearings are scheduled for 1:00 p.m.	
	7.	a) Bylaw 926-13 Municipal Development Plan Amendments	25
		b) Bylaw 927-13 – Land Use Bylaw Amendments	117
<b>COMMUNITY SERVICES:</b>	8.	a) Bylaw 923-13 Off-Highway Vehicles (Fort Vermilion & La Crete)	315

		b)		
		c)		
<b>ENVIRONMENTAL SERVICES:</b>	9.	a)		
		b)		
<b>OPERATIONS:</b>	10.	a)	Bridge File 81125	329
		b)		
		c)		
<b>PLANNING &amp; DEVELOPMENT:</b>	11.	a)	Waiver of Fees for Re-Zoning to REC 2	333
		b)	Safety Codes Fees	335
		c)		
		d)		
<b>CORPORATE SERVICES:</b>	12.	a)	2014 Operating Budget	337
		b)	Surplus ASB Operating Funds	339
		c)		
		d)		
<b>ADMINISTRATION:</b>	13.	a)	Bylaw 928-13 Well Drilling Equipment Tax	341
		b)	Rural Water Connection Charges (Fee Schedule Bylaw 912-13)	349
		c)	Bill 28 Modernizing Regional Governance Act (discussion)	
		d)	Skate Canada (discussion)	
		e)	First Nations – Municipal Community Infrastructure Partnership Program	353

f)

g)

**INFORMATION /  
CORRESPONDENCE:** 14. a) Information/Correspondence 355

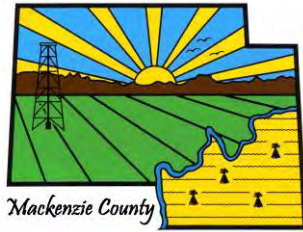
**IN CAMERA  
SESSION:** 15. a) Legal  
• Regional Service Sharing Agreement  
b) Labour  
• Peace Officer Contract – Town of Rainbow  
Lake  
c) Land

**NOTICE OF MOTION:** 16. Notices of Motion

**NEXT MEETING  
DATES:** 17. a) Special Council (Budget) Meeting  
Wednesday, December 18, 2013  
10:00 a.m.  
Fort Vermilion Council Chambers  
b) Special Council (Budget) Meeting  
Monday, January 13, 2014  
10:00 a.m.  
Fort Vermilion Council Chambers  
c) Regular Council Meeting  
Tuesday, January 14, 2014  
10:00 a.m.  
Fort Vermilion Council Chambers

**ADJOURNMENT:** 18. a) Adjournment





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>December 10, 2013</b>
<b>Presented By:</b>	<b>Joulia Whittleton, Chief Administrative Officer</b>
<b>Title:</b>	<b>Minutes of the November 29, 2013 Regular Council Meeting</b>

### **BACKGROUND / PROPOSAL:**

Minutes of the November 29, 2013 Regular Council meeting are attached.

### **OPTIONS & BENEFITS:**

### **COSTS & SOURCE OF FUNDING:**

### **COMMUNICATION:**

Approved council minutes are posted on the County website.

### **RECOMMENDED ACTION:**

That the minutes of the November 29, 2013 Regular Council meeting be adopted as presented.

Author: C. Gabriel Review by: \_\_\_\_\_ CAO \_\_\_\_\_

**MACKENZIE COUNTY  
REGULAR COUNCIL MEETING**

**Friday, November 29, 2013  
10:00 a.m.**

**Fort Vermilion Council Chambers  
Fort Vermilion, Alberta**

**PRESENT:**

Bill Neufeld	Reeve (teleconference)
Walter Sarapuk	Deputy Reeve
Jacque Bateman	Councillor
Peter F. Braun	Councillor
Elmer Derksen	Councillor
John W. Driedger	Councillor
Eric Jorgensen	Councillor
Josh Knelsen	Councillor
Ricky Paul	Councillor
Lisa Wardley	Councillor

**REGRETS:**

**ADMINISTRATION:**

Joulia Whittleton	Chief Administrative Officer
William (Bill) Kostiw	Director of Infrastructure Development & Government Relations
Alison Kilpatrick	Director of Corporate Services
Ron Pelensky	Director of Community Services & Operations
Byron Peters	Director of Planning & Development
Carol Gabriel	Manager of Legislative & Support Services

**ALSO PRESENT:** Members of the public.

Minutes of the Regular Council meeting for Mackenzie County held on November 29, 2013 in the Fort Vermilion Council Chambers.

**CALL TO ORDER:**           **1. a) Call to Order**

Deputy Reeve Sarapuk called the meeting to order at 10:02 a.m.

**AGENDA:**                   **2. a) Adoption of Agenda**

**MOTION 13-11-843**           **MOVED** by Councillor Braun

That the agenda be approved as presented.

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**CARRIED**

**ADOPTION OF  
PREVIOUS MINUTES:**

**3. a) Minutes of the October 30, 2013 Regular Council Meeting**

**MOTION 13-11-844**

**MOVED** by Councillor Wardley

That the minutes of the October 30, 2013 Regular Council meeting be adopted as presented.

**CARRIED**

**3. b) Minutes of the November 19, 2013 Special Council (Budget) Meeting**

**MOTION 13-11-845**

**MOVED** by Councillor Jorgensen

That the minutes of the November 19, 2013 Special Council (budget) meeting be approved as amended.

**CARRIED**

**GENERAL REPORTS:**

**5. a) CAO Report**

**MOTION 13-11-846**

**MOVED** by Reeve Neufeld

That the CAO report for October/November 2013 be accepted for information.

**CARRIED**

**6. b) Tax Forfeiture Sale (Legal 9624275;4;30; Tax Roll 081648)**

**MOTION 13-11-847**

**MOVED** by Councillor Derksen

That the tenders for the Tax Forfeiture Sale of lands for Tax Roll 081648 (Legal 9624275;4;30) be opened.

**CARRIED**

Tenders Received:

Patmore Oilfield Services Ltd.	\$5,520.00
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**MOTION 13-11-848**

**MOVED** by Councillor Knelsen

That the sealed tender for Tax Roll 081648 (Legal 9624275;4;30) received from Patmore Oilfield Services Ltd. in the amount of \$5,520.00 be accepted.

**CARRIED**

**MOTION 13-11-849**

**MOVED** by Councillor Wardley

That after applying the payment for the land to Tax Roll 081648, Council write off the remaining balance of \$30,921.39.

**CARRIED**

**COMMUNITY SERVICES:**

**8. a) Terms of Reference – Community Services Committee**

**MOTION 13-11-850**

**MOVED** by Councillor Paul

That the Community Services Committee Terms of Reference be approved as presented.

**CARRIED**

**8. b) La Crete Christian Fellowship Church – La Crete Residential Waste Collection**

**MOTION 13-11-851**

**MOVED** by Councillor Driedger

That administration be authorized to reimburse La Crete Christian Fellowship Church for the residential waste collection service fees charged to date and garbage bin cost.

**CARRIED**

**ENVIRONMENTAL SERVICES:**

**9. a) None**

**OPERATIONS:**

**10. a) Replace Snow Plow**

**MOTION 13-11-852**

**MOVED** by Councillor Braun

That the 2013 capital budget be amended to include an additional \$6,000.00 for the purchase of a new front mounted snow plow with coming from the Fort Vermilion public works

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operating budget (structural maintenance and repair).

**CARRIED**

**10. b) Fort Vermilion Fire Department Building – Partial Roof Re-insulation**

**MOTION 13-11-853**

**MOVED** by Councillor Wardley

That administration be authorized to proceed with reinsulating the Fort Vermilion Fire Department roof at an estimated cost of \$4,500 with funds coming from the 2013 Fort Vermilion office tangible capital asset (TCA) project.

**CARRIED**

Deputy Reeve Sarapuk recessed the meeting at 10:42 a.m. and reconvened the meeting at 10:56 a.m.

**PLANNING &  
DEVELOPMENT:**

**11. a) 294-DP-13 Northern Towing (Fence & Future Tarp Shelter in “HC2”) (La Crete)**

**MOTION 13-11-854**

**MOVED** by Councillor Braun

That Development Permit 294-DP-13 on Plan 762 0383, Block 15, Lot 6 in the name of Northern Towing be APPROVED with the following conditions:

Failure to comply with one or more of the attached conditions shall render this permit Null and Void

1. The fence shall be setback a minimum of: 7.6 meters (25 feet) from 100<sup>th</sup> Street, the remainder of the fence shall be on or slightly within the property lines.
2. The County reserves the right to enter the leased premises at any time for the purpose of repairing or replacing underground or aboveground utilities or any other structure or line owned by the landowner. The landowner shall be responsible for all regular maintained and repairs to the fence and any caused by the County in the process of accessing any of the underground or aboveground utilities.
3. The Tarp Shelter shall meet all Alberta Safety Code requirements for Commercial/Industrial Buildings and any other requirements specified by Superior Safety Codes. Failure to do so shall render this permit Null and Void.

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4. Minimum building setbacks:
  - i. 9.1 meters (30 feet) from 100A Street, 30.5 meters (100 feet) from 100 Street), front (East) yard;
  - ii. 3.1 meters (10 feet) rear (West) yard;
  - iii. 1.5 meters (5 feet) side (North) yard;
  - iv. 3.1 meters (10 feet) side (South) yard.
5. The architecture, construction materials and appearance of building and other structures shall be to accepted standards.
6. Mackenzie County shall not be held liable for any concerns, issues or damages related to the fence or gate or any part (s) thereof resulting from any work being done on the easement either by the County or any contractors hired by the County.
7. The developer shall enter into a lease agreement with Mackenzie County for that portion of Plan 762 0383, Lot OT (closed road allowance) lying directly west of Plan 762 0383, Block 15, Lot 6.
8. The Municipality has assigned the following address to the noted property (9601-100 Street). You are required to display the address (9601) to be clearly legible from the street and be on a contrasting background. The minimum size of the characters shall be four inches in height.
9. PRIOR to installation of a new access or changing location of existing access, complete a Request for Access form by contacting the Operational Services Department for Mackenzie County at 780-928-3983. Access to be constructed to Mackenzie County standards and at the developers' expense.
10. The total site area (lot) shall have a positive surface drainage without adversely affecting the neighbouring properties.
11. The Developer shall at all times comply with all applicable Federal, Provincial and Municipal legislation and regulations and County Bylaws and resolutions relating to the development of the lands.

**CARRIED**

**11. b) Hamlet Addressing and Road Naming**

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**MOTION 13-11-855**

**MOVED** by Councillor Wardley

That Administration brings forward the amendments to the Addressing Bylaw as discussed.

**CARRIED**

**DELEGATIONS:**

**4. a) S/Sgt. Jeff Simpson, Fort Vermilion RCMP**

**MOTION 13-11-856**

**MOVED** by Councillor Wardley

That the RCMP report by S/Sgt. Jeff Simpson be received for information.

**CARRIED**

**MOTION 13-11-857**

**MOVED** by Councillor Wardley

That administration review the Memorandum of Understanding for the Crime Reduction Unit and invite S/Sgt. Pilgrim to provide an update at the next Council meeting.

**CARRIED**

**MOTION 13-11-858**

**MOVED** by Councillor Jorgensen

That Council show appreciation to the RCMP for running the DARE program in our region.

**CARRIED**

**4. b) Mackenzie Coalition for Early Childhood Development**

**MOTION 13-11-859**

**MOVED** by Councillor Wardley

That Council endorse the Northwest Alberta Children's Charter as requested by the Mackenzie Coalition for Early Childhood Development.

**CARRIED**

**MOTION 13-11-860**

**MOVED** by Councillor Braun

That administration advise the Mackenzie Coalition for Early Childhood Development to work with the local Family

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Community & Support Services groups in the region as County Councillors are currently appointed to these organizations.

**CARRIED**

**11. c) Rural Addressing**

**MOTION 13-11-861**

**MOVED** by Councillor Wardley

That Administration proceed with implementing rural addressing with funding originally coming from the 2014 Capital Budget, with capital costs of the signs billed to the property owners at cost recovery.

**CARRIED**

**11. d) iPads for Municipal Planning Commission Members at Large**

**MOTION 13-11-862**

**MOVED** by Councillor Derksen

That the ipads for Municipal Planning Commission Members at Large be received for information.

**CARRIED**

Deputy Reeve Sarapuk recessed the meeting at 11:54 a.m. and reconvened the meeting at 12:51 p.m.

**CORPORATE SERVICES:**

**12. a) Waiver of Tax Penalties for Spyglass Resources Corp. – Tax Rolls 295361 and 411113**

**MOTION 13-11-863**

Requires 2/3

**MOVED** by Councillor Driedger

That the penalties in the amount of \$243.36 for Tax Roll 295361 and \$1,244.50 for Tax Roll 411113 for Spyglass Resources Corp. be waived due to unusual circumstances.

**CARRIED**

**12. b) Void Taxes and Penalty for Roll 289324**

**MOTION 13-11-864**

Requires 2/3

**MOVED** by Councillor Jorgensen

That the Finance Department be authorized to void the 2013 tax levy of \$20.80 and the penalty levied of \$1.25 in July 2013

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for property tax roll 289324.

**CARRIED**

**12. c) Financial Reports – January 1 to October 31, 2013**

**MOTION 13-11-865**

**MOVED** by Councillor Braun

That the financial reports for the period, January 1 – October 31, 2013, be accepted for information.

**CARRIED**

**PUBLIC HEARINGS:**

**7. a) Bylaw 916-13 Land Use Bylaw Amendment to Rezone Plan 852 1770, Block 6, Lot 37 (4806 - 50<sup>th</sup> Street) from Hamlet Commercial District 1 “HC1” to Direct Control District “DC” (Fort Vermilion)**

**MOTION 13-11-866**

**MOVED** by Councillor Wardley

That first reading be given to Bylaw 916-13, being the rezoning of Plan 852 1770, Block 6, Lot 37 from Hamlet Commercial District 1 “HC1” to Direct Control District “DC” to accommodate a liquor store, subject to public hearing input.

**CARRIED**

Deputy Reeve Sarapuk called the public hearing for Bylaw 916-13 to order at 1:01 p.m.

Deputy Reeve Sarapuk asked if the public hearing for proposed Bylaw 916-13 was properly advertised. Byron Peters, Director of Planning & Development, answered that the bylaw was advertised in accordance with the Municipal Government Act.

Deputy Reeve Sarapuk asked the Development Authority to outline the proposed Land Use Bylaw Amendment. Byron Peters, Director of Planning & Development, presented the Development Authority’s submission and indicated that first reading was given on September 10, 2013.

Deputy Reeve Sarapuk asked if Council has any questions of the proposed Land Use Bylaw Amendment. There were no questions.

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Deputy Reeve Sarapuk asked if any submissions were received in regards to proposed Bylaw 916-13. No submissions were received.

Deputy Reeve Sarapuk asked if there was anyone present who would like to speak in regards to the proposed Bylaw 916-13.

- Mr. Martin Stanners (applicant) spoke in favor of the proposed Bylaw. Mr. Stanners presented a list of 498 signatures in support of his proposed development. He requested that Council follow through and approve his rezoning request.
- Mr. Charles La Farge also spoke in favor of the proposed bylaw. Mr. La Farge indicated that he had inquired into starting a restaurant three years ago which also required a Direct Control district and inquired with the Planning Department as to where he could set up such a business. He was told that there was no place to put it without contravening the rules of being near a park, school, public area, etc. in Fort Vermilion. As a result he decided not to pursue his development, however, he does not see a problem with stretching the rules if required.

Deputy Reeve Sarapuk closed the public hearing for Bylaw 916-13 at 1:07 p.m.

**MOTION 13-11-867**

**MOVED** by Councillor Jorgensen

That second reading be given to Bylaw 916-13, being the rezoning of Plan 852 1770, Block 6, Lot 37 from Hamlet Commercial District 1 "HC1" to Direct Control District "DC" to accommodate a liquor store.

**CARRIED**

**MOTION 13-11-868**  
(requires unanimous)

**MOVED** by Councillor Braun

That consideration be given to go to third reading for Bylaw 916-13, being the rezoning of Plan 852 1770, Block 6, Lot 37 from Hamlet Commercial District 1 "HC1" to Direct Control District "DC" to accommodate a liquor store.

**CARRIED UNANIMOUSLY**

**MOTION 13-11-869**

**MOVED** by Councillor Wardley

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That third reading be given to Bylaw 916-13, being the rezoning of Plan 852 1770, Block 6, Lot 37 from Hamlet Commercial District 1 "HC1" to Direct Control District "DC" to accommodate a liquor store.

**CARRIED UNANIMOUSLY**

**PUBLIC HEARINGS:**

**7. b) Bylaw 922-13 Plan Cancellation for Consolidation Purposes Plan 1160NY, Block 5, Lots 2 and 3 (La Crete)**

Deputy Reeve Sarapuk called the public hearing for Bylaw 922-13 to order at 1:10 p.m.

Deputy Reeve Sarapuk asked if the public hearing for proposed Bylaw 922-13 was properly advertised. Byron Peters, Director of Planning & Development, answered that the bylaw was advertised in accordance with the Municipal Government Act.

Deputy Reeve Sarapuk asked the Development Authority to outline the proposed Land Use Bylaw Amendment. Byron Peters, Director of Planning & Development, presented the Development Authority's submission and indicated that first reading was given on October 30, 2013.

Deputy Reeve Sarapuk asked if Council has any questions of the proposed Land Use Bylaw Amendment. There were no questions.

Deputy Reeve Sarapuk asked if any submissions were received in regards to proposed Bylaw 922-13. No submissions were received.

Deputy Reeve Sarapuk asked if there was anyone present who would like to speak in regards to the proposed Bylaw 922-13. No one was present to speak to the proposed bylaw.

Deputy Reeve Sarapuk closed the public hearing for Bylaw 922-13 at 1:12 p.m.

**MOTION 13-11-870**

**MOVED** by Councillor Derksen

That second reading be given to Bylaw 922-13, being a Plan Cancellation Bylaw to cancel and consolidate Plan 1160NY, Block 5, Lots 2 and 3 into one lot within the Hamlet of La Crete.

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**CARRIED**

**MOTION 13-11-871**

**MOVED** by Councillor Braun

That third reading be given to Bylaw 922-13, being a Plan Cancellation Bylaw to cancel and consolidate Plan 1160NY, Block 5, Lots 2 and 3 into one lot within the Hamlet of La Crete.

**CARRIED**

**ADMINISTRATION**

**13. a) Bylaw 925-13 Honorariums and Related Expense Reimbursement for Councillors and Approved Committee Members**

**MOTION 13-11-872**

**MOVED** by Councillor Bateman

That third reading be given to Bylaw 925-13 being the Honorariums and Related Expense Reimbursement for Councillors and Approved Committee Members.

**DEFEATED**

**13. b) Member at Large Appointments**

**MOTION 13-11-873**

**MOVED** by Councillor Bateman

That Beth Kappelar be appointed as a Member at Large to the Inter-municipal Planning Commission for a one year term ending October 2014.

**CARRIED**

**MOTION 13-11-874**

**MOVED** by Councillor Bateman

That Joe Peters be appointed as a Member at Large to the Subdivision and Development Appeal Board and the Inter-Municipal Subdivision and Development Appeal Board for a one year term ending October 2014.

**CARRIED**

**INFORMATION/  
CORRESPONDENCE:**

**14. a) Information/Correspondence**

**MOTION 13-11-875**

**MOVED** by Councillor Paul

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That the letter to the Minister of Municipal Affairs regarding seniors housing be sent as discussed.

**CARRIED UNANIMOUSLY**

**MOTION 13-11-876**

**MOVED** by Councillor Jorgensen

That all Councillors be authorized to attend the Growing the North Conference in Grande Prairie on February 18 – 20, 2014.

**CARRIED**

**MOTION 13-11-877**

**MOVED** by Councillor Wardley

That Councillors have the option to attend the annual FCM Conference in June 2014 or the FarmTech Conference in January 2014.

**CARRIED**

**MOTION 13-11-878**

**MOVED** by Councillor Driedger

That the information/correspondence items be accepted for information purposes.

**CARRIED**

**TENDERS:**

**6. a) Water Transmission Line – Town of High Level to Ainsworth OSB Plant (1:30 p.m.)**

**MOTION 13-11-879**

**MOVED** by Councillor Knelsen

That the Water Transmission Line – Town of High Level to Ainsworth OSB Plant Tenders be opened.

**CARRIED**

Tenders Received:

Northern Road Builders	\$1,911,618.90
Sprage Rosser	\$4,460,885.80
Weaver Welding Ltd.	\$2,738,072.60

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Jacob Brothers Construction      \$2,743,753.40

Armstrong Construction      \$2,307,807.10

**MOTION 13-11-880      MOVED** by Councillor Driedger

That the Water Transmission Line – Town of High Level to Ainsworth OSB Plant Tender be awarded to the lowest qualified tender subject to approval by the Town of High Level and Ainsworth.

**CARRIED UNANIMOUSLY**

Deputy Reeve Sarapuk recessed the meeting at 1:43 p.m. and reconvened the meeting at 1:55 p.m.

**IN-CAMERA SESSION:**

**MOTION 13-11-881      MOVED** by Councillor Knelsen

That Council move in-camera to discuss issues under the Freedom of Information and Protection of Privacy Regulations 18 (1) at 1:55 p.m.

- 15. a) Legal
- 15. b) Labour
- 15. c) Land

**CARRIED**

**MOTION 13-11-882      MOVED** by Councillor Jorgensen

That Council move out of camera at 3:13 p.m.

**CARRIED**

**15. a) Legal – Regional Service Sharing Agreement**

**MOTION 13-11-883      MOVED** by Councillor Braun

That the regional service sharing agreement update be received for information.

**CARRIED**

**15. a) Legal – Water Supply Agreement (Ainsworth)**

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**MOTION 13-11-884**

**MOVED** by Councillor Derksen

That the water supply agreement with Ainsworth update be received for information.

**CARRIED**

**15. b) Labour – Team Work**

**15. b) Labour – Committee Discussion**

**MOTION 13-11-885**

**MOVED** by Councillor Driedger

That the teamwork and committee discussion be received for information.

**CARRIED**

**MOTION 13-11-886**

**MOVED** by Reeve Neufeld

That Councillors be authorized to attend two of the Regional Sustainability Study open houses.

**CARRIED**

**NOTICE OF MOTION:**

**16. Notices of Motion**

**NEXT MEETING  
DATE:**

**17. a) Special Council (Budget) Meeting**  
Friday, December 6, 2013  
10:00 a.m.  
Fort Vermilion Council Chambers

Regular Council Meeting  
Tuesday, December 10, 2013  
10:00 a.m.  
Fort Vermilion Council Chambers

**ADJOURNMENT:**

**18. a) Adjournment**

**MOTION 13-11-887**

**MOVED** by Councillor Wardley

That the council meeting be adjourned at 3:17 p.m.

**CARRIED**

These minutes will be presented to Council for approval on December 10, 2013.

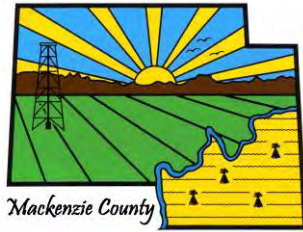
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Bill Neufeld  
Reeve

---

Joulia Whittleton  
Chief Administrative Officer

UNAPPROVED



## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>December 10, 2013</b>
<b>Presented By:</b>	<b>Joulia Whittleton, Chief Administrative Officer</b>
<b>Title:</b>	<b>Minutes of the December 6, 2013 Special Council (Budget) Meeting</b>

### **BACKGROUND / PROPOSAL:**

Minutes of the December 6, 2013 Special Council (budget) meeting will be presented at the meeting.

### **OPTIONS & BENEFITS:**

### **COSTS & SOURCE OF FUNDING:**

### **COMMUNICATION:**

Approved council minutes are posted on the County website.

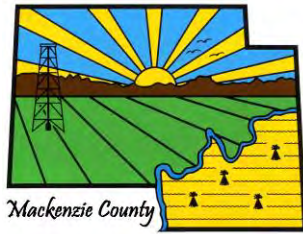
### **RECOMMENDED ACTION:**

That the minutes of the December 6, 2013 Special Council (budget) meeting be adopted as presented.

**Author:** C. Gabriel      **Review by:** \_\_\_\_\_ **CAO** \_\_\_\_\_







## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>December 10, 2013</b>
<b>Presented By:</b>	<b>Byron Peters, Director of Planning &amp; Development</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 926-13 Municipal Development Plan Amendments</b>

### **BACKGROUND / PROPOSAL:**

Mackenzie County recently updated the existing Area Structure Plans (ASP) for each of the hamlets, while also creating three industrial ASPs. In order to ensure that all of the County's planning documents are consistent administration has been working on updating both the Municipal Development Plan (MDP) and Land Use Bylaw (LUB). Scheffer Andrew Ltd., was engaged to assist in the process. First reading for both documents was obtained at the November 19<sup>th</sup> Special Council meeting.

The changes to the MDP are minimal, but still critical. The changes consist of generalization of the hamlet maps, the addition of the Industrial Area Structure Plans, and the corresponding text amendments. A couple of technical changes were also made, such as updating the population statistics.

Open houses have been completed as per the MGA requirements. There has been minimal feedback received to date regarding the proposed MDP amendments.

### **OPTIONS & BENEFITS:**

The benefit of updating the MDP is to ensure that it is consistent with the other planning documents.

### **COSTS & SOURCE OF FUNDING:**

N/A

**Author:** B. Peters      **Reviewed by:** \_\_\_\_\_ **CAO** \_\_\_\_\_

**COMMUNICATION:**

N/A

**RECOMMENDED ACTION:**

**Motion 1**

That second reading be given to Bylaw 926-13, being a Municipal Development Plan Amendment to ensure consistency with the Area Structure Plans.

**Motion 2**

That third reading be given to Bylaw 926-13, being a Municipal Development Plan Amendment to ensure consistency with the Area Structure Plans.

Author: B. Peters Reviewed by: \_\_\_\_\_ CAO \_\_\_\_\_

**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT**

**BYLAW 926-13**

**Order of Presentation**

\_\_\_\_\_ This Public Hearing will now come to order at \_\_\_\_\_.

\_\_\_\_\_ Was the Public Hearing properly advertised?

\_\_\_\_\_ Will the Development Authority \_\_\_\_\_, please outline the proposed Land Use Bylaw Amendment and present his submission.

\_\_\_\_\_ Does the Council have any questions of the proposed Land Use Bylaw Amendment?

\_\_\_\_\_ Were any submissions received in regards to the proposed Land Use Bylaw Amendment? *If yes, please read them.*

\_\_\_\_\_ Is there anyone present who would like to speak in regards of the proposed Land Use Bylaw Amendment?

\_\_\_\_\_ If YES: Does the Council have any questions of the person(s) making their presentation?

\_\_\_\_\_ This Hearing is now closed at \_\_\_\_\_.

**REMARKS/COMMENTS:**

**BYLAW NO. 926-13**  
**BEING A BYLAW OF**  
**MACKENZIE COUNTY**  
**IN THE PROVINCE OF ALBERTA**

**TO AMEND THE**  
**MACKENZIE COUNTY MUNICIPAL DEVELOPMENT PLAN**

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

**WHEREAS**, Mackenzie County has Area Structure Plans adopted in 2013, and

**WHEREAS**, Mackenzie County has adopted the Mackenzie County Land Use Bylaw in 2011, and

**WHEREAS**, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Municipal Development Plan to ensure consistency between all land use planning documents,

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

1. Generalization of the land use maps for each of the hamlets and corresponding text amendments.
2. New maps outlining the Industrial Area Structure Plans and corresponding text amendments.
3. The attached Municipal Development Plan complete with above revisions dated November 13, 2013 forms Schedule "A" of this Bylaw.

READ a first time this 19<sup>th</sup> day of November, 2013.

READ a second time this \_\_\_ day of \_\_\_\_\_, 2013.

READ a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2013.

---

Bill Neufeld  
Reeve

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Joulia Whittleton  
Chief Administrative Officer



**Mackenzie County**  
*moving forward!*

## **MUNICIPAL DEVELOPMENT PLAN (MDP)**

**Bylaw # 735/09**

**November 10, 2009**

**(Amendments as of November 13, 2013)**

**Prepared by:**

**ISL Engineering and Land Services Ltd.**

*moving forward!*



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*moving forward!*



# 1.0) INTRODUCTION

## 1.1 Plan Purpose

The purpose of this Plan is to provide clear direction for Mackenzie County's Council and Administration. The Plan is intended to guide growth and development of the County to 2031 and to accommodate a population of 17,237.

This Municipal Development Plan (MDP) guides future development by defining the vision, principles, objectives, and policies of the County with respect to planning matters. The MDP, in addition to applicable Provincial legislation, provides a foundation for the preparation of more detailed land use plans; is intended to be used in conjunction with Mackenzie County's Land Use Bylaw to implement the policies of this Plan; and to inform residents and developers of Mackenzie County's future land use strategy.

The Plan has been prepared in accordance with Section 632 of the Municipal Government Act, and replaces the previous General Municipal Plan, Bylaw 010/95 which was adopted in January 1995.

## 1.2 Interpretation

For the purpose of interpreting this MDP, the following definitions shall apply:

**Better Agricultural Land** means those lands which are designated as Class 1, 2, 3 or 4 by the Canada Land Inventory (CLI) Soil Capability for Agriculture, or rated in excess of 28% by the Rural Farmland Assessment (RFA) or equivalent, and may be confirmed through site inspections and/or independent soils analysis. This definition may exclude any parcel or portion(s) thereof which by reason of slope, configuration, size, or surrounding land use is determined by the County to be an unviable farm parcel.

**Country Residential Development** means a multi-lot residential subdivision which results in more than two residential parcels.

**Natural Areas** means those areas that are generally unsuitable for development due to the presence of excessive or unstable slopes, the potential for erosion or flooding, or contain sensitive ecological habitat. This definition applies to lakeshores, rivers and other water courses, river valleys, forests and vegetation, unique topographic features and views, environmentally hazardous lands, and important wildlife habitat and corridors.

**Farmstead Separation** means the subdivision of land from an unsubdivided quarter section to accommodate an existing, habitable residence and related improvements.

**Statutory Plan** means a Municipal Development Plan, Intermunicipal Development Plan, or Area Structure Plan prepared and adopted in accordance with the Municipal Government Act.



**1.2.2** All other words or expressions shall have the meanings respectively assigned to them in the Municipal Government Act, the Subdivision and Development Regulation, and the Land Use Bylaw.

**1.2.3** With the exception of those lands contained within an Intermunicipal Development Plan or joint plan, the policies set forth in this Plan apply to all lands contained within the corporate boundaries of Mackenzie County.

If a situation arises that the applicable Intermunicipal Development Plan or joint plan does not address, the relevant policies contained in this Plan shall apply.

**1.2.4** The land use boundaries identified in this Plan are considered approximate and not absolute. Any minor adjustments or variances that may be necessary to land use policy areas shall not require an amendment to this Plan.

## **1.3 Context**

### **1.3.1 Location**

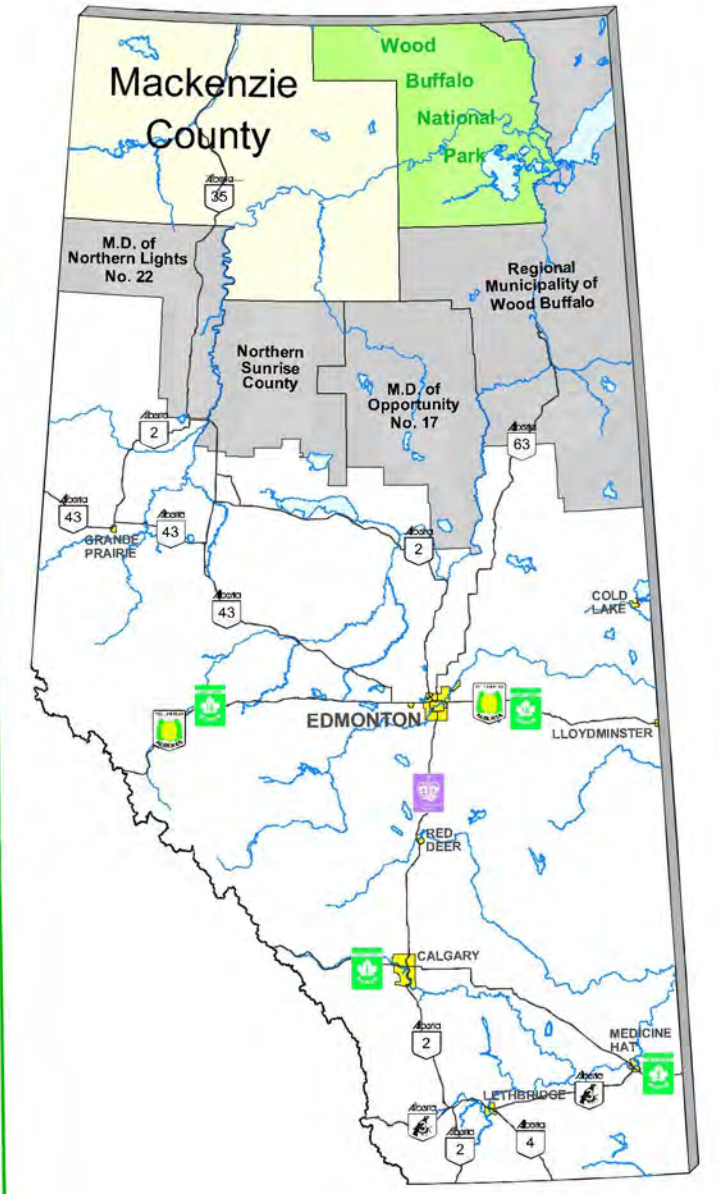
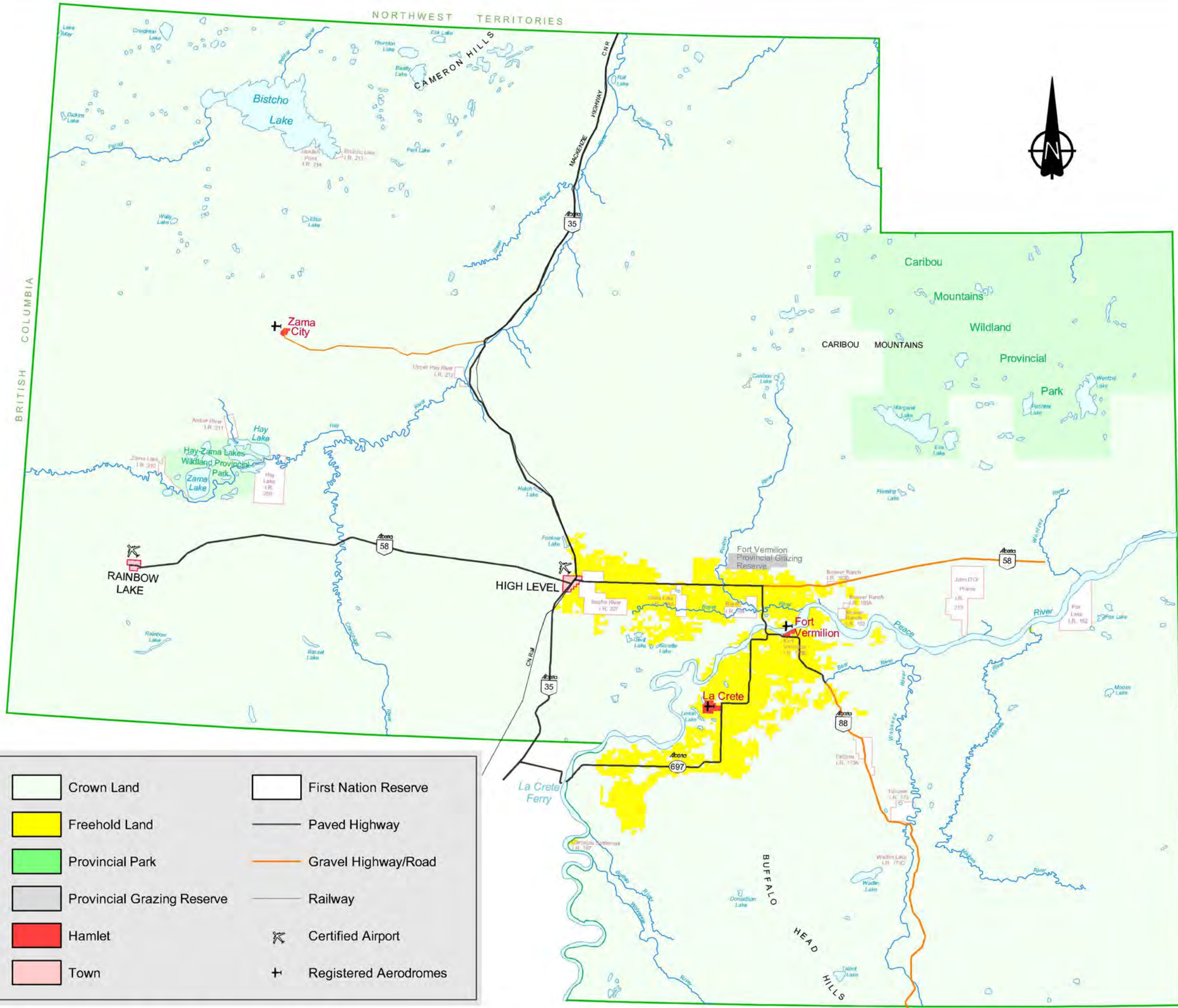
Mackenzie County is located in the northwest portion of Alberta, and with approximately 82,000 square kilometres under its jurisdiction it is the largest municipality in the Province. Mackenzie County, as shown on Map 1, is bordered by the Province of British Columbia to the west, the Northwest Territories to the north, Wood Buffalo National Park and the Regional Municipality of Wood Buffalo to the east, and the Municipal District of Northern Lights No. 22, Northern Sunrise County, the Municipal District of Opportunity No. 17 to the south. The Town of High Level, the Town of Rainbow Lake and several Indian Reserves are located within the boundaries of the County, but operate independently from the municipality.




### **1.3.2 Municipal Designation**

Mackenzie County began as Improvement District (I.D.) No. 23 and was managed by the Province of Alberta prior to 1995. On January 1, 1995, I.D. No. 23 changed its status from an I.D. to a Municipal District (M.D.) and changed its name to the M.D. of Mackenzie No. 23. Over four years later, the M.D. changed its status from a M.D. to a Specialized Municipality in order to provide for government and management of a vast municipality with unique communities. In 2007, the M.D changed its name to Mackenzie County.

### **1.3.3 Topography**

Mackenzie County includes of a variety of dramatic landscapes consisting of vast mixed wood and boreal forest to the north and west, a number of significant mountain ranges and hills, including the Caribou Mountains in the northeast, Cameron Hills to the north, and the diamond-bearing Buffalo Head Hills in the south and east. Rich agricultural lands are located in the south portion of the County, and many lakes and rivers, including the Peace River are located throughout the County. Much of the County's forested area is publicly owned and managed by Alberta Sustainable Resource Development.





	Crown Land		First Nation Reserve
	Freehold Land		Paved Highway
	Provincial Park		Gravel Highway/Road
	Provincial Grazing Reserve		Railway
	Hamlet		Certified Airport
	Town		Registered Aerodromes

**MACKENZIE COUNTY  
MUNICIPAL DEVELOPMENT PLAN**

**MAP 1 - LOCATION**

N.T.S.





*Looking north into the Peace River Valley*

### 1.3.4 Population and Demographics

As of 2006, Mackenzie County's population was 10,002. Since 1981, the County's population has increased by 71.4%, which results in an average growth of 833 people every five years. The County's most significant growth occurred over two periods

*Table 1: Historic Population Growth, 1981-2006*

<b>Federal Census Year</b>	<b>Population</b>	<b>Net Change</b>	<b>Percent Change</b>
1981	5,837	n/a	n/a
1986	6,942	1,105	18.9%
1991	7,260	318	4.6%
1996	7,980	720	9.9%
2001	8,829	849	10.6%
2006	10,002	1,173	13.3%

*(Source: Statistics Canada, 1981-2006 Federal Census)*

within this 25-year timeframe, as shown in Table 1. It grew by over 1,100 people between 1981 and 1986 and again between 2001 and 2006.

The majority of the population is located within the County's rural area. La Crete is the largest and fastest growing of the County's three Hamlets. Fort Vermillion is the

second largest Hamlet and has a stable population. Zama City is the smallest Hamlet yet experiences dramatic population fluctuations as it hosts many temporary residents that work in the surrounding oil and gas fields.

#### 1.3.4.a Historic Population Distribution

As shown in Table 2, Mackenzie County has experienced a shift in its rural/Hamlet population distribution. The percentage of residents living in the rural has decreased from 76.7% in 1981 to 69% in 2006. This is largely due to the consistent growth of La Crete, which has significantly outpaced growth in the rural areas.

Table 2: Historic Population Growth, 1981-2006

Federal Census Year	Fort Vermilion		La Crete		Zama City		Rural Areas		Total Pop.
	Pop.	Percent	Pop.	Percent	Pop.	Percent	Pop.	Percent	
1981	752	12.8%	479	8.2%	129	2.2%	4,477	76.7%	5,837
1986	823	11.9%	689	9.9%	178	2.6%	5,252	75.7%	6,942
1991	782	10.8%	902	12.4%	128	1.8%	5,448	75.0%	7,260
1996	775	9.7%	1,215	15.2%	217	2.7%	5,773	72.3%	7,980
2001	818	9.3%	1,783	20.2%	130	1.5%	6,098	69.1%	8,829
2006	714	7.1%	2,166	21.7%	225	2.2%	6,897	69.0%	10,002

(Source: Statistics Canada, 1981-2006 Federal Census)

This trend appears to be levelling off as the growth rate of the County's rural areas nearly equalled the combined growth rate of the County's three Hamlets between 2001 and 2006. This may be due to the emergence of country residential development in proximity to La Crete and High Level.

#### 1.3.4.b Projected Population Growth

Using a straight linear method based on average historic growth rates between 1996 and 2006, Mackenzie County's population is anticipated to grow at a rate of 11.5% every five years to approximately 17,237 people by 2031. As presented in Appendix 1, it is anticipated that approximately 10,612 or 61% of residents will reside in the County's rural area by 2031 based on an average five-year growth rate of 9%. The anticipated population of each Hamlet by 2031 is 781 in Fort Vermilion (2% every



Table 3: Projected Population Growth, 2006-2031

<b>Growth Projections</b>			
<b>Year</b>	<b>Conservative 5.75%</b>	<b>Anticipated 11.5%</b>	<b>Optimistic 21.25%</b>
2006	10,002	10,002	10,002
2011	10,577	11,152	12,127
2016	11,185	12,435	14,705
2021	11,828	13,865	17,829
2026	12,509	15,459	21,618
2031	13,228	17,237	26,212

five years), 5,390 in La Crete (20% every five years) and 453 in Zama City (15% every five years). These trends demonstrate the County is urbanizing, however this demographic transition does not mean that either population has greater importance, as they rely heavily on each other.

Mackenzie County recognizes that it is difficult to project population into the future due to ever-changing global and local economic conditions and demographic trends. Therefore, Table 3 includes conservative and optimistic population projections for the County, while Appendix A presents conservative and optimistic projections for the rural area and the three Hamlets. These different sets of projections provide for a range of future growth potential for the County.

## 1.4 Economy

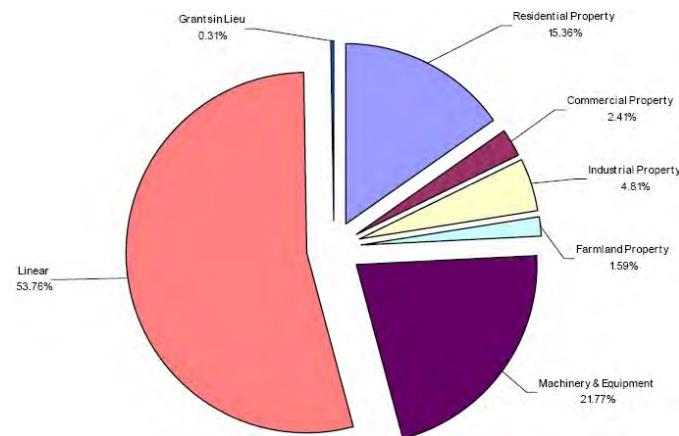


Chart 1: Summary of Assessment and Municipal Revenue by Category

Mackenzie County's diverse economy and its natural resource base make it a thriving municipality. The region's economy, historically rooted in the fur trade, includes the agri-business, forestry, and oil and gas industries as shown in Chart 1: Summary of Assessment and Municipal Revenue by Category. With primary resources providing the economic base, the development of a strong support service sector has evolved. The diversified economic base provides the County with a balance of industries, and generally protects its economy from severe market fluctuations.

### 1.4.1 Agriculture

Agriculture plays a driving role in County's economy, and specifically the economies of Fort Vermilion and La Crete. In fact, Mackenzie County's amount of improved agricultural land has grown by more than three times since 1971, and is currently home to approximately 700 farms, or 218,000 hectares of farmland. Agricultural activity accounts for 50% of the land use in the County's White Area and it is primarily concentrated in two areas: east of High Level along Highway 58; and the lands around Fort Vermilion and La Crete.

Agricultural support industries established within the County include farm suppliers, trucking firms, equipment dealerships, feed mills, seed cleaning co-operatives and grain terminals. These industries are located throughout the County, however they are typically located around La Crete and High Level.

Map 2 shows soil classification within the County, in accordance with the Canada Land Inventory (CLI) Soil Capability for Agriculture.

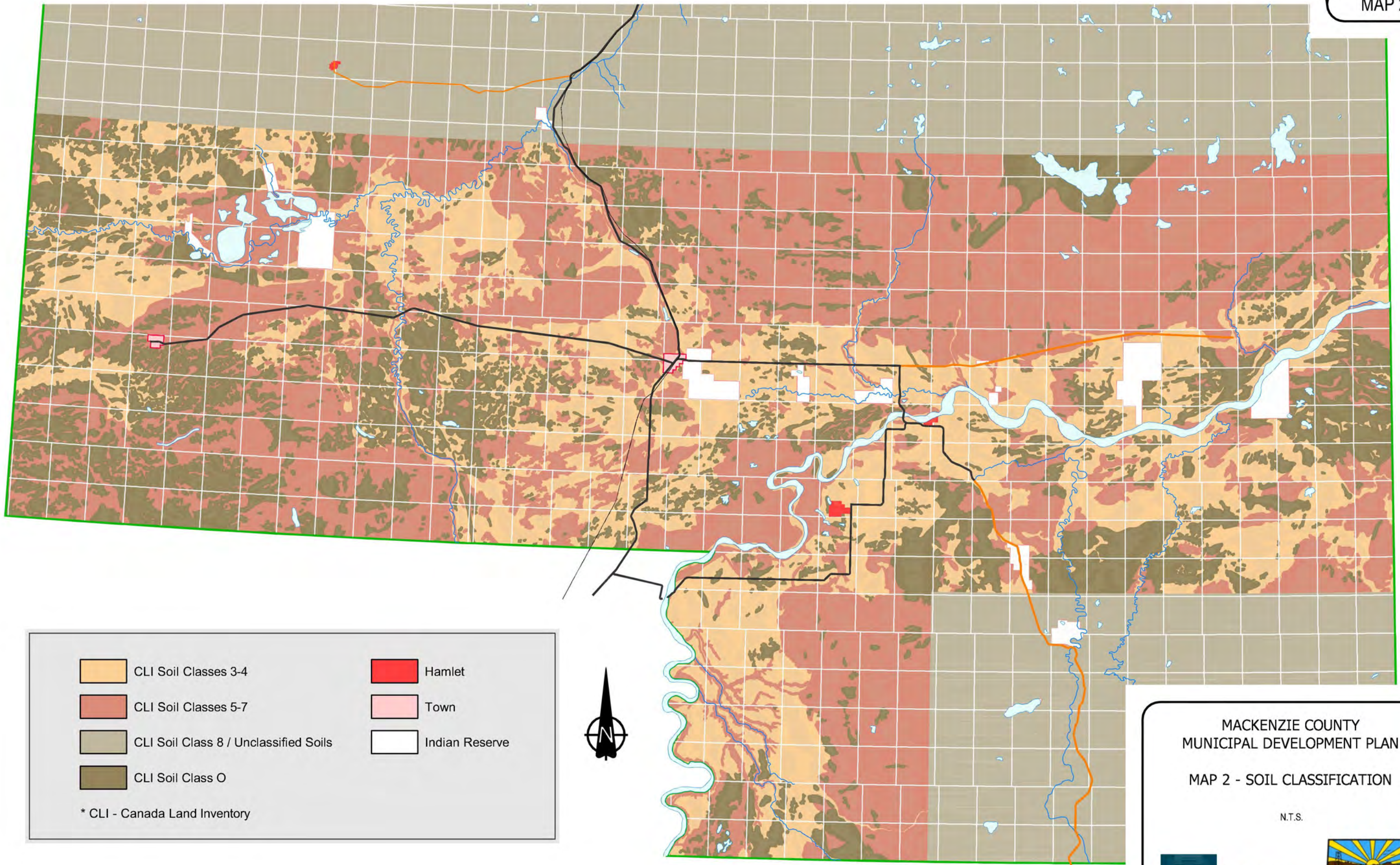
### 1.4.2 Forestry








Considering the vast majority of Mackenzie County is forested, it is natural that the forestry industry is a significant employer in Fort Vermilion and La Crete. Several sawmills are located in the County, including La Crete Sawmills, Footner Forest Products, and Tolko Industries.

### 1.4.3 Oil and Gas

The oil and gas industry plays a significant role in the County's economy. In fact, oil and gas is primarily responsible for the founding of Zama City. Approximately 36% and 80% of the Peace Region's natural gas and light-medium crude oil reserves are located within the County respectively. The majority of exploration is concentrated in the western portion of the County near Zama City, Rainbow Lake and High Level. The oil and gas industry is the County's most significant revenue generator as it represents the majority of its tax base.

Due to the population, employment and overall growth generated by these three major industries, the tourism, transportation, retail/wholesale trade, finance, business/community service, construction and public administration industries have been firmly established in the County.



	CLI Soil Classes 3-4		Hamlet
	CLI Soil Classes 5-7		Town
	CLI Soil Class 8 / Unclassified Soils		Indian Reserve
	CLI Soil Class O		


\* CLI - Canada Land Inventory



MACKENZIE COUNTY  
MUNICIPAL DEVELOPMENT PLAN

MAP 2 - SOIL CLASSIFICATION

N.T.S.






## 1.5 Transportation

Mackenzie County is served by three major transportation systems: road, air, and rail. The road system includes Highway 35, also known as the Mackenzie Highway, Highway 88, also known as the Bicentennial Highway and Highway 697 which are the primary entrances into Mackenzie County from the south. Highway 58, which runs east and west, serves the Town of Rainbow Lake and the oil and gas fields in the western portion of the County, and several Indian Reserves and agricultural areas in the east.

Two certified airports, located near the Town of High Level and the Town of Rainbow Lake, and three registered aerodromes located near Fort Vermilion, La Crete and Zama City, operate within the County. The Great Slave Railway operates a rail line through, which originates in the Grimshaw area and terminating in Hay River in the Northwest Territories.

## 1.6 General Municipal Plan

Since the adoption of the previous General Municipal Plan (GMP) in 1995, Mackenzie County has grown by more than 3,000 people. In 2006, the County approved Area Structure Plans (ASP) for the Hamlets of Fort Vermilion, La Crete and Zama City. These Plans were developed in compliance with the GMP and outline specific land uses and policy direction for each community. The County's economic performance, expansion of farming activity, the growth of La Crete and the demand for country residential development has put pressures on Mackenzie County's long range inventory of future agricultural, residential, commercial and industrial lands. These factors have made it necessary to review the GMP.

Many of the previous Plan's policies were concerned with the protection of the agricultural land base, encouraging the continued accommodation of resource-related developments, such as forestry and oil and gas preserving the County's natural environment, and promoting economic development throughout the County.

Many of the policies contained in the 1995 Plan remain sound. However, changes over the past 14 years in demographics, the economy, and development patterns have required a review of the GMP.



*moving forward!*

## 2.0) PROCESS, PRINCIPLES AND VISION

### 2.1 MDP Planning Process

The development of this Plan was guided by the Going Forward plan review process to develop a long range land use concept, community vision and policies. The Going Forward process was grounded in technical analysis, and gathering feedback from stakeholders, which included members of Mackenzie County's Council, Administration, and residents. This collaborative process was designed to acknowledge existing policy, recognize current trends, respect community values, and develop a practical and logical strategy for future development.

Mackenzie County's Council and Administration sponsored the Going Forward process between September 2008 and July 2009, and provided opportunities for the public and other stakeholders to make suggestions and provide feedback about the Municipal Development Plan, including:

- ' Key interviews with Mackenzie County's Council and Administration on August 27, 2008;
- ' Advertisements in the County Image, Mackenzie County's website and three local radio stations requesting public input, starting in November 2008;
- ' The provision of a survey to County residents in November 2008, which was available on Mackenzie County's website, at all high schools in the County, and all County offices. The purpose of the survey was to develop an understanding of community values, develop a vision of the future, and identify areas of concern;
- ' A public open house was held in La Crete on April 28, 2009, in Fort Vermilion on April 29, 2009, in High Level on May 5, 2009, and in Zama City on May 6, 2009 to present the draft MDP. A total of 108 people attended the four open houses.



May 5, 2009, Public Open House in High Level, Alberta



- " A comment form was distributed at each open house to solicit feedback on the future land use concept and draft policies of the MDP, which were prepared as a result of a technical review and initial community feedback. Advertisements were placed in the March/April 2009 issue of the County Image inviting the public to attend the open houses;

## 2.2 Strengths, Themes and Guiding Principles

The Going Forward plan review process identified community strengths, major themes for future development, and guiding principles for Mackenzie County.

### 2.2.1 Community Strengths

Four community strengths emerged in this process and demonstrated that Mackenzie County:

1. Values its history and rural lifestyle;
2. Offers a small town quality of life;
3. Values its cultural diversity; and
4. Is proud of its natural resources and amenities.

### 2.2.2 Major Themes

Participants in the Going Forward plan review process overwhelmingly described that Mackenzie County is a desirable place to live and to raise a family. Participants also identified that they like Mackenzie County's Hamlets and rural areas, and value the services and amenities these areas currently provide. Participants clearly stated that they want diversity in employment opportunities to choose from, new facilities and recreation amenities, such as a health care centre and a swimming pool, and improvements to infrastructure, such as paving roads, and better phone service to meet their needs in the future. Mackenzie County's greatest challenge will be to balance the benefits and costs of current and future development and still provide a desirable place to live and to raise a family.

### 2.2.3 Ten Principles

If Mackenzie County is going to succeed in creating a desirable place to live and to raise a family, then any decision made by Council, Administration or stakeholders must recognize the four community strengths, the major themes and the following ten principles, which were identified in the Going Forward plan review process:

1. Agriculture is the most important land use in the rural area;
2. The history and culture of our unique Hamlets will be celebrated;
3. Development and growth shall be directed to specific locations;
4. Residents can find adequate, affordable accommodation;
5. Economic diversity shall be promoted;
6. The integrity of natural areas shall be protected;
7. Parks and recreation areas shall be provided;
8. The transportation system shall be safe and convenient;
9. Servicing shall be extended economically and efficiently; and
10. A unified regional vision shall be created.

These principles are the core values that: reflect the character of the community as identified in the Going Forward process; will provide a consistent set of principles for every decision made by Council or Administration; and shall provide a foundation for the vision, objectives and policies of the MDP.



### 2.3 Mackenzie County Vision

Any plan for future land use and development must be based on a vision of the future. This particular vision is intended to inspire and to articulate where Mackenzie County is headed.

Mackenzie County is a prosperous community that recognizes the value of its natural environment, local culture and history, and diverse economy. The County will encourage development that creates great places where people want to live and visit, develops economic opportunities, preserves the qualities people love about their communities, and protects natural areas. This vision is unified by a community spirit that makes Mackenzie County a desirable place to live and to raise a family.



*moving forward!*

## 3.1) GENERAL DEVELOPMENT STRATEGY

The general development strategy focuses on Mackenzie County's quality of life and describes a pattern of strategic growth and development. The strategy encourages new growth in specific areas to effectively use land and existing infrastructure and at the same time invests time, attention, and resources in existing communities.

In general, the MDP reflects the County's past land use pattern, current community values, and desired future. Historically, Mackenzie County has been a rural, resource based community, however the emergence of Fort Vermilion, La Crete and Zama City as urban communities has changed the character of the County. Today, Mackenzie County residents value the amenities, opportunities and quality of life accommodated in both its rural and urban areas.

The MDP recognizes that:

- ' Better Agricultural Lands and agricultural operations are protected to ensure the County has a productive agricultural land base that will provide an abundance of food products and supports the families involved in the agri-business.
- ' Country residential developments are located in identified development nodes where services and infrastructure are readily available or planned.
- ' Development within Hamlets shall include a mix of residential types to accommodate different needs and tastes, a well-defined central commercial area, and industrial areas that are located in industrial parks and in identified development nodes.
- ' Open space, natural areas and historic resources shall be protected and where necessary, effectively integrated within developments to maintain their cultural and ecological importance.

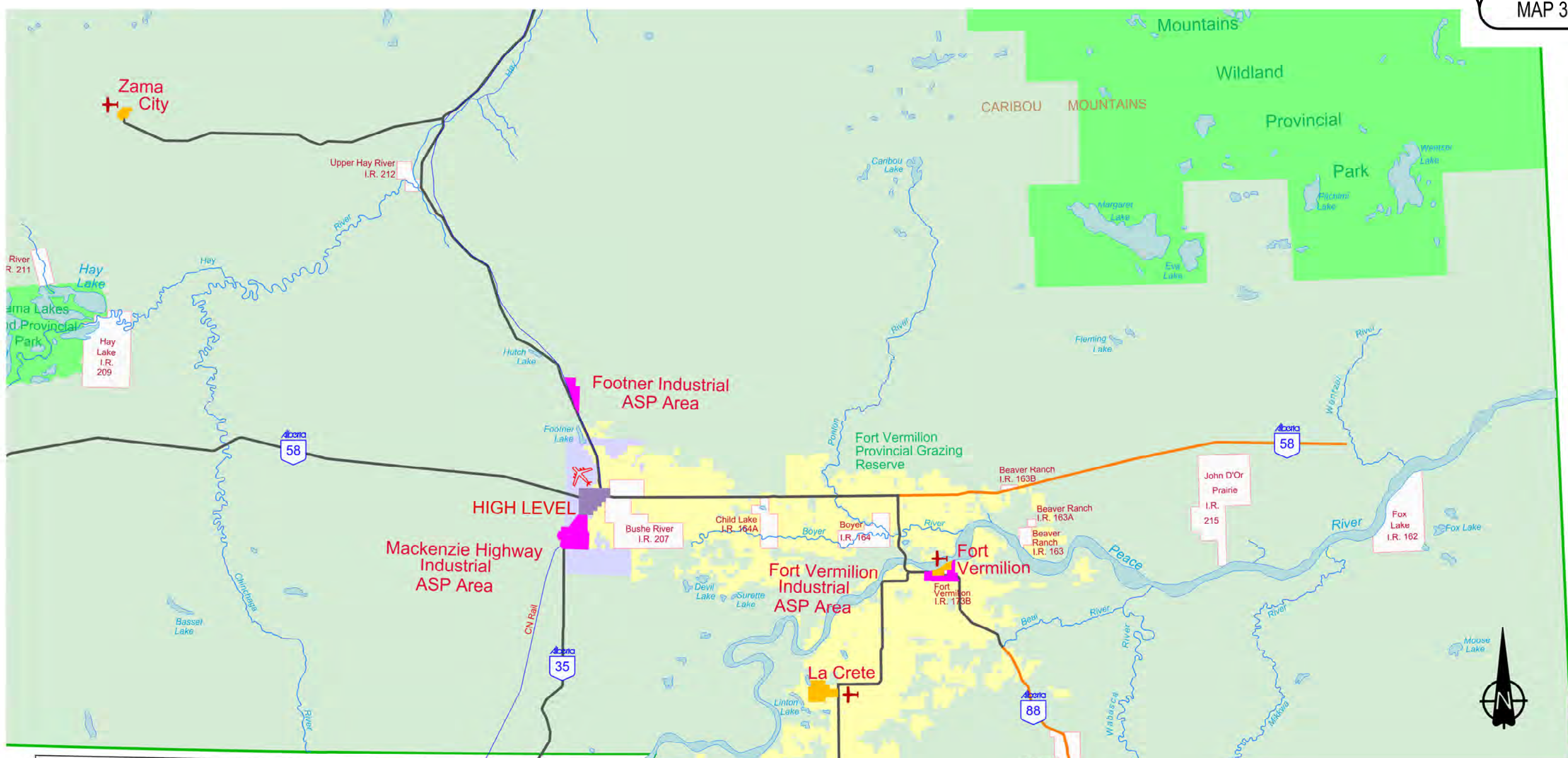
### 3.1 General Development Objectives

- ' Accommodate growth and development that is orderly, meets County guidelines and standards, and enhances Mackenzie County.
- ' Maintain the rural character of the County.
- ' Involve the community in the planning process.
- ' Ensure an adequate and suitable land base exists to accommodate Hamlet growth.











## 3.2 General Development Policies

- 3.2.1 Mackenzie County shall conform to the policies of the Province of Alberta and the Provincial Land-use Framework and any subsequent Regional Plan when considering MDP updates, MDP amendments, Land Use Bylaw amendments, or other development proposals.
- 3.2.2 Mackenzie County shall plan for development that contributes to its fiscal, social and environmental well-being.
- a. Mackenzie County may develop targets or thresholds to monitor changes to the environment, and may develop methods to mitigate or eliminate a local or regional effect.
- 3.2.3 Future development in Mackenzie County shall conform to the Policy Areas illustrated on Map 3. Additionally, Hamlet and Industrial Area Structure Plans provide guidance for specific land uses in their area of influence. Maps 4 - 9 illustrate the boundaries of these Area Structure Plans.
- 3.2.4 Development within Hamlets shall be orderly, efficient and contiguous.
- 3.2.5 Mackenzie County shall discourage the removal of Better Agricultural Land from production, or its fragmentation
- 3.2.6 Mackenzie County encourages early dialogue with the public, development industry, and other affected stakeholders to facilitate an efficient and effective development review process.
- 3.2.7 Mackenzie County may require the adoption of an Area Structure Plan, to be prepared in accordance with Section 633 of the Municipal Government Act, or the approval of a Neighbourhood Structure Plan, or an Outline Plan prior to subdivision or development. These Plans shall address the following issues to the satisfaction of the County:
- a) conformity with this Plan, other statutory plans and the Land Use Bylaw;
  - b) impacts on adjacent uses and mitigation methods, such as the provision of any suitable buffers or setbacks;
  - c) proposed land uses and population projections;
  - d) proposed methods of water supply, stormwater management and sewage disposal;
  - e) access and internal circulation;
  - f) allocation of municipal and environmental reserve;
  - g) suitability of the development site in terms of soil stability, groundwater level, and drainage;
  - h) a method by which developers pay for off-site costs; and
  - i) any other matters identified by the municipality.
- 3.2.8 When land is developed or redeveloped, Mackenzie County may require developers to enter into a development agreement with the County.




**LEGEND:**

	Crown Land		Hamlets
	Freehold		Industrial Areas
	Indian Reserve		
	Town		
	High Level IDP		
	White Area Boundary		

MACKENZIE COUNTY  
MUNICIPAL DEVELOPMENT PLAN

MAP 3 - POLICY AREAS

N.T.S.



Mackenzie County

- 3.2.9 The order of development staging shall give first priority to infilling of existing serviced areas followed by areas where infrastructure can be economically extended.
  - a) Infill development of any land use type should be attuned to the scale and design of the surrounding built environment to integrate the proposed developments into existing areas.
- 3.2.10 Mackenzie County shall facilitate economic development through planning and implementation strategies developed in Intermunicipal Development Plans, joint agreements, and Area Structure Plans.
- 3.2.11 Mackenzie County may consider the preparation of:
  - a) gateway and corridor studies to improve the appearance of entrances to the County, Hamlets or major corridors; and
  - b) architectural controls and guidelines for the development of specific areas of Mackenzie County to enhance the quality of development.
- 3.2.12 The Land Use Bylaw shall establish standards for development in Mackenzie County and implement the policies of this Plan.



*Gateway entrance to Fort Vermilion*

*moving forward!*

## 4.1) AGRICULTURE

Agriculture is an important part of the County's culture, economy and identity. Despite limited locations of high quality soils and short growing seasons, the high quality soils located around High Level, Fort Vermillion, and La Crete allow for the production of successful pea, oat, canola and alfalfa crops. These lands are also subject to the most pressure for non-agricultural development. Consequently the protection and expansion of the agricultural land base is a necessity, and will assist in the continued viability of farming as an economic activity.

Approximately 4,669 km<sup>2</sup> or 5.7% of the lands within Mackenzie County are located within the Province's White Area, as described in Table 4<sup>1</sup>. This area is reduced to 4,417 km<sup>2</sup> or 5.3% after deducting Hamlets (Fort Vermilion and La Crete) or different jurisdictions (i.e., the Town of High Level or Indian Reserves). Of the remaining White Area, approximately 3,142 km<sup>2</sup> or 71% of these lands are considered Better Agricultural Land, while the balance of the lands are designated as Class 5, 6, 7, 8, O (Organic Soils) or W (Water) by the Canada Land Inventory (CLI) Soil Capability for Agriculture. These lands may be viable for agricultural production despite their CLI classifications due to local farming techniques and the longer days the County experiences during the growing season.

Since the County has limited agricultural lands within the White Area, the County has identified Better Agricultural Land in the Green Area that is within 3.2 km (2.0

Table 4: White Area and Better Agricultural Lands

	Area (km <sup>2</sup> )	Area (ha)	Area (%)
<b>Mackenzie County</b>	<b>82,584.2</b>	<b>8,258,420</b>	
<b>Total White Area</b>	<b>4,668.8</b>	<b>466,884</b>	—
less High Level	21.1	2,106	—
less Indian Reserves	208.5	20,854	—
less Fort Vermilion	5.3	531	—
less La Crete	17.1	1,712	—
<b>Remaining White Area</b>	<b>4,416.8</b>	<b>441,681</b>	<b>100%</b>
Better Agricultural Land	3,142.2	314,220	71%
Class 5, 6, 7, 8, O or W Land	1,274.6	127,461	29%



<sup>1</sup> The majority of land in Mackenzie County is owned by the provincial Crown and is commonly referred to as Green Area. These lands are managed by several provincial departments and boards that set the rules for lands use. The balance of lands in the County, known as the White Area, is comprised of land owned by homeowners, farmers, companies and the County and Crown.



mi) of the White Area for future agricultural purposes. The identified lands amount to approximately 356 sections or 923 km<sup>2</sup>. Mackenzie County considers that these lands are contiguous to existing or future agricultural activities and is seeking the conversion of 213 sections or 552 km<sup>2</sup> of land from Green Area to White Area.

The contiguous expansion of agricultural activities allows for the logical extension of rural infrastructure and the delivery of cost-effective services along specific corridors, namely Highway 58 between High Level and Lawrence River and Highway 35 between High Level and the County's southern boundary.

## 4.1 Agriculture Objectives

- ' Preserve Better Agricultural Land for agricultural land uses.
- ' Encourage the diversification and sustainable intensification of agricultural practices.
- ' Minimize the impact of non-agricultural uses on existing agricultural operations.
- ' Accommodate the separation of a farmstead from a quarter-section.
- ' Accommodate single lot vacant country residential developments.



*Harvesting in Mackenzie County*

## 4.2 Agriculture Policies

- 4.2.1 All lands in the County shall be deemed to be agricultural lands unless otherwise designated by the MDP, an approved statutory or non-statutory plan, the Land Use Bylaw, or provincial legislation.

- 4.2.2 In the Agricultural Policy Area, Better Agricultural Land shall be preserved for agriculture operations.
- a) Mackenzie County shall encourage the maintenance of the 64.8 ha (160 acre) quarter-section or river lot as the basic farm unit.
  - b) Mackenzie County shall encourage the retention and/or development of windbreaks between agricultural parcels and shelterbelts around farmsteads.
- 4.2.3 Proposed developments which are determined to be better suited in an urban setting shall be discouraged in an Agricultural Policy Area.
- 4.2.4 Lands in the Agricultural Policy Area, as shown on Map 3 may be developed for agricultural industries, highway commercial uses, home-based businesses, public uses and utilities, recreational uses, resource extraction industries, and rural industrial land provided that:
- a) the proposal is in conformance with statutory plans and the Land Use Bylaw;
  - b) they cannot logically be used for agricultural purposes;
  - c) they do not disrupt existing agricultural operations (i.e., creation of weed problems);
  - d) the proposal is not within proximity to Hamlets, High Level, or Rainbow Lake;
  - e) they are suitable in terms of soil stability, groundwater level, and drainage;
  - f) they are accessible, serviced, or in serviceable locations; and
  - g) they are not within identified natural areas.
- 4.2.5 Mackenzie County shall pursue the redesignation of Green Area lands to White Area lands within 3.2 km (2.0 mi) of the current White Area boundary, as shown on Map 3. These lands shall be designated for future agricultural purposes.
- a) Better Agricultural Land should be given a higher priority than lands designated as Class 5, 6, 7, 8, O, or W by the Canada Land Inventory (CLI) Soil Capability for Agriculture.
  - b) Mackenzie County may pursue the conversion of Green Area lands to White Area lands within 3.2 km (2.0 mi) of Highway 58 between High Level and Lawrence River or Highway 35 between High Level and the County's southern boundary. These lands shall be designated for future agricultural purposes.
- 4.2.6 Mackenzie County supports and encourages sustainable agricultural practices which reduce impacts on the natural environment. These practices include: nutrient management, sustainable grazing and riparian management, integrated crop management, responsible pest management and greenhouse gas awareness.

4.2.7 Mackenzie County shall forward approvals, registrations and authorizations from the Natural Resources Conservation Board (NRCB) to the Regional Economic Development Initiative and the Agricultural Service Board for discussion.

- a) When other municipalities and/or First Nations are considered an affected party, Mackenzie County shall invite representatives to attend the Agricultural Service Board to provide their input.

4.2.8 Mackenzie County encourages the development of Confined Feeding Operations (CFOs), as a way of adding value to grain crops, and providing more employment and income per hectare of land.

- a) Mackenzie County considers CFOs greater than ten times the size shown in Column 3 of Schedule 2 of Agricultural Operations, Part 2: Matters Regulation (Alberta Regulation 257/2001) as an inappropriate land use and encourages the NRCB to prohibit them in the County.
- b) Some areas are especially suited to intensive animal operations because of good roads, plentiful water supply, superior soil conditions, and a lack of conflicting land uses. In these areas, the County may apply appropriate zoning to allow a CFO.

4.2.9 Applications to the NRCB for the establishment or expansion of CFOs shall not be supported by the County unless they are compatible with adjacent land uses, do not generate adverse health or environmental effects, follow the Agricultural Operations and Practices Act (AOPA) guidelines, and meet or exceed the following separation distances:

- a) 3.2 kilometres (km) from an adjacent municipality, Hamlet, Indian Reserve or a multi-lot country residential subdivision;
- b) 1.6 km from any federal, provincial or municipal park, water body, swamp, gully, ravine, coulee or natural drainage course, and may not be located in an area subject to flooding; and
- c) within a natural area.

4.2.10 CFOs should not be established or expanded where there is any risk that runoff will contaminate water supplies.

4.2.11 Mackenzie County shall protect existing CFOs by refusing a development permit for a new residence within the Minimum Distance Separation (MDS), as defined by AOPA, of an existing or approved CFO.

4.2.12 In consultation with the NRCB, Mackenzie County shall maintain an inventory of all CFOs in the County.

4.2.13 The subdivision of land for specialized or intensive agricultural operations, such as greenhouses and other horticultural businesses, may be considered if the following criteria are met:

- a) a detailed description of the operation, such as a business plan and any other information deemed necessary by the County; and
- b) the proposed lot is greater than 4.05 hectares (10 acres) in size.

- 4.2.14 The subdivision of land to accommodate a farmstead separation shall be permitted if:
- a) the parcel contains an existing, habitable residence; and
  - b) the proposed parcel size can accommodate a sewer system which complies with Provincial regulations.
- 4.2.15 Farmstead separations shall be as small as possible, ideally in the 1.21 ha (3 acres) to 4.05 ha (10 acres) range, or such larger area as is needed to include improvements, shelterbelts, woodlots or other areas with no agricultural value. Woodlots included in a subdivided yard site may be subject to a conservation easement.
- 4.2.16 The subdivision of a vacant first parcel out of an unsubdivided quarter section may be permitted if the proposed parcel:
- a) where viable is on the poorest agricultural land on the quarter section;
  - b) is severed from the balance or otherwise not viable to farm;
  - c) the proposed parcel size is the minimum amount necessary to accommodate on-site amenities and services;
  - d) shall not interfere with existing agricultural operations both on the balance and on adjacent lands; and
  - e) legal and physical access is available.
- 4.2.17 A farmstead separation or a vacant first parcel out of an unsubdivided quarter section may be refused if it interferes or conflicts with:
- a) agricultural operations in the area;
  - b) existing or future roads or utilities; or
  - c) the logical and economic expansion of a nearby urban area.
- 4.2.18 One dwelling unit is permitted per parcel. Additional dwellings may be allowed in accordance with the provisions of the Land Use Bylaw.
- 4.2.19 Any residential development proposal that requires the creation of more than two lots shall be considered a multi-lot country residential development and reviewed under the policies of Section 5 of this MDP.

*moving forward!*



## 5.0) COUNTRY RESIDENTIAL DEVELOPMENT

There is an increasing demand for rural residential parcels as evidenced by the increasing rural population and the frequency of applications for country residential development since 1994. The County is willing to meet this demand provided that country residential development does not disrupt existing agricultural operations, negatively impact natural areas, or impede the logical growth of Hamlets.

In the past, the demand for country residential development has generally been for either farmstead separations or single parcel residential lots. These residential development types can be easily accommodated, however multi-lot country residential development is a challenge considering: the vast area of the County; good quality potable groundwater is not readily accessible in certain areas; topography and soil conditions are suitable for sewage disposal; and road access is a concern. These factors, and others such as the provision of municipal services; impacts on the agricultural community; the natural environment; the protection of Better Agricultural Land; and any impacts on urban centres, impose constraints on the design, size and location of country residential parcels. This Plan considers these elements and directs country residential development to specific locations within the County.

### 5.1 Country Residential Objectives

- ' Recognize agriculture, its related activities and industries as the predominant land use in the rural area.
- ' Recognize country residential development as a legitimate land use in the rural area, while minimizing potential conflicts with non-residential uses.
- ' Provide for the establishment of attractive, well-planned and properly serviced country residential development.
- ' Maintain the rural character of the County and to allow for growth of the established urban areas.

### 5.2 Country Residential Policies

5.2.1 To reduce conflicts with Hamlet growth and industrial and agricultural operations, and to minimize the cost of maintaining roads and other municipal services, country residential communities shall be located in a well-defined area, as shown on the maps within the Hamlet and Industrial Area Structure Plans, leaving the rest of the County primarily agricultural or Crown Land. These country residential areas are located in accordance with the following principles:

- a) have poor soils (CLI Class 5), except where the use of better soils may be justified because the land is adjacent to urban areas, recreational lakes or river valleys;



- b) do not limit the logical expansion of the Town of High Level, or the Hamlet's of Fort Vermillion, La Crete or Zama City;
- c) located near existing or proposed recreation areas;
- d) have potable water supply and are adequately serviced or where municipal servicing can be provided in an efficient and economical manner;
- e) have simple and direct access to paved roads and highways; and
- f) will maintain the minimum separation distance from sour gas facilities, gas and oil wells, wastewater treatment plant, landfills, existing CFOs and existing sand and gravel extraction sites as defined by Municipal Government Act, AOPA, or any other relevant legislation.
- g) Do not create potential land use conflicts by locating adjacent to areas which have existing or are proposed for heavy industrial uses.

- 5.2.2 Mackenzie County may consider locations outside of the designated areas provided they meet the conditions of the Policy 5.2.1.
- 5.2.3 Mackenzie County shall require that bareland condominium residential developments meet the same requirements and standards as conventional country residential subdivisions.
- 5.2.4 Wherever possible, a landscaped or treed buffer should be provided along the boundaries of country residential lots that are located adjacent to non-residential uses.
- 5.2.5 If a quarter section being subdivided contains significant areas of Better Agricultural Land, those areas must normally be left as a single large parcel, with the residential lots concentrated on the poorer soil.
- 5.2.6 Mackenzie County supports home-based businesses in residential areas provided that the residential character of the home and the area is maintained.
- 5.2.7 Mackenzie County shall discourage the expansion of rural agricultural settlements as these communities are not intended as nodes for future Hamlet locations or future intensive residential developments.
- 5.2.8 Any future subdivisions located adjacent to a highway shall take place in a manner that protects the integrity of the highway corridor and may require a service road, subject to the requirements of Alberta Transportation.
- 5.2.9 The number and type of livestock allowed in country residential neighbourhoods shall be controlled through the Land Use Bylaw.

## 6.1) HAMLETS

Mackenzie County is characterized by a number of Hamlets, which shall be further developed in accordance with their expanding role as service centres for surrounding rural areas.

In order to accommodate population growth, optimize the use of existing services and to strengthen the long term viability of the facilities contained in Fort Vermilion, La Crete and Zama City, each Hamlet will grow within or contiguous to their boundaries to accommodate a long-term growth scenario. The further development and intensification of the land uses within the Hamlets will allow for more efficient use of existing infrastructure and allow the provision of a broader range of community facilities and services.

### 6.1 Hamlet Objectives

- ' Plan for a positive growth rate in all Hamlets.
- ' Promote the orderly and economic growth of all Hamlets.
- ' Provide a variety of housing types within all Hamlets.
- ' Plan for the future subdivision and development of residential areas.
- ' Facilitate growth of commercial and industrial areas.
- ' Provide a variety of institutional, recreational, and cultural opportunities within all Hamlets.
- ' Optimize the use of existing services and infrastructure and to strengthen the long term viability of all Hamlets.

### 6.2 Hamlet Policies

- 6.2.1 Mackenzie County shall review and update existing Area Structure Plans for Fort Vermilion, La Crete and Zama City to encourage the existing communities to plan for growth and provide an adequate and suitable supply of lands.
- 6.2.2 Maps 4 - 6 illustrate the boundaries for the Hamlets of Zama City, Fort Vermilion and La Crete. The designated growth areas are outlined within each of the Hamlets' Area Structure Plans. These areas are characterized by:
  - a) the proximity to compatible land uses;
  - b) the proximity to existing or proposed community facilities;
  - c) accessibility to transportation infrastructure;
  - d) connectivity between neighbourhoods;
  - e) proximity and accessibility to open spaces and park sites;
  - f) municipal servicing that can be provided in an efficient and economical manner.





- 6.2.3 Mackenzie County supports contiguous development that is adjacent to existing development in order to accommodate growth in an orderly and economical manner.
- 6.2.4 An applicant for a multi-lot subdivision within a Hamlet shall submit an Neighbourhood Structure Plan or an Outline Plan, in accordance with Policy 3.2.7 of this Plan.
- 6.2.5 Mackenzie County shall promote the growth and development of one compact, viable central business district for each Hamlet.
- 6.2.6 Mackenzie County shall encourage all Hamlet industrial uses to be located in industrial parks and shall be buffered from adjacent residential and non-compatible land uses, and:
  - a) shall require that all Hamlet industrial developments are adequately serviced; and
  - b) may require landscaping or screening in order to improve the appearance of industrial areas.
- 6.2.7 Mackenzie County shall encourage the grouping of major community facilities in order to provide a focal point for the community and allow for easy access by residents.

### 6.3 Fort Vermilion

Fort Vermilion is located on the southern bank of the Peace River, on the north side of Highway 88. Established in 1788, it is the oldest European settlement in Alberta. The area was inhabited by First Nations people before the arrival of European settlers who, under the direction the North West Company and the Hudson's Bay Company, established the settlement as a prosperous fur trading post.

Today, Fort Vermilion is also a service centre for its surrounding rural community and is well known for its relaxed pace, friendly atmosphere, rich history and historic sites. Fort Vermilion contains 25 Provincial and National historic sites, including the original Old Bay House, which still exists and is now part of the Fort Vermilion National Historic Site, the 1907 Clark House, the 1912 Trappers Shack, and the Dominion Experimental Farm.

Fort Vermilion also includes numerous institutional, recreational and cultural uses including public and Catholic schools, St. Theresa's Hospital, a community complex which contains a hockey rink, a dance hall and a curling rink. The Hamlet also has a Nature Trail, Bicentennial Park, a public library, three churches, a 9-hole golf course and rodeo grounds. The Fort Vermilion Airport is located to the east of the urban area. In 2011, the Hamlet had a total population of 727 residents (2011 Federal Census).

Fort Vermilion has approximately 145 ha of land designated for Hamlet residential development within its current boundaries. Based on rates of 7.25 dwellings/hectare (typical Hamlet density) and an average household size of 2.7 people/dwelling (2006 federal census), Fort Vermilion could accommodate a population of approximately 2,838. The Hamlet could accommodate approximately 8,360 people on lands south

of Highway 88, which are designated for Hamlet Residential development. Therefore, the current and future residential land supply within and adjacent to Fort Vermilion could readily absorb the projected future growth presented in Appendix A.



*Old Bay House, National Historic Site, Fort Vermilion*

## 6.4 Fort Vermilion Policies

- 6.4.1 Develop the Hamlet in accordance with the Hamlet of Fort Vermilion Area Structure Plan Bylaw 894-13.
- 6.4.2 Preserve and promote historically significant buildings and support local initiatives that promote Fort Vermilion's culture and heritage.
- 6.4.3 Prepare a comprehensive plan for the existing Nature Trail that provides access to natural areas and connects to other community amenities.
- 6.4.4 Notwithstanding Policy 10.2.6 and Policy 10.2.7, permanent development may be permitted on lands that are contained within a 1:100 year flood plain or otherwise known to be flood-prone provided the applicant has submitted a certificate from a qualified, registered Professional Engineer or Architect indicating that the following factors have been considered in the design of the building:
  - a) Canada Mortgage and Housing Corporation guidelines for building in flood-susceptible areas;
  - b) the flood-proofing of electrical panel and heating units, and windows; and
  - c) basement and site drainage.

The County will require, as a condition of subdivision or development approval, a restrictive covenant to be registered against the title of any property within the floodplain. The restrictive covenant will hold the municipality harmless from any damage to or loss caused by flooding by the developer, third party or act of nature.

- 6.4.5 Mackenzie County may prepare a study to determine the need and or cost for the construction of a dike/levee, from River Road to the Fort Vermilion Aerodrome, along the Peace River.

## 6.5 La Crete

La Crete is located near the base of the Buffalo Head Hills within rich agricultural lands, approximately three kilometers west of Highway 697. La Crete, which means "the peak", was settled in the 1930s by Mennonite homesteaders. When the first highway was built into the area in the 1960s, the population began to increase as new settlers arrived. Today, La Crete is a bustling and vibrant community that is also a service centre for its surrounding rural community.

The Hamlet includes extensive walking trails, schools, the Northern Lights Recreation Centre which contains a hockey rink, curling rinks, bowling alleys, tennis and basketball courts, and a nearby aerodrome. In 2011, the Hamlet had a total population of 2400 residents (2011 Federal Census).

La Crete has a residential land supply consisting of approximately 683 ha for Hamlet residential development and approximately 150 ha for future country residential development within its current boundaries. Based on rates of 7.25 and 0.93



*La Crete Mill*

dwelling/hectare (typical Hamlet and country residential densities respectively) and an average household size of 2.9 people/dwelling (2006 Federal Census), La Crete could accommodate a population of 19,314. The Hamlet could accommodate another 5,445 people on lands south of its current boundaries on lands designated for Hamlet Residential development. Therefore, La Crete's current and future residential land supply could readily absorb the projected future growth presented in Appendix 1.

## 6.6 La Crete Policies

- 6.6.1 Develop the Hamlet in accordance with the Hamlet of La Crete Area Structure Plan Bylaw 895-13.
- 6.6.2 Support local initiatives that promote La Crete's culture and heritage.
- 6.6.3 Identify multi-family housing sites and accommodate a range of housing types and densities.
- 6.6.4 Ensure a sufficient supply of zoned and serviced commercial land available for development.
- 6.6.5 Encourage the growth of the aerodrome and commercial and industrial development within close proximity to the aerodrome.

## 6.7 Zama City

Zama City is located 160 kilometers northwest of the Town of High Level. The community was developed during the late 1960s when oil reserves were discovered in the area. Crown lands, which are heavily forested, surround the Hamlet. Today, the Hamlet functions as a service center for the nearby oil fields, but it also is growing into a complete community. The Hamlet includes an airstrip, a school, a hall, a skating rink, and a community park and a campground. In 2011, the Hamlet had a total population of 93 residents (2011 Federal Census).



*Zama City from the air*

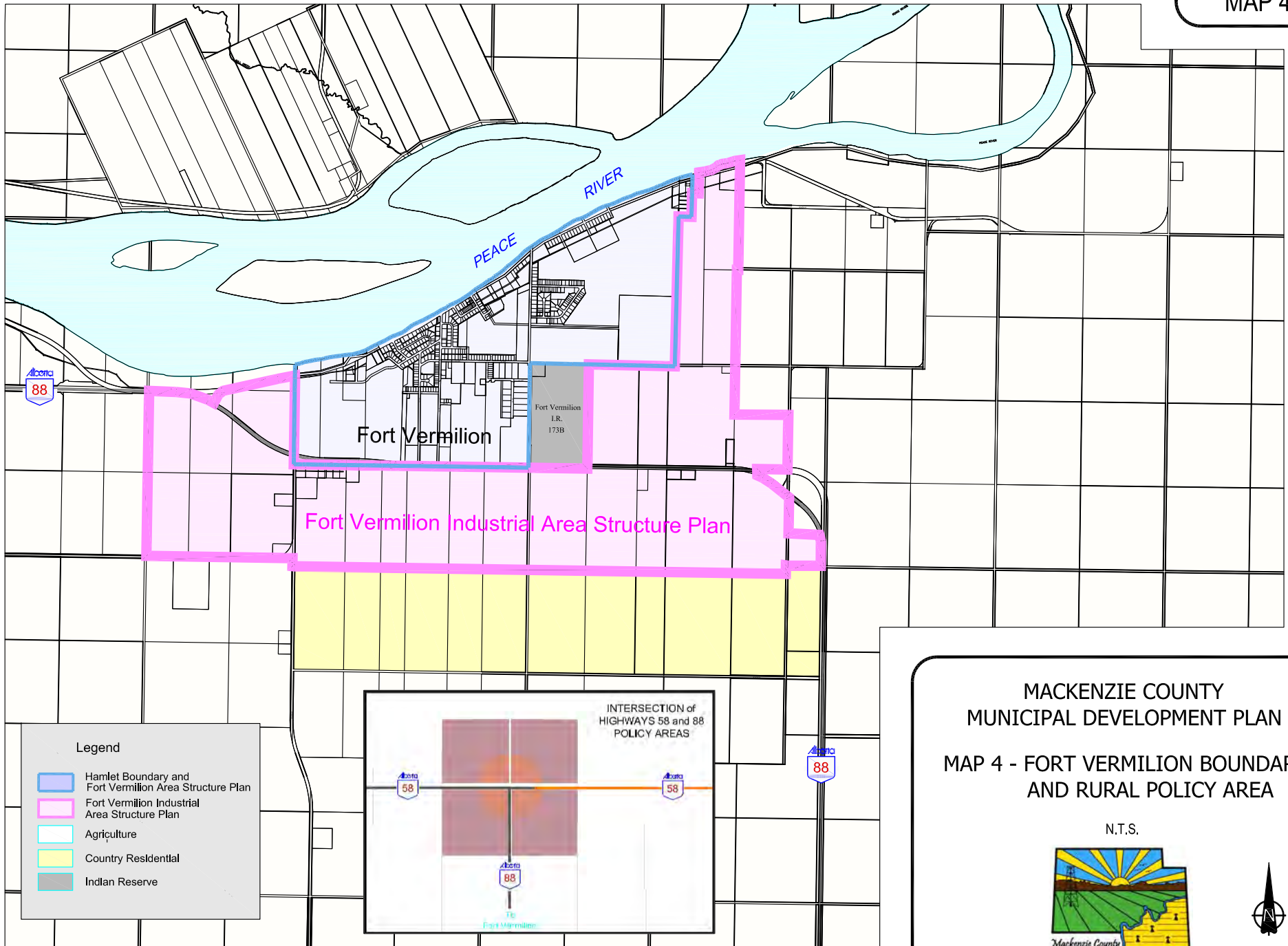
Zama City has approximately 115 ha of land available within its boundaries designated for Hamlet residential development. Also, the County is in the process of acquiring approximately 193 ha of land adjacent to the Hamlet boundaries for Hamlet residential purposes. Based on rates of 2.42 dwellings/gross developable

hectare and an average household size of 2.9 people/dwelling (mix of low and medium density residential per the East Zama City Outline Plan, 2009), Zama City could accommodate a population of approximately 2,162. Therefore, Zama City could absorb the projected future growth of all three growth scenarios presented in Appendix 1 if the County successfully acquires the adjacent land for Hamlet residential purposes.

Zama City's commercial businesses and infrastructure must also support a shadow population of approximately 5,000 people during the winter months when oil production is at its peak. This population typically lives in industrial camps within the Hamlet and adjacent areas.

## 6.8 Zama City Policies

- 6.8.1 Develop the Hamlet in accordance with the Hamlet of Zama City Area Structure Plan Bylaw 896-13.
- 6.8.2 Support Zama City's role as the centre for oil and gas exploration and development in the surrounding fields.
- 6.8.3 Support the separation of residential and industrial traffic by appropriately locating residential and non-residential uses.
- 6.8.4 Provide residents with community facilities to improve local amenities and recreation opportunities.
- 6.8.5 Recognize FireSmart: Protecting Your Community from Wildfire design principles when preparing Area Structure Plans, Outline Plans, and subdivisions.



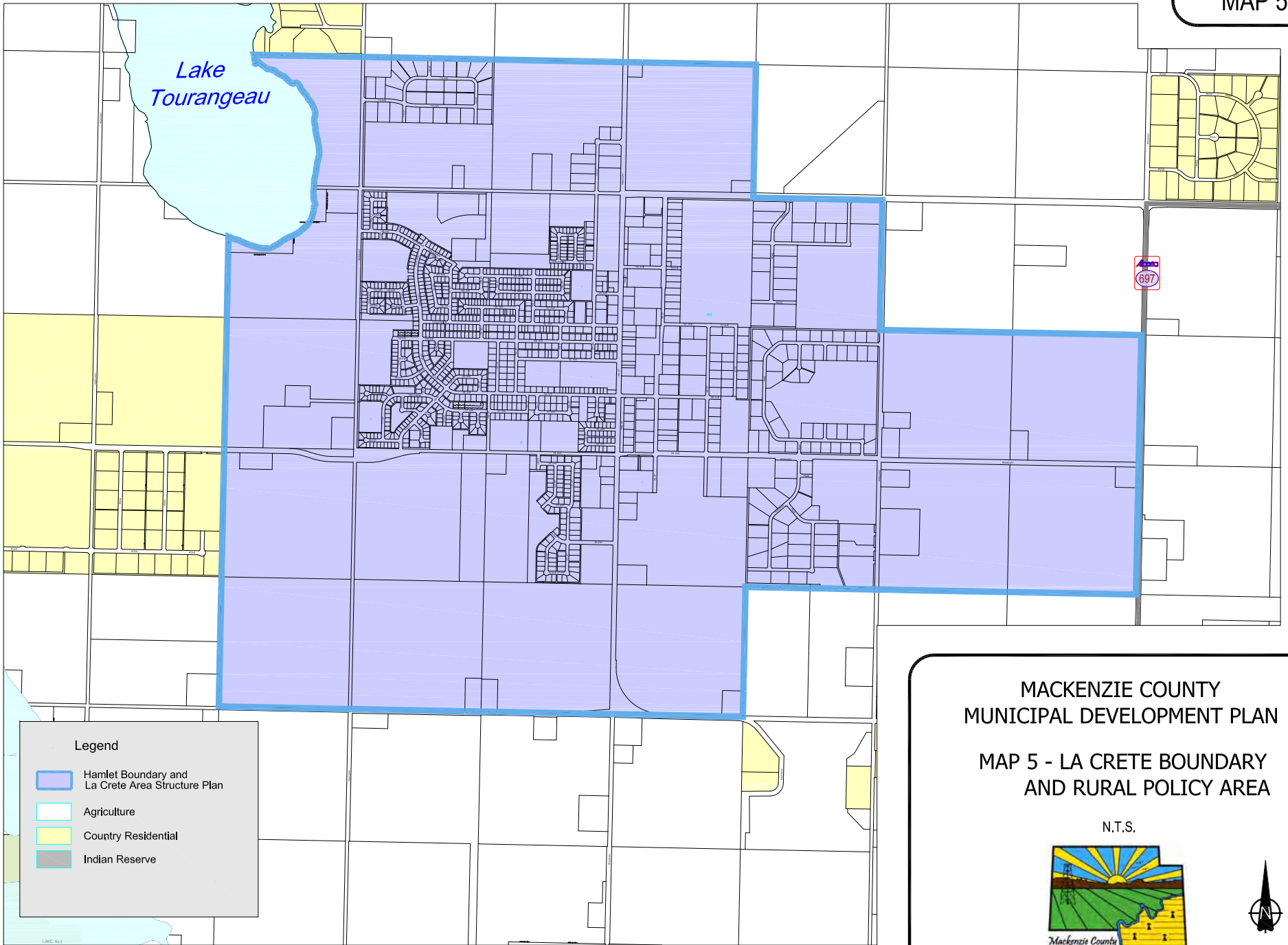
Legend

- Hamlet Boundary and Fort Vermilion Area Structure Plan
- Fort Vermilion Industrial Area Structure Plan
- Agriculture
- Country Residential
- Indian Reserve

MACKENZIE COUNTY  
MUNICIPAL DEVELOPMENT PLAN  
MAP 4 - FORT VERMILION BOUNDARY  
AND RURAL POLICY AREA







MACKENZIE COUNTY  
MUNICIPAL DEVELOPMENT PLAN

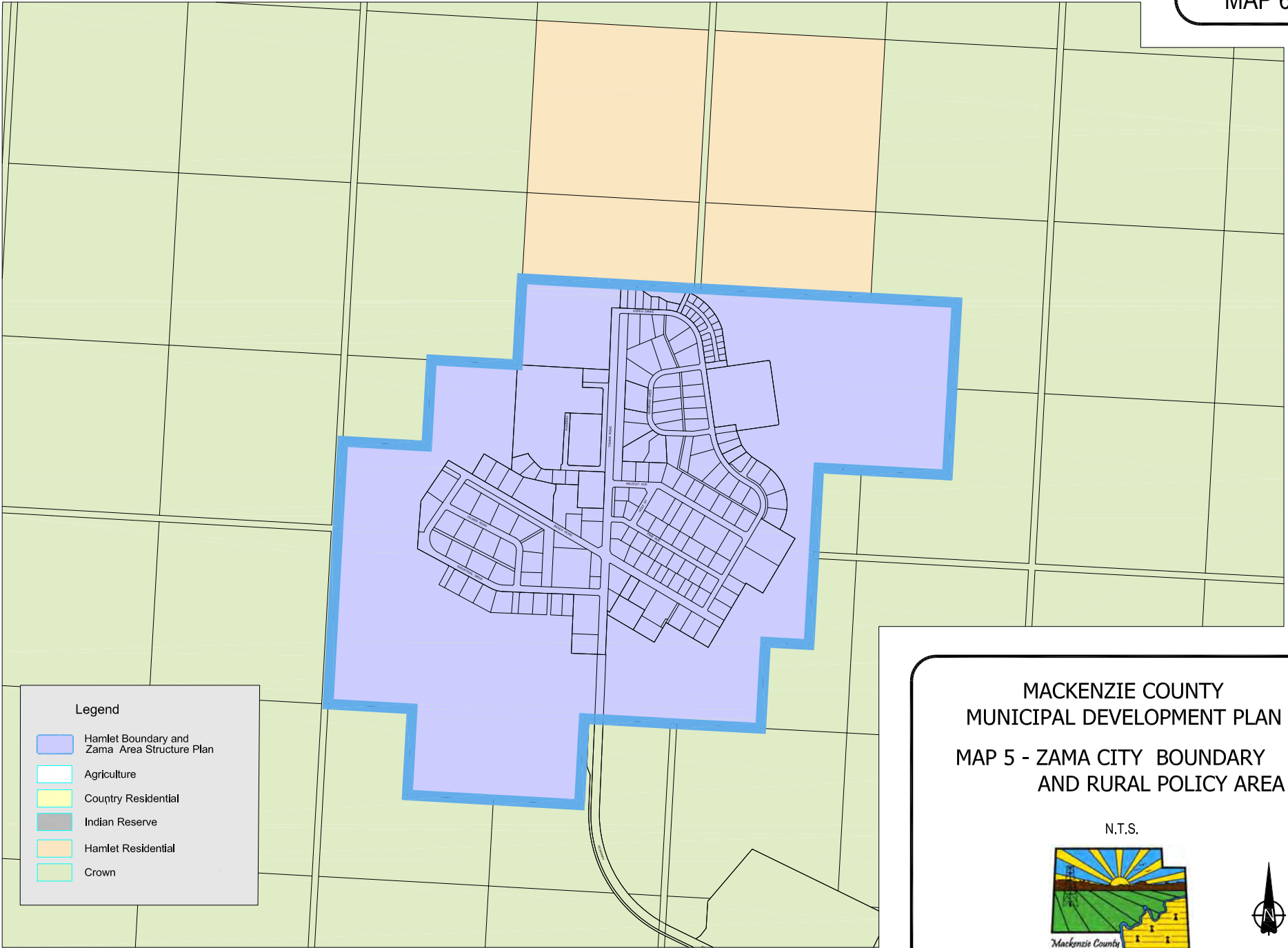
MAP 5 - LA CRETE BOUNDARY  
AND RURAL POLICY AREA

N.T.S.











MACKENZIE COUNTY  
MUNICIPAL DEVELOPMENT PLAN  
MAP 5 - ZAMA CITY BOUNDARY  
AND RURAL POLICY AREA

N.T.S.





## 7.1) RESIDENTIAL

The distinguishing characteristic of a community that has a high quality of life are diverse residential neighbourhoods. To encourage this outcome, Mackenzie County will provide a range of housing choices for various income groups and lifestyles throughout the County.

Mackenzie County currently accommodates a range of housing types, including but not limited to, single detached dwelling opportunities on varying lot sizes, which includes manufactured homes, multiple family development opportunities, duplex dwellings, townhouses and apartments. The Going Forward plan review process identified that stakeholders would like to see different housing types within neighbourhoods provided they are attractively designed, are located within close proximity to services, and provide both on-site and off-site amenities.

### 7.1 Hamlet Residential Objectives

- ' To provide for orderly and staged residential growth.
- ' To allow a full range of housing types in order to meet the demands of various income groups and lifestyles.
- ' To promote high standards of design, safety, convenience and amenity in all residential areas.

### 7.2 Hamlet Residential Policies

- 7.2.1 Mackenzie County shall develop residential neighbourhoods in general accordance with the locations shown in each of the area structure plans for the Hamlets of La Crete, Fort Vermilion and Zama City or in the residential policy areas shown outside of the hamlets on Maps 4 – 6.
- 7.2.2 Developers should use current best practices and industry standards when preparing Area Structure Plans or Outline Plans to ensure that development improves the economy, the community and the environment. Mackenzie County should encourage that the design of neighbourhoods include:
  - a) distinguishable boundaries, recognizable entrances, and one or more neighbourhood focal points to give neighbourhoods distinct identities;
  - b) varying housing styles and front yard setbacks to generate visual diversity;
  - c) the provision of deeper lots on collector roads and corner lots to allow greater housing setback in order to reduce visual and noise intrusion;
  - d) provide a variety of park types and sizes to meet the neighbourhoods needs;
  - e) orienting as many lots as possible adjacent to and within reasonable walking distance of schools, open spaces and other amenities to permit



- simple access from residences to neighbourhood amenities;
- f) providing an internal trail system linking residential uses with adjacent development and connecting to Mackenzie County's trail system;
- g) designing gradual curves in road alignments to reduce vehicular speeds, coincide with natural contours, and add to neighbourhood attractiveness; and
- h) preservation and integration of open space and natural areas.

7.2.3 The County shall support infill housing on underutilized sites provided:

- a) the development is attuned to the height, mass, scale and appearance of existing adjacent housing;
- b) the development is compatible with adjacent uses;
- c) infrastructure capacity is not compromised; and
- d) the County provides opportunity for public input.

7.2.4 Mackenzie County shall ensure that the provision of all neighbourhood amenities and infrastructure in manufactured home parks is to the same standard as in conventional residential areas.

7.2.5 Mackenzie County shall work with Mackenzie Housing and stakeholders to identify appropriate sites for affordable housing, and medium and high density housing. When determining whether a site proposed for medium or high density residential uses is suitable for such use, the County shall use the following criteria as a guide:

- a) adjacent to collector roads, or in convenient proximity to community amenities, schools, recreation opportunities, and commercial areas where the greater amenity and infrastructure capacity can afford to sustain higher densities;
- b) dispersed throughout a neighbourhood; and,
- c) attuned to the height, mass, scale, and appearance of existing adjacent housing and other lands uses.

7.2.6 Provision shall be made in the Land Use Bylaw to ensure that medium and high density residential uses provide adequate amenity areas that serve the specific density, location, and type of multiple family development.

7.2.7 Mackenzie County supports the continued development of home-based businesses provided they:

- a) meet the intent of the Land Use Bylaw; and
- b) have no significant off-site effects, or those effects are reduced or managed to the satisfaction of the neighbours.

## 8.1) COMMERCIAL

Historically, most commercial land use in Mackenzie County has been located in Hamlets and where there is access to services. Fort Vermilion and La Crete have been the economic focal point of the County due to their concentration of commercial activity, offices, institutional buildings, and their significant role in unifying a large County that is composed of a vast rural area.

Recently, there has been increased pressure for the development of commercial land uses in rural areas, particularly highways which serve Mackenzie County's rural residents. Due to the levels of traffic on Highways 35, 58 and 697, Mackenzie County has continually experienced a demand for highway commercial development along these corridors.

The MDP emphasizes the importance of strong and viable Hamlet central business districts and the need to meet the demands of the travelling public by designating specific areas for commercial development.

### 8.1 Commercial Objectives

- ' Provide suitable and appropriately located areas for urban and rural commercial activities.
- ' Emphasize each Hamlet as principal retail and service centres in Mackenzie County.
- ' Minimize conflict between rural and urban commercial operations.
- ' Accommodate the growth and development of home-based businesses.
- ' Broaden the County's economic base by taking advantage of retail opportunities.
- ' Ensure that Mackenzie County's commercial areas are attractive to tourist, regional, and local customers.

### 8.2 Commercial Policies

- 8.2.1 The location of commercial uses shall be limited to existing commercial areas, the junction of Highway 58 and Highway 88, and the locations shown in the area structure plans for the Hamlets of La Crete, Fort Vermilion and Zama City or in the commercial policy areas shown outside the hamlets on Maps 4 - 6.
- 8.2.2 Mackenzie County shall promote the development of one compact, viable central business district within each Hamlet, as illustrated in each of the Area Structure Plans for the Hamlets of La Crete, Fort Vermilion and Zama City.
  - a) Mackenzie County shall consider the implementation of a Hamlet design concept in order to give a theme to each central business district and may undertake the necessary steps to implement such a theme.



- 8.2.3 With the exception of agricultural industries, highway commercial uses, home-based businesses, public uses and utilities, recreational uses, resource extraction industries, and rural industrial land uses, commercial uses shall not be permitted to locate on Better Agricultural Land, unless no suitable alternative location is available.
- 8.2.4 All commercial developments proposed in the Agricultural Policy Area shall be evaluated according to the following:
- a) conformity with relevant statutory plans and the Land Use Bylaw;
  - b) quality of agricultural land;
  - c) proximity to Hamlets, the Town of High Level, or the Town of Rainbow Lake;
  - d) the location of the proposed development in relationship to other commercial uses;
  - e) the servicing requirements of the proposal;
  - f) suitability of the site in terms of soil stability, groundwater level, and drainage; and
  - g) provisions for access and impacts on the transportation network.
- 8.2.5 Any proposed commercial development adjacent to Provincial highways shall be referred to Alberta Transportation for review and comment prior to a decision being issued by the County.
- 8.2.6 At the time of development, the County shall pay special attention to the scale, design, and colour of commercial uses in an effort to maximize the compatibility of development with adjacent uses, and may require the provision of buffers, such as landscaping, fences, and berms.
- 8.2.7 Mackenzie County may offer funding or managerial support to assist private sector groups to undertake programs designed to encourage the establishment of Business Revitalization Zones.

## 9.1) INDUSTRIAL

Industrial development and related manufacturing businesses have helped Mackenzie County to grow and diversify its economy. In order to ensure that industrial development can flourish, while at the same time being safe and compatible with existing development, care must be taken when allocating industrial uses.

Traditionally, most industrial development has been located in Hamlets, close to other industry, where there is access to infrastructure and services. Within Fort Vermilion, an industrial node is located in the southern portion of the Hamlet, while the south and west portion of Zama City includes a mix of commercial and industrial uses. There is an industrial node located directly east of the commercial centre of La Crete and further large industrial area lies east of the Hamlet boundary. This node includes commercial trucking operations and construction companies that support the oil and gas industry, general construction, and road building. The balance of Mackenzie County's existing industrial development is located north and south of High Level in close proximity to rail and air service and contains a wide variety of activities mainly related to the oil and gas and transportation industries as well as some related service commercial businesses.

New areas within Mackenzie County have been identified for future industrial development and Area Structure Plans have been approved. The new areas consist of:

- Footner Industrial Area Structure Plan Bylaw 899-13 located directly north of High Level running parallel on the east side of Highway 35;
- Mackenzie Highway Industrial Area Structure Plan Bylaw 900-13 located south of High Level bisected by Highway 35; and,
- Fort Vermilion Industrial Area Structure Plan Bylaw 898-13 located adjacent to the south boundary of the hamlet of Fort Vermilion.

Some types of industry seek locations outside Hamlets, such as mineral extraction developments. These industries must be planned in a careful manner as they generate employment and revenue, and therefore cannot be sterilized by incompatible surface development or cause nuisance to agricultural operations and residences.

### 9.1 Industrial Objectives

- ' Facilitate industrial developments that support agriculture.
- ' Support a concentrated pattern of industrial development.
- ' Emphasize the forestry sector as a key component of Mackenzie County's economy and to facilitate its continued growth and diversification.
- ' Support Mackenzie County's role as a centre for oil and gas exploration and development in the surrounding fields.



- ' Promote and diversify Mackenzie County's economy by emphasizing manufacturing, transportation, and the supply of industrial goods and services.
- ' Minimize the negative impacts of rural industrial development.
- ' Ensure all industrial areas in Mackenzie County are attractive as feasible.

## 9.2 Industrial Policies

9.2.1 The location of urban and rural industrial uses, with the exception of farm-based industries (see Policy 9.2.1.a) and resource extraction operations, shall be limited to existing industrial areas, industrial parks, the junction of Highway 58 and Highway 88, and the industrial policy areas shown in the Hamlet and Industrial Area Structure Plans.

- a) Mackenzie County shall support farm-based industries in agricultural areas which include, but are not limited to: livestock auction marts; concentrated livestock feed operations; grain elevators and feed mills; bulk fertilizer and/or bulk agricultural chemical distribution plants; implement dealerships; crop spraying; greenhouses; and accessory commercial operations.
- b) Mackenzie County may support resource extraction operations in agricultural areas, which include, but are not limited to the following: cement plants, sand and gravel operations, extraction and processing of natural gas and petroleum, logging and forestry operations, and coal or mineral extraction.
- c) Support for mineral extraction operations shall be contingent the mitigation or minimization of the impacts upon adjacent land uses and soil, water, and farming operations.
- d) Mackenzie County shall ensure that inappropriate surface development does not interfere with a proposed CO2 injection project near Zama City.

9.2.2 Industrial development may be allowed in locations other than those described in Policy 9.2.1 provided they meet the following criteria:

- a) caters to the needs of agriculture, forestry, or natural resource extraction;
- b) is not suited to an urban area;
- c) does not conflict with adjacent non-industrial land uses in terms of appearance, emissions, noise, or traffic generation, unless suitable buffers are provided;
- d) the site is suitable for the proposed development in terms of soil stability, groundwater level, and drainage;
- e) has minimal transportation and servicing requirements;
- f) the tax yield is sufficient to pay the extra municipal costs of services; and
- g) the County provides opportunity for public input.

9.2.3 Industrial parks or industrial uses shall:

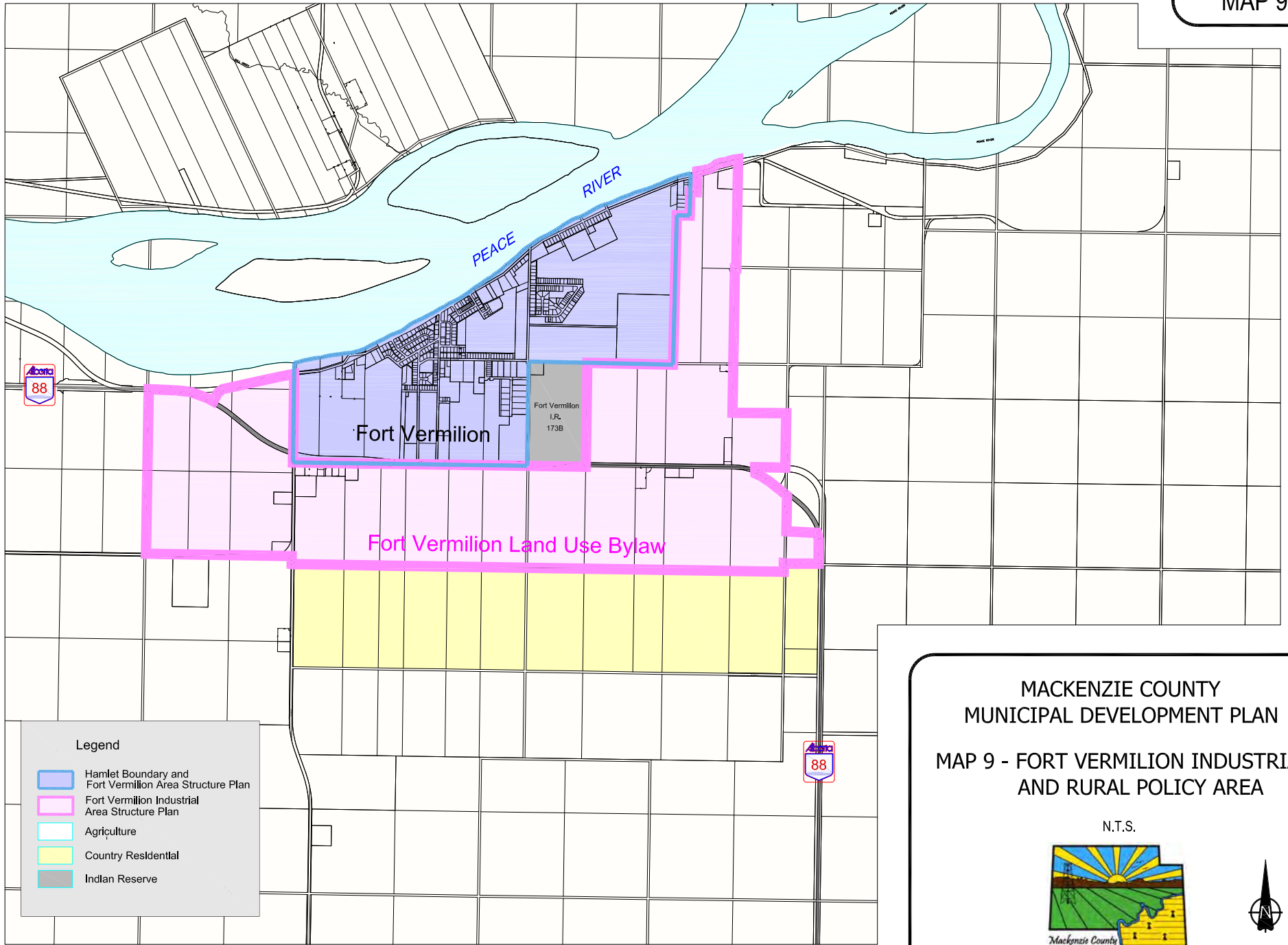
- a) conform to relevant statutory plans;
- b) minimize impacts on the surrounding agricultural activities and urban areas;
- c) have adequate separation distances and transition between industrial and non-industrial uses;
- d) have simple and direct access to truck routes, highways, or rail networks;

*moving forward!*

- e) are suitable to the provision of required infrastructure and services;
- f) have sufficient on-site water storage for the fire protection purposes; and
- g) can accommodate a variety of types and sizes of industries.

- 9.2.4 Through provisions in the Land Use Bylaw, the County shall ensure that adequate buffers or transitional land uses are maintained between industrial and non-industrial uses when the potential exists for significant land use conflicts with regard to noise, vibration, dust, odour, environmental hazards or other safety risks.
- 9.2.5 With the exception of home-based businesses and farm subsidiary occupations, rural industrial development shall not be permitted to locate on Better Agricultural Land, unless no suitable alternative location is available.
- 9.2.6 Mackenzie County may require the preparation of a Risk Assessment at the cost of the developer, when considering an industrial use or determining the location of a potentially noxious industry that may pose potential environmental contamination or cause nuisance.
- 9.2.7 Mackenzie County shall require that development and subdivision applications in close proximity to sour gas facilities meet the standards of the Subdivision and Development Regulation (Alberta Regulation 43/2002) and Energy Resources Conservation Board guidelines, with respect to minimum separation distances, between sour gas facilities and other land uses.
- 9.2.8 Proposals to develop industrial sites immediately adjacent to the Town of High Level shall be approved only in accordance with the Town of High Level and Mackenzie County Inter-municipal Development Plan.
- 9.2.9 Mackenzie County shall continue to promote industrial development through Council and its economic development affiliations.

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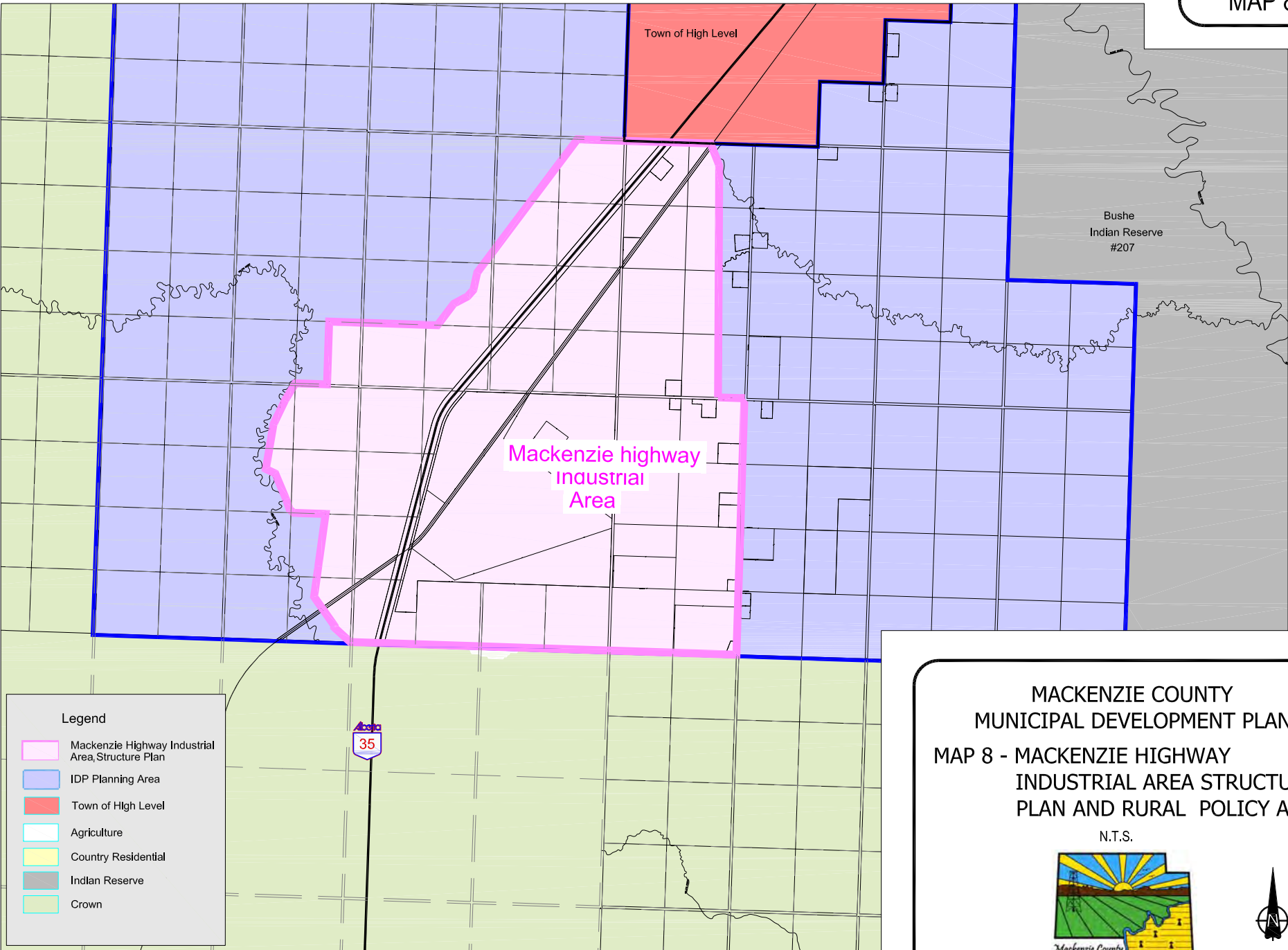
Legend

- Hamlet Boundary and Fort Vermilion Area Structure Plan
- Fort Vermilion Industrial Area Structure Plan
- Agriculture
- Country Residential
- Indian Reserve

MACKENZIE COUNTY  
MUNICIPAL DEVELOPMENT PLAN

MAP 9 - FORT VERMILION INDUSTRIAL  
AND RURAL POLICY AREA

N.T.S.





**Legend**

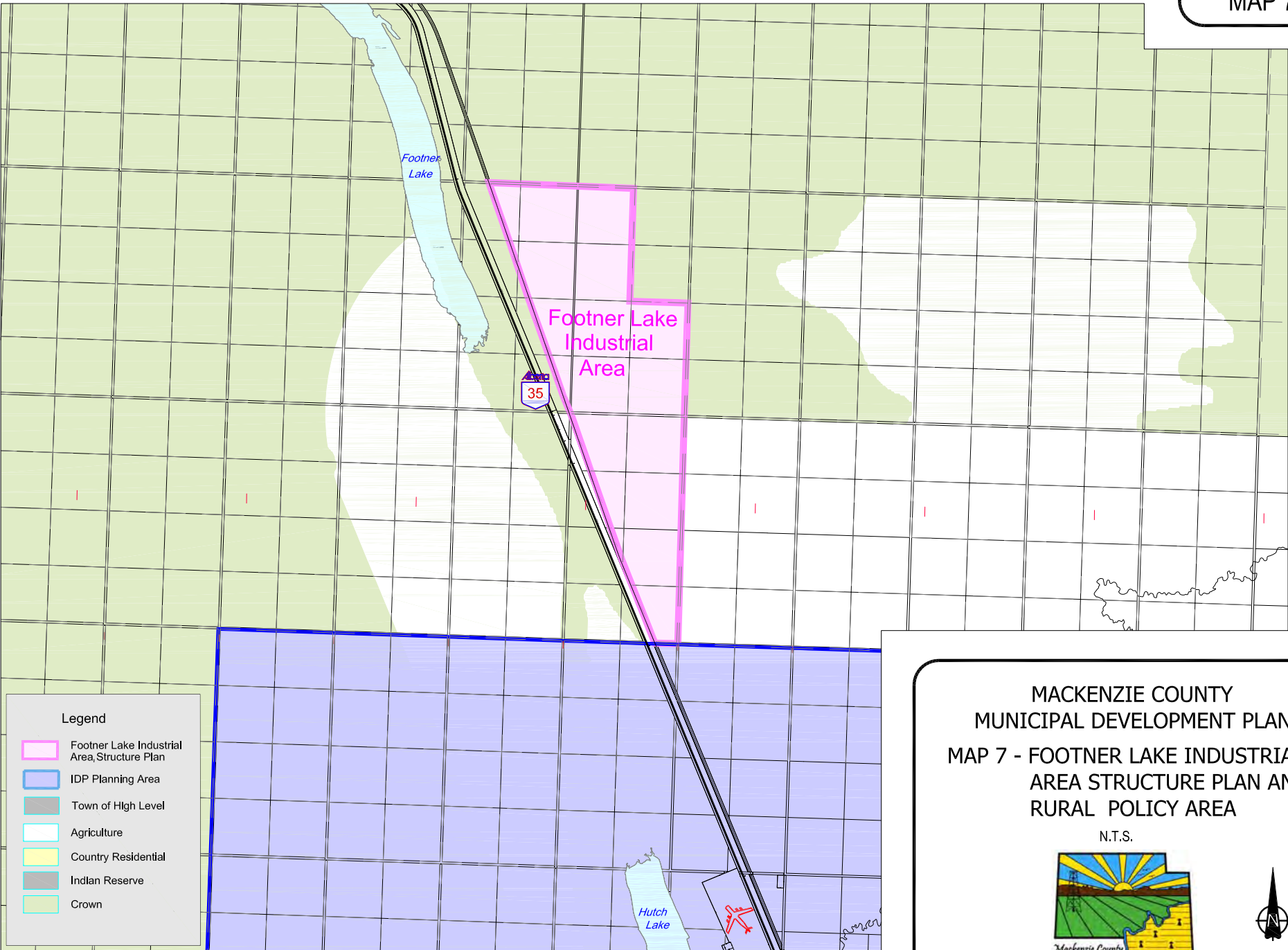
- Mackenzie Highway Industrial Area, Structure Plan
- IDP Planning Area
- Town of High Level
- Agriculture
- Country Residential
- Indian Reserve
- Crown

**MACKENZIE COUNTY  
MUNICIPAL DEVELOPMENT PLAN**

**MAP 8 - MACKENZIE HIGHWAY  
INDUSTRIAL AREA STRUCTURE  
PLAN AND RURAL POLICY AREA**

N.T.S.





**Legend**

- Footner Lake Industrial Area, Structure Plan
- IDP Planning Area
- Town of High Level
- Agriculture
- Country Residential
- Indian Reserve
- Crown

**MACKENZIE COUNTY  
MUNICIPAL DEVELOPMENT PLAN**

**MAP 7 - FOOTNER LAKE INDUSTRIAL  
AREA STRUCTURE PLAN AND  
RURAL POLICY AREA**

N.T.S.

## 10.0) ENVIRONMENTAL STEWARDSHIP

Mackenzie County encourages the responsible stewardship of natural areas. Mackenzie County is rich in wildlife, and is situated within a varied landscape consisting of river valleys, vast forest areas, many lakes and watercourses and conservation areas. These natural areas provide Mackenzie County with a picturesque and rugged environment, outdoor recreation opportunities, and an ecosystem that benefits residents, visitors, and wildlife. The value of protecting these areas is demonstrated in Buffalo Head Hills, Caribou Mountains Wildland Provincial Park area, and Bistcho Lake. These areas have been carefully managed for aesthetic, recreation or environmental purposes.

### 10.1 Environmental Stewardship Objectives

- ' Outline the requirements for the planning and development of land within or adjacent to natural areas.
- ' Identify, protect and enhance natural areas, areas susceptible to flooding, and other significant erosion prone areas.
- ' Protect wildlife, waterfowl staging areas, lakes, river shore-lands, valley slopes, unique topographic features, and vegetative types which may be considered environmentally sensitive.
- ' Recognize the Peace River as an important natural feature.
- ' Maintain public accessibility to lakes and major rivers through the use of reserves at the time of subdivision.
- ' Reduce the risk of wildfire, loss of property or loss of life from wildfires.



*Peace River: Natural Area, Wildlife Corridor and Habitat, and Low Intensity Recreation Uses*



## 10.2 Environmental Stewardship Policies

- 10.2.1 Area Structure Plans, Outline Plans or subdivision applications, as Mackenzie County deems appropriate, shall:
- a) confirm the location and geographic extent of any natural areas, hazard lands, or historic or archaeological sites. A detailed analysis shall be undertaken by a qualified consultant with all costs borne to the developer.
  - b) integrate natural areas into the design of developments to form part of the linked and integrated parks and open space system, including the retention of forests, wildlife corridors, muskeg areas, and the provision of stormwater ponds and parks to form continuous open spaces.
- 10.2.2 Mackenzie County shall require the protection and conservation of natural areas by dedication of Environmental Reserve and Municipal Reserve, the provision of Environmental Reserve easements and conservation easements, or by other statutory means as defined by the Municipal Government Act.
- 10.2.3 The Peace River shall be preserved as a natural area, wildlife corridor and habitat and may include low intensity recreation uses.
- a) Mackenzie County may consult with the public, any applicable organizations and government agencies which may have an interest in the natural environment when identifying natural areas.
- 10.2.4 At the discretion of the County, an applicant for a subdivision approval or a development permit may be asked to show that a proposed building site is not at risk from, among other things,
- a) groundwater contamination;
  - b) flooding and/or high water table;
  - c) unstable slopes and/or ground subsidence;
  - d) soil unsuitable for sewage disposal; and
  - e) abandoned oil and gas wells.
- 10.2.5 Mackenzie County may prohibit developments which may result in a contamination of groundwater quality, natural areas, or any other feature which is determined to be environmentally significant by the County. This includes such uses as sand and gravel extraction, CFOs, and major industrial uses.
- a) The development of sand and gravel extraction operations may be permitted subject to the site being reclaimed to the satisfaction of the County and Alberta Environment, and meeting the requirements of the Land Use Bylaw.
- 10.2.6 With the exception of lands within the Hamlet of Fort Vermilion, no permanent development shall be permitted on lands that are contained within a 1:100 year flood plain or otherwise known to be flood-prone.
- a) A certificate from a qualified professional engineer will be required by the County to confirm that the development has been properly flood



proofed. For those areas where 1:100 year flood mapping does not currently exist, the County shall require a qualified professional to confirm the 1:100 year flood level of the affected river, stream or lakeshore.

- 10.2.7 Mackenzie County shall consider the use of flood hazard lands for such uses as recreational, agricultural or similar such uses not requiring permanent structures, providing the developer:
- a) submits a geotechnical study regarding the subject land;
  - b) uses appropriate flood-proofing techniques as described in the Canada\Alberta Flood Reduction Agreement;
  - c) indicates to the satisfaction of the County that the flood hazard has been mitigated; and
  - d) notwithstanding the above policies, development associated with substances of a chemical, hazardous or toxic nature, which would be an unacceptable threat to public safety if damaged as a result of flooding, shall not be permitted to locate in the 1:100 year flood hazard area.
- 10.2.8 Mackenzie County shall maintain appropriate development setbacks from lake shores, river valley breaks, an escarpment or other critical slopes as identified by Alberta Sustainable Resource Development and/or Alberta Environment Protection and/or geotechnical studies provided by the developer, to the satisfaction of the County that development can be safely undertaken.
- 10.2.9 Mackenzie County shall, as a condition of subdivision approval, require an environmental reserve or environmental reserve easement of not less than 30 metres (98 feet) in width from the high water mark of waterbodies and/or the top of bank of watercourses to the lot line. A greater setback may be required by the County based on the recommendations of a geotechnical study undertaken by a qualified professional.
- a) As a condition of development permit approval where there is no subdivision, a comparable setback of 30 metres (98 feet) shall be required from the high water mark of waterbodies and/or the top of bank of watercourses to the building. A greater setback may be required by the County based on the recommendations of a geotechnical study undertaken by a qualified professional.
  - b) Subdivision and development applications adjacent to waterbodies and watercourses may be required to prepare an engineering and/or geotechnical analysis to determine the high water mark and/or top of bank of the subject waterbody or watercourse and also to determine an adequate setback from the top of bank based on soil conditions and slope stability.

- 10.2.10 Mackenzie County shall require environmental reserve dedication in accordance with the provisions of the Municipal Government Act. Wherever possible, environmental reserves shall be linked with municipal reserves to create continuous greenways with enhanced public access.
- a) The voluntary placement of conservation easements shall be encouraged to preserve significant natural features and areas that do not qualify as environmental reserve under the provisions of the Municipal Government Act.
- 10.2.11 Mackenzie County shall require developers to recognize FireSmart: Protecting Your Community from Wildfire design principles when preparing Area Structure Plans, Outline Plans, and subdivisions, and minimize the potential for wildfire damage through:
- a) the provision of recreational facilities along the outer perimeter of the community so that the developed portions may be separated from natural areas;
  - b) the provision of a fire guard which will serve as a buffer between communities and the surrounding natural area; and,
  - c) the development of trails between developments and surrounding forested lands which may be used in an emergency for fire prevention purposes.
- 10.2.12 Mackenzie County shall obtain input from Alberta Sustainable Resource Development and the local fire fighting service in evaluating development and subdivision proposals.
- 10.2.13 Mackenzie County shall require the following as conditions for approval for residential development which is too remote to be adequately protected by existing fire fighting services:
- a) the provision of adequate water supplies for fire fighting purposes;
  - b) the use of fire resistant building methods;
  - c) the installation of spark arresters on all chimneys; and
  - d) the provision of an emergency access to developments to help prevent property damage and the potential for loss of life.
- 10.2.14 A Phase I Environmental Site Assessment (ESA) may be required for any proposed development at the cost of the developer. The ESA shall be prepared in accordance with the Canadian Standards Association Environmental Assessment Guidelines.
- 10.2.15 An Environmental Impact Assessment (EIA) may be required for any proposed development at the cost of the developer. The EIA shall include, but not be limited to the following: a description of the proposed development, a description of the biophysical environment, the prediction of effects of the proposed development on the biophysical environment, a description of the criteria used to predict the effects, and measures to mitigate negative effects.
- 10.2.16 In keeping with Alberta's "Water for Life" initiative, Mackenzie County shall work with provincial agencies and neighbouring municipalities to protect watersheds and maintain the water quality of surface and groundwater systems.

## 11.0) HISTORY, RECREATION AND TOURISM

Mackenzie County encourages the responsible stewardship of its historic resources and recreation areas as these assets provide cultural and economic value to the community. For example, historic sites in Fort Vermilion provide Mackenzie County with a sense of time, place and culture that benefits residents and visitors alike. These special places are living museums that build a sense of identity and a sense of home by recognizing the past.

In the same way, recreation opportunities within the County are strongly based on its magnificent landscapes of forests, watercourses and mountains. Mackenzie County provides a vast opportunity for hunting, canoeing, camping, natural and heritage resources interpretation, hiking and fishing among others. For example the majority of the lakes in the County are accessible only by float plane, ensuring they remain natural and undisturbed. Hutch, Footner, Margaret, Rainbow and Wadlin Lakes provide water recreation in a picnic and park setting, while the Peace, Hay and Wabasca Rivers provide numerous landing sites that afford breathtaking views or boat excursions.

Efforts to protect and promote these areas as tourist related facilities contribute to the success of the heritage and recreation industry, the overall economy of the municipality and its quality of life.

### 11.1 History, Recreation and Tourism Objectives

- ' Support the preservation of historic resources within Mackenzie County.
- ' Ensure that the design and development of parks, open space and recreation areas are suited to the goals of the community and within the financial limitations of the County.
- ' Promote Mackenzie County's historic sites and recreation areas as tourist destinations.



*Panoramic view from Buffalo Head Hills*

## 11.2 History, Recreation and Tourism Policies

### 11.2.1 Mackenzie County shall:

- a) ensure that identified and designated federal, Provincial and municipal historic resources are protected from adverse impacts associated with on-site development and adjacent land uses;
- b) support actions by community groups, organizations and individuals that assist with the preservation of historic resources for the benefit of area residents through the provision of technical assistance;
- c) work with Alberta Community Development for advice and information regarding existing and/or potential historic sites; and
- d) identify and prepare an inventory of the historical sites found within the County.

### 11.2.2 Mackenzie County may:

- a) protect areas which have been identified as having significant historic or recreation potential.
- b) prepare or amend management plans for historic or recreational areas; and
- c) prepare economic development plans to help ensure the long term viability of historic sites and recreation areas.

11.2.3 Mackenzie County shall encourage each Hamlet's Parks and Recreation Committee to identify recreation opportunities and sites. Parks and Institutional sites are identified in each Hamlet's Area Structure Plan. New park and recreation features are generalized and may be subject to size and location adjustments during more detailed planning activities.

11.2.4 Mackenzie County shall prepare a Recreation Master Plan, which shall be used as the basis for recreation and tourist planning in the County. The Plan may include, but not be limited to, the identification of recreation sites and the identification of all-terrain vehicle and snowmobile trail systems, or marina's and/or docks linking recreation sites and urban centres.

11.2.5 Mackenzie County shall require sufficient land be dedicated for Municipal Reserves or School Reserves, or any combination of both as a condition of subdivision approval to ensure that community requirements for neighbourhood, Hamlet, and County level facilities, such as schools, parks, golf courses, museums, and community centres are provided.

- a) The amount of Municipal Reserves or School Reserves, or any combination of both, shall be determined during the subdivision process, based on the gross developable area (GDA) of a parcel of land that is the subject of a proposed subdivision. GDA is defined, for the purpose of this Plan, as the total area of the parcel of land less the land required for environmental reserve and/or environmental reserve easement.
- b) Municipal Reserve to be dedicated will be equivalent to ten (10) percent of the GDA of a parcel of land that is the subject of a proposed

subdivision. The decision making authority may require the dedication of Municipal Reserves up to an additional five (5) percent of the parcel's developable land, as defined in Section 668 of the Municipal Government Act.

- c) Mackenzie County shall, where possible, allocate Municipal Reserve to lands adjacent to natural areas and stormwater management facilities in order to facilitate public access to these areas.
- d) Mackenzie County shall not accept land as either Municipal Reserve or School Reserve, or any combination of both, that by virtue of its characteristics is more appropriately designated as Environmental Reserve as defined by the Municipal Government Act.
- e) Where there is no need for park space in an area that is the subject of a subdivision, cash in lieu of reserve may be required in accordance with the Act.

11.2.6 Municipal Reserve dedication in a subdivision that borders a lake shall be configured in such a manner that approximately 20% of the lakeshore frontage forms part of the municipal reserve parcel.

11.2.7 Mackenzie County shall consider, as funds are available, the development of a community complex within each Hamlet. The complex, which may include schools, arenas, curling rinks and/or other major community facilities, shall be:

- a) located or grouped in a manner to provide a focal point for the community;
- b) located along major traffic routes so that large traffic volumes on local streets are avoided wherever possible; and
- c) designed to allow for walking, biking and vehicular access by residents of the community and area.

11.2.8 Mackenzie County shall:

- a) locate parks so that open space is easily accessible from every residence and the site maximizes opportunities for pedestrian access and connectivity to other amenities and uses;
- b) provide an appropriate mix of small, medium and large parks to meet the varied needs of the County's population; and
- c) design parks to ensure visibility and safety, according to Crime Prevention Through Environmental Design principles.

11.2.9 Mackenzie County shall manage the land surrounding lakes so as to preserve the quality and quantity of water to support the needs of fish and wildlife. These needs will take priority over some agricultural uses and recreational demand.

11.2.10 Wadlin Lake, Hutch Lake and Machesis Lake are regarded as recreational lakes and shall be managed to maximize the recreational value of the lake. Residential development will be subject to any other statutory plan and floodplain policies.

- a) Mackenzie County encourages the installation of municipal sewage systems at recreational lakes.

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## 12.1) CROWN LANDS

A majority of Mackenzie County is owned by the Provincial Crown and is commonly referred to as public lands. These lands, which are classified as the Green Area, are managed by several Provincial departments and boards that set the rules for lands use, and include but are not limited to, Agriculture and Rural Development, Culture and Community Spirit, Energy, Environment, Sustainable Resource Development (SRD), Tourism, Parks and Recreation, the Energy Resources Conservation Board, and the Natural Resources Conservation Board.

The remaining White Area is comprised of land owned by homeowners, farmers, companies the County and the Crown. While landowners can make decisions about the use and management of their land, they must also follow laws, bylaws and regulations set out by municipal and Provincial governments.

Mackenzie County will complement the work of the Crown to encourage the appropriate use of Crown Lands throughout the County.

### 12.1 Crown Land Objectives

- ' Encourage the appropriate use of Crown Lands.
- ' Facilitate public access to Crown Land areas where deemed suitable, desirable and economically feasible.

### 12.2 Crown Land Policies

- 12.2.1 Mackenzie County shall support the use of Crown Lands for renewable and non-renewable resource development, limited grazing, conservation, and recreational use.
- 12.2.2 Mackenzie County shall pursue discussions with relevant government agencies to ensure that they are fully aware of any future proposed use of Crown Lands.
- 12.2.3 Mackenzie County shall encourage the preparation of an integrated resource management plan between the municipality and SRD.
- 12.2.4 Mackenzie County shall work with the Province to ensure that Crown interests in water bodies are addressed prior to development.



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## 13.1) TRANSPORTATION

Mackenzie County's roads, railways and airports play an important role in shaping the community's urban environment and rural development. Its design must be treated as an integral part of land use planning.

The primary element for road travel in Mackenzie County is the Provincial Highway network which forms the shortest and most travelled route linking central and northwest Alberta. As a result, land uses along the network serve the traveling public. Highways 35, 58, 88 and 697 link Fort Vermilion, La Crete and Zama City to the Towns of Rainbow Lake and High Level and to the Northwest Territories and the rest of Alberta. The Provincial Highway network is managed and operated by Alberta Transportation. A County road connects Zama City to Highway 35.

Mackenzie County operates roads within the County and in the Hamlets of Fort Vermilion, La Crete and Zama City. Generally these roads are two lane right-of-ways, most of which are gravel. The County is also responsible for non-motorised transportation, including bicycles and pedestrians. Most non-motorised transportation occurs within the Hamlets.

This Plan recommends the preparation of a Transportation Master Plan to examine short, medium and long term improvements to the transportation network. On going studies, such as Area Structure Plans or other plans, will address land use, infrastructure requirements and future upgrades to the transportation network.

### 13.1 Transportation Objectives

- ' Provide an efficient and effective transportation network for the movement of people and goods in Mackenzie County.
- ' Guarantee sufficient right-of-way provision for roads in order to allow their expansion in the future, if necessary.
- ' Strive for an attractive roadside environment, in particular along Highway 697.

### 13.2 Transportation Policies

- 13.2.1 Mackenzie County shall prepare a Transportation Master Plan, which shall be used as the basis for transportation network planning in Mackenzie County.
  - a) Mackenzie County shall protect transportation corridors required to implement the Transportation Master Plan.
  - b) All roads shall be developed in accordance with the specifications of Mackenzie County's Minimum Design Standards for Local Improvements.



- 13.2.2 Mackenzie County shall work with Provincial and Federal governments to secure funding for the maintenance and enhancement of the highway network.
- 13.2.3 Mackenzie County shall refer all Area Structure Plans, Outline Plans, rezoning, subdivision and development applications that include land located within 0.8 kilometers of a highway to Alberta Transportation for comment.
- 13.2.4 Mackenzie County shall, in the evaluation of subdivision and development proposals, determine if there is a need for widening and/or upgrading of any roads adjacent to the proposal which are within the jurisdiction of Mackenzie County.
- 13.2.5 Mackenzie County shall not approve a subdivision or issue a development permit unless the lot has access to a maintained public road. Legal access to a lot by easement alone is unacceptable.
- 13.2.6 Mackenzie County shall encourage the incorporation of pedestrian and bicycle paths designed as integral parts of municipal parks and neighbourhoods.
- 13.2.7 As part of an agreement associated with the approval of a subdivision or the issuance of a development permit, the County may require that the developer pay for all or a portion of any public roadway or pedestrian/bicycle trail system in excess of the requirement for the proposed development. Where such improvements are required, the County will negotiate a cost sharing agreement to cover the costs associated with the additional improvements.
- 13.2.8 Where a subdivision or development is proposed within 100m of a railway line, the County may:
- a) refer the application to the railway company for advice before making a decision; and/or,
  - b) require the developer to build berms and/or fences to separate residences from railway lines;
- 13.2.9 Mackenzie County shall ensure persons proposing subdivision on land affected by pipelines or affected by easements or rights-of-way, where required as a result of the subdivision design, be responsible for moving pipelines and protected facilities into utility corridors and obtaining relaxations to any easements or rights-of-way prior to the subdivision being registered.
- 13.2.10 Pipeline easements or rights-of-way in a proposed subdivision shall only be accepted as Municipal Reserve if it can be shown that the easements or rights-of-way shall form part of a trail system which is integral to a residential subdivision.

- 13.2.11 When locating water and sewer mains, and when consulted by external agencies regarding oil or gas pipeline or major power transmission line routes, the County shall emphasize the location of these in common corridors wherever possible.
- 13.2.12 Mackenzie County shall support the expansion and increased usage of the airports and aerodromes.
  - a) Airports, aerodrome sites and adjacent lands shall be developed in accordance with Mackenzie County's Land Use Bylaw and the regulations of the Airport Vicinity Protection Area.
- 13.2.13 Mackenzie County shall cooperate with adjacent municipalities and interested government agencies with regard to protecting the railway, airport, road network and other transportation facilities.



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## 14.1) UTILITIES

Mackenzie County recently made a number of improvements to its water and wastewater utilities. In 2008 and 2009, the main lift station in Fort Vermilion was repaired and upgraded to current standards, and a new lagoon system and membrane style water treatment system were completed in Zama City. In addition, two new wells were added to the Zama City water supply system and a regional Supervisory Control and Data Acquisition (SCADA) system was installed and commissioned to connect each of the County's three water treatment systems.

### 14.1 Water Supply

The Hamlet of Fort Vermilion obtains its water directly from the Peace River and is treated using conventional treatment methods. The water treatment building was upgraded in 2008 with new siding, and improvements to ventilation and the chlorine system. The water treatment plant is capable of producing treated water at 1,900 m<sup>3</sup>/day.

The Hamlet of La Crete obtains its water from several groundwater wells located west of the community. The original water treatment plant was replaced with a new plant in 2005. The upgraded treatment process consists of Greensand filtration and ion exchange. The water treatment plant is capable of producing treated water at 3,900 m<sup>3</sup>/day, but the wells have capacity of 2,800 m<sup>3</sup>/day.

The Hamlet of Zama City obtains its water from four groundwater wells located west of the community. The original water treatment plant was built in 1986 and upgraded in 2009. The upgraded treatment method consists of Greensand filtration and nano-filter membranes. The water treatment plant is capable of producing treated water at 1,970 m<sup>3</sup>/day. Both fire pump and distribution piping need to be upgraded to meet current and future demands.

Supply and treatment systems have been significantly upgraded in recent years and do not represent a constraint on growth. Further expansions can be implemented if required in the future.

Distribution facilities are in good condition and are continually being upgraded to address deficiencies and meet demand. This includes storage facilities, transmission mains, and pumping facilities. The distribution system can continue to be expanded to accommodate growth, and does not represent a significant constraint for expansion.

### 14.2 Wastewater Collection and Treatment

Wastewater treatment in each Hamlet is accomplished by anaerobic lagoon systems. These treatment systems consist of four anaerobic pits for solids removal and digestion, facultative treatment cells and storage cells. Anaerobic pits must be sized to hold two days worth of effluent each, facultative cells must hold a minimum of 60 days worth of effluent and storage cells must hold a full year's worth of effluent.



The Hamlet of Fort Vermilion's lagoon system was constructed in the 1960s. The anaerobic pits can process 597 m<sup>3</sup>/day, the facultative cell can process 457 m<sup>3</sup>/day and the storage cell has a capacity of 338 m<sup>3</sup>/day, which will support a population of 965. The community's main liftstation was upgraded in 2008 and has sufficient capacity for the life of the equipment. The community's gravity sewer network is adequately sized for current flows.

The Hamlet of La Crete's lagoon system was constructed in the 1970's. The anaerobic pits can process 1,290 m<sup>3</sup>/day, the facultative cell can process 870 m<sup>3</sup>/day and the storage cell has a capacity of 1,254 m<sup>3</sup>/day. This facility will support a population of 2,485. Stormwater infiltration into the sewer system has been identified as a problem and is being addressed with upgrades to the collection system. The Hamlet of La Crete needs to address upgrading of its lagoon system as it is nearly at maximum capacity.

The Hamlet of Zama City's lagoon system was recently upgraded and will be operational in mid-2009. The new anaerobic pits can process 985 m<sup>3</sup>/day, the facultative cell can process 870 m<sup>3</sup>/day and the storage cell has a capacity of 660 m<sup>3</sup>/day, which will support a population of 1,900. The community's wastewater collection system will require an upgrade to the main liftstation to provide increased capacity. Expansion of the sewer system will include localized lift stations as the gravity network is at capacity.

### 14.3 Stormwater Drainage

The management of stormwater and snowmelt runoff is an issue in each Hamlet. Improvements to capacity are required to ensure adequate outlets for La Crete and Zama City and improvements to treatment are required in Fort Vermilion.

Stormwater drainage from the Hamlet of Fort Vermilion flows north to the Peace River. The community's stormwater drainage system is a combination of surface drainage and regular storm sewers. The stormwater system has a number of pipe outlets along the Peace River that need upgrading to repair erosion damage and provide solids removal.

Stormwater drainage from the Hamlet of La Crete is an issue as the local terrain is very flat and adequate outlets for the water are not available. The community's stormwater drainage system is essentially surface drainage with open ditches and culvert crossings.

Stormwater drainage from the Hamlet of Zama City flows overland to the south and east into low-lying muskeg marshes, eventually draining into the Hay River. Snow melt runoff from the area flows through the community late into summer. The community's stormwater drainage system is entirely surface drainage consisting of open ditches and culvert road crossings.

The planned future growth in each Hamlet can be accommodated by expanding the systems and by developing stormwater management facilities (dry or wet ponds) wherever they are required by the County.

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## 14.4 Solid Waste Disposal

Solid waste is managed by the Mackenzie Regional Waste Management Commission, which operates a Class 2B landfill 3 km west of the Town of High Level. The County operates seven (7) solid waste transfer stations. Recycling, at this time, is not viable due to small volumes and long transport distances.

## 14.5 Utility Objectives

- ' Ensure the efficient and effective provision of water supply, sewage treatment, stormwater run-off control, and sanitary waste disposal facilities to County residents.
- ' Responsibly maintain and upgrade existing utility systems as budgets allow.

## 14.6 Utility Policies

- 14.6.1 Mackenzie County shall prepare Utilities Master Plan to upgrade and expand its water supply and sewage treatment systems as needed.
- 14.6.2 Mackenzie County may require that the developer pay for all or a portion of any utility improvement in excess of the requirement for the proposed development, as part of an agreement associated with the approval of a subdivision or the issuance of a development permit, and to facilitate future utility service provision. Where such extra improvements are required, the County shall negotiate a cost sharing agreement to cover the costs associated with the extra improvements.
- 14.6.3 Mackenzie County requires that all lots of a proposed subdivision be connected to municipal water and sewer systems when the lots are developed except where, in the County's opinion, the proposed subdivision is far enough away from existing trunk mains that extension of the mains is not economically feasible. In this context, the County shall recommend against the approval of any proposed subdivision for which connection of the new lots to municipal water and sewage systems is not intended, yet where, in the County's opinion, such connection is desirable and feasible.
- 14.6.4 In addition to the policies contained in this Plan, developers shall design and construct services in compliance with the County's Minimum Design Standards for Local Improvements.
- 14.6.5 Mackenzie County shall provide additional waterpoints and waterfills in strategic locations.
- 14.6.6 Mackenzie County shall support water conservation measures which may reduce or eliminate water utilities expansion requirements.
- 14.6.7 Mackenzie County encourages work to identify groundwater recharge areas. Land developers may be required to identify recharge areas as part of their subdivision applications.

- a) Mackenzie County may negotiate conservation easements, or require Municipal or Environmental Reserve and/or Environmental Reserve Easements covering groundwater recharge areas. If necessary these instruments may be implemented to protect tree cover surrounding groundwater recharge areas.

- 14.6.8 Mackenzie County encourages all well users to register their use of groundwater under the Water Act.
- 14.6.9 Mackenzie County may require that adequate soil testing be performed prior to subdivision and/or development to ensure that the subject parcel is suitable for the proposed use.
- 14.6.10 Mackenzie County shall ensure that parcel sizes are able to accommodate on-site services such as water distribution and sewage collection where necessary.
- 14.6.11 Mackenzie County shall discourage drainage schemes that may increase the intensity of runoff. Developers may be asked to provide engineering analysis of runoff patterns and to change their designs to minimize peak flows.
- 14.6.12 Mackenzie County shall not approve any multi-lot development which depends on a private water system unless it meets the full standards of regulatory agencies, and no contingent liability falls upon the municipality.
  - a) Any private water system serving multiple lots must be capable of supporting itself financially through the contributions of the landowners who benefit from it, and must be set up on a proper legal basis.
  - b) Any private water system must be owned and operated by an organization which has the legal right to levy charges on its customers. Two possibilities are a condominium association or a private utility company.
- 14.6.13 Mackenzie County shall consider the use of low pressure sewer systems in low density developments as a cost-effective alternative to gravity lines.
- 14.6.14 When a lot containing an existing house is to be subdivided from a larger parcel, the County shall require that the existing sewer system be inspected, and if it does not comply with the Alberta Private Sewage Systems Standard of Practice, it must be upgraded or replaced to conform before the subdivision is registered.
  - a) In low density developments, Mackenzie County shall require a similar inspection and any necessary upgrading or replacement as a condition of a development permit for the replacement or expansion of a house on a subdivided lot.
- 14.6.15 Letters of Compliance issued to lenders shall note whether or not the sewer system on a subdivided lot complies with the Alberta Private Sewage Systems Standard of Practice and if this is not known, the letter shall record that fact.



- 14.6.16 Mackenzie County intends to maintain its commitment to the disposal of solid waste through the regional sanitary landfill system.
- a) Mackenzie County should ensure that solid waste disposal sites are located and developed in a manner that shall minimize any impacts on surrounding land uses.
- 14.6.17 Mackenzie County is in favour of recycling waste or discarded materials and shall generally support the initiatives of local residents in this regard, but shall not undertake a major municipal recycling program unless the monetary benefits of such a program exceed or are similar to the program's costs.
- 14.6.18 Mackenzie County shall maintain the integrity of pipelines and utility corridors, and create shared corridors where possible, while planning for growth and development.
- 14.6.19 Utility structures, such as cellular towers, microwave towers, radio towers, wind turbines or similar infrastructure, shall be located in Agricultural Policy Areas, Industrial Policy Areas or Tower Policy Areas as shown on Maps 3 - 6.
- 14.6.20 Mackenzie County shall apply Energy Resources Conservation Board guidelines with respect to minimum separation distances between sour gas facilities and other land uses through the subdivision and development process.

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## 15.0) INTERMUNICIPAL PLANNING

A history of cooperative planning between Mackenzie County and adjacent municipalities and jurisdictions is reflected in the recent preparation of an Intermunicipal Development Plan (IDP) and other joint agreements. The IDP with the Town of High Level is a document that recognizes that each municipality has a mutual interest in planning and development proposals near their shared boundaries and ensures that each have an interdependent role in rendering decisions for such proposals.

### 15.1 Intermunicipal Planning Objectives

- ' Maintain mutually beneficial relationships with adjacent municipalities or other stakeholders, as well as Provincial and Federal agencies to achieve the objective of regional cooperation and regional planning.
- ' Facilitate intermunicipal communication and referral of planning and development applications.
- ' To encourage the preparation of Intemunicipal Development Plans and joint agreements between Mackenzie County and adjacent municipalities or other stakeholders to provide infrastructure services.

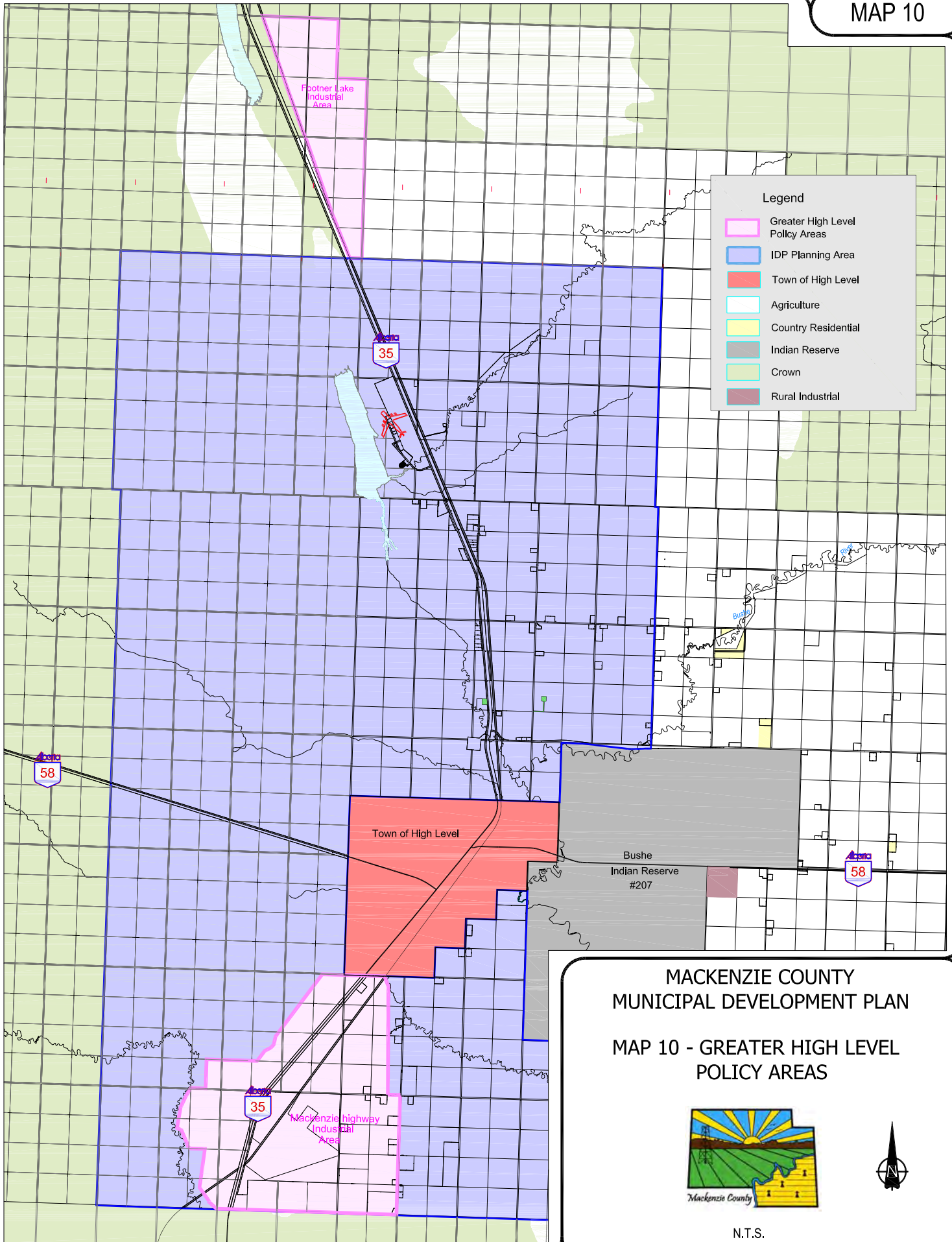
### 15.2 Intermunicipal Planning Policies

- 15.2.1 Mackenzie County shall have regard for regional planning by reviewing the policies of the Province of Alberta, the Provincial Land-use Framework, approved IDPs or joint intermunicipal agreements when considering MDP amendments, Land Use Bylaw amendments or other development proposals.
- 15.2.2 Mackenzie County, when deemed necessary, shall work with adjacent municipalities to prepare new IDPs or joint intermunicipal agreements and subsequently review or update the Plan or agreements accordingly.
- 15.2.3 Planning and development applications that are subject to the Town of High Level and Mackenzie County IDP, and are located within the area shown on Map 7, shall be directed by the policies of the IDP.
- 15.2.4 Mackenzie County shall refer the following development proposals to adjacent municipalities:
  - a) matters of future annexation;
  - b) the adoption or amendment to an IDP, or this MDP; and
  - c) a proposed Land Use Bylaw, proposed amendments to the Land Use Bylaw or a proposed Area Structure Plan.



- 15.2.5 Mackenzie County shall use its authority to prohibit development near existing and proposed sewer lagoons and waste handling facilities in order to protect the public investment in these facilities.
- 15.2.6 Mackenzie County shall examine the means of sharing the costs of development for infrastructure and services with adjacent municipalities.

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**Legend**

- Greater High Level Policy Areas
- IDP Planning Area
- Town of High Level
- Agriculture
- Country Residential
- Indian Reserve
- Crown
- Rural Industrial

**MACKENZIE COUNTY  
MUNICIPAL DEVELOPMENT PLAN**

**MAP 10 - GREATER HIGH LEVEL  
POLICY AREAS**



N.T.S.



## 16.0) MONITORING, REVIEW AND IMPLEMENTATION

The Municipal Development Plan (MDP) will guide decisions about the future growth and development of Mackenzie County. More detailed planning is required through subsequent stages of the planning process from preparing or amending Area Structure Plans and Outline Plans to the daily implementation of the Land Use Bylaw (LUB) and the development approval process. Conformity between the MDP, the LUB, and intermediate planning documents must be achieved.

### 16.1 Monitoring

It is essential to monitor the MDP to ensure that it adequately deals with unforeseen planning and development proposals. Although the MDP is intended to be responsive, development and economic conditions continuously change. Mackenzie County's Council and Administration must be prepared at any time to consider proposed amendments to the MDP in order to deal with unanticipated conditions. If amendments are required, they shall be carried out through a transparent public consultation process.

### 16.2 Review

Comprehensive review of the MDP may take place every five years, as experience in other communities suggests that conditions generally change enough within this time span to warrant such review. In undertaking reviews, consideration should be given to:

1. reviewing annual land use changes and issues;
2. reviewing best practices and new development trends; and
3. communication and consultation with interest groups.

### 16.3 Implementation

Mackenzie County's LUB shall reflect the contents of the MDP by providing a comprehensive system for the planning of development. To ensure Mackenzie County is subdivided and developed in accordance with the vision, objectives and policies of the MDP, Council may amend the LUB, adopt an Area Structure Plan or other statutory plan by bylaw in accordance with Municipal Government Act or approve an Outline Plan or other non-statutory plan so long as the plan conforms to the MDP.



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# Appendix A

## Population Growth



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**fort Vermillon Projected Population Growth, 2006-2031**

Year	Conservative 0.0%Hi	Anticipated 2.0%Hi	Optimistic 5.0%Hi
2006	714	714	714
2011	714	721	750
2016	714	736	787
2021	714	750	827
2026	714	765	868
2031	714	781	911

**La Crete Projected Population Growth, 2006-2031**

Year	Conservative 10.0%	Anticipated 20.0%Hi	Optimistic 35.K
2006	2,166	2,166	2,166
2011	2,383	2,599	2,924
2016	2,621	3,119	3,948
2021	2,883	3,743	5,329
2026	3,171	4,491	7,194
2031	3,488	5,390	9,712

**Zama City Projected Population Growth, 2006-2031**

Year	Conservative 0.0%Hi	Anticipated '15.0%Hi	Optimistic 50.K
2006	225	225	225
2011	225	259	338
2016	225	298	506
2021	225	342	759
2026	225	394	1,139
2031	225	453	1,709

**Rural Area Projected Population Growth, 2006-2031**

Year	Conservative 5.0%Hi	Anticipated 9.0%Hi	Optimistic 15.K
2006	6,897	6,897	6,897
2011	7,242	7,518	7,932
2016	7,604	8,194	9,121
2021	7,984	8,932	10,489
2026	8,383	9,736	12,063
2031	8,803	10,612	13,872

The population projections presented herein are straight linear method components of the overall County projected population growth presented in Table 3. The population projection components were prepared with the assumption that the Mackenzie County's Rural Area and each Hamlet will not experience negative growth under any of the three growth scenarios.





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>December 10, 2013</b>
<b>Presented By:</b>	<b>Byron Peters, Director of Planning &amp; Development</b>
<b>Title:</b>	<b>PUBLIC HEARING Bylaw 927-13 –Land Use Bylaw Amendments</b>

### **BACKGROUND / PROPOSAL:**

Mackenzie County recently updated the existing Area Structure Plans (ASP) for each of the hamlets, while also creating three industrial ASPs. In order to ensure that all of the County’s planning documents are consistent administration has been working on updating both the Municipal Development Plan (MDP) and Land Use Bylaw (LUB). Scheffer Andrew Ltd., was engaged to assist in the process. First reading for both documents was obtained at the November 19<sup>th</sup> Special Council meeting.

Fifteen new zoning districts were created while seven were eliminated. A reason for the increase in zoning districts is that several existing districts have now been split up into districts specific for each hamlet.

See the attached Implementing Area Structure Plans document for a detailed list of the proposed amendments and feedback received at the Open Houses.

One key item that was brought up at an Open House was that with the creation of hamlet specific zoning districts, liquor sales should no longer be restricted to Direct Control districts. The proposed amendments include liquor sales as a discretionary use (decided upon by the Municipal Planning Commission [MPC]) within the Fort Vermilion Hamlet Commercial Centre district and the Zama Mixed Use district. Liquor sales would not be included in any of the La Crete zoning districts. If an applicant were to desire liquor sales in La Crete, the property would need to be rezoned to Direct Control as is the current practice. This approach does take some of the control out of Council’s hands as a whole, and places more control with the MPC.

The Rec 2 zoning has been included within this draft of the LUB, allowing for the sale of liquor as a discretionary use. This would allow the High Level Golf Course, High Level

**Author:** B. Peters      **Reviewed by:** \_\_\_\_\_ **CAO** \_\_\_\_\_

Rural Hall, Fort Vermilion Community Complex, Rocky Lane Ag Complex, Zama Community Hall and Fantasy North Golf Course to be rezoned as Rec 2 and allow liquor sales from these facilities without the delays they currently face in getting permits or temporary liquor licenses.

Some technical amendments were also fixed, and there have been some additional changes made to the zoning map for La Crete since the first reading. The changes were made to correct previously unnoted errors.

Administration also recommends that both the ASP and LUB be brought back for amendments in about 6 months' time, in order to correct any additional inconsistencies, mistakes, or concepts that are not working well. There are already a few locations that have raised flags; however administration would like some time working with the new documents before conducting revisions.

**OPTIONS & BENEFITS:**

That the Land Use Bylaw be updated to ensure consistency with the Municipal Development Plan and Area Structure Plans, as per MGA requirements.

**COSTS & SOURCE OF FUNDING:**

N/A

**COMMUNICATION:**

A summary of the process and the changes will be included in an upcoming County Image.

**RECOMMENDED ACTION:**

**MOTION 1**

That second reading be given to Bylaw 927-13, being a Land Use Bylaw amendment to ensure consistency with the Area Structure Plans.

**MOTION 2**

That third reading be given to Bylaw 927-13, being a Land Use Bylaw amendment to ensure consistency with the Area Structure Plans.

Author: B. Peters Reviewed by: \_\_\_\_\_ CAO \_\_\_\_\_

**Mackenzie County**

**PUBLIC HEARING FOR LAND USE BYLAW AMENDMENT**

**BYLAW 927-13**

**Order of Presentation**

\_\_\_\_\_ This Public Hearing will now come to order at \_\_\_\_\_.

\_\_\_\_\_ Was the Public Hearing properly advertised?

\_\_\_\_\_ Will the Development Authority \_\_\_\_\_, please outline the proposed Land Use Bylaw Amendment and present his submission.

\_\_\_\_\_ Does the Council have any questions of the proposed Land Use Bylaw Amendment?

\_\_\_\_\_ Were any submissions received in regards to the proposed Land Use Bylaw Amendment? *If yes, please read them.*

\_\_\_\_\_ Is there anyone present who would like to speak in regards of the proposed Land Use Bylaw Amendment?

\_\_\_\_\_ If YES: Does the Council have any questions of the person(s) making their presentation?

\_\_\_\_\_ This Hearing is now closed at \_\_\_\_\_.

**REMARKS/COMMENTS:**





Land Use Bylaw – Changes Version  
Showing Proposed Additions in Green Text.

Version Date: 13/11/13

MACKENZIE COUNTY, ALBERTA



(Last Updated November 13, 2013)

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**1.1 TITLE**

This BYLAW is entitled the Mackenzie COUNTY Land Use BYLAW.

**1.2 PURPOSE**

The purpose of this BYLAW is to regulate the use and DEVELOPMENT of land and buildings within the boundaries of the COUNTY to achieve the orderly and economic DEVELOPMENT of land.

**1.3 APPLICATION**

The provisions of this BYLAW apply to all lands and buildings within the boundaries of the COUNTY, pursuant to Division 3 of Part 17 of the *Municipal Government Act*.

**1.4 EFFECTIVE DATE**

- (a) This BYLAW comes into force and takes effect upon the date of its third reading.
- (b) Land Use BYLAW No. 462/04 as amended is hereby repealed and replaced.

**1.5 CONFORMITY WITH THE BYLAW**

- (a) No person shall commence any DEVELOPMENT within the COUNTY except in conformity with this BYLAW.
- (b) Compliance with the requirements of this BYLAW does not exempt any person or entity from the requirements of any adopted statutory plan or Federal or Provincial regulation.

**1.6 OTHER LEGISLATIVE AND BYLAW REQUIREMENTS**

- (a) Nothing in this BYLAW affects the duty or obligation of a person to obtain a DEVELOPMENT PERMIT as required by this BYLAW or to obtain any other permit, license or other authorization required by this or any other BYLAW.
- (b) In addition to the requirements of this BYLAW, an applicant must comply with all federal, provincial and other municipal legislation.

**1.7 TRANSITION**

An application for a subdivision, DEVELOPMENT PERMIT or amendment to the Land Use BYLAW commenced prior to the coming into force of this BYLAW shall be evaluated under the provisions of the COUNTY's Land Use BYLAW No. 462/04 as amended.

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**2.1 BYLAW AMENDMENTS**

- (a) A BYLAW amendment application shall be made to the DEVELOPMENT OFFICER on the prescribed form and shall be signed by the applicant or his agent.
- (b) All applications to amend this BYLAW shall be accompanied by a statement of the reasons for the amendment.
- (c) If the amendment involves the re-designation of land to a different LAND USE DISTRICT, the application shall be accompanied by
  - i) a certificate of title for the subject property;
  - ii) where the applicant is not the owner of the land affected by the application, written consent of the registered landowner
  - iii) a statement indicating the proposed use of the site;
  - iv) a properly dimensioned map describing the affected site to the satisfaction of the Development Authority;
  - v) such additional information as the DEVELOPMENT OFFICER may require to evaluate the application, including but not limited to aerial photography, environmental impact assessment, ENVIRONMENTAL AUDIT, soil tests, hydro-geological analysis, and geotechnical reports; and
  - vi) an AREA STRUCTURE PLAN where required by the Development Authority.
- (d) The COUNTY may at any time initiate an amendment to this BYLAW.
- (e) Where an application for an amendment to this BYLAW has been refused, the submission of another application to amend this BYLAW for the same parcel and same or similar amendment may not be made by the same or any other applicant for at least six (6) months after the date of the BYLAW being defeated by COUNCIL.
- (f) Advertisement and notification of proposed amendments to this BYLAW shall be conducted in accordance with the Act.
- (g) In order to ensure a firm commitment for DEVELOPMENT has been received the following are requirements for the rezoning application:
  - i) an AREA STRUCTURE PLAN for multi-lot subdivisions,
  - ii) A minimum of 10 parcels per rezoning application, or where the total area to be rezoned is less than 20.2 hectares (50 acres), the total developable area must be subdivided. Where the lands contain proven waterbody/wetlands and/or topographical challenges that prevent the minimum of 10 lots from being created, the minimum number of lots may be decreased. **(Bylaw 838-11)**
  - iii) The subdivision must have legal access that meets COUNTY standards, and
  - iv) Where the existing municipal road is not up to the standard required for the parcel, a road request or upgrade must be part of the subdivision application

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## SECTION THREE – DEFINITIONS AND INTERPRETATION

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### 3.1 INTERPRETATION

- (a) The terms defined in this Section have specific, broader or different meanings than the usage and interpretation commonly found in the English dictionary, and thus, give rise to the need of this Section. The meanings of all terms and vocabularies used in this BYLAW shall be interpreted in accordance with:
- (i) the *Municipal Government Act* and the Statutes of Alberta to which this BYLAW refers,
  - (ii) the following Definitions, and
  - (iii) the common English dictionary in the event the above mentioned Section of Definitions is silent.
- (b) Words used in the present tense include the other tenses and derivative forms. Words used in the singular include the plural and vice versa. Words have the same meaning whether they are capitalized or not.
- (c) The words “shall” and “must” require mandatory compliance except where a variance has been granted pursuant to the *Municipal Government Act* of this BYLAW.
- (d) All other words and expressions have the meaning respectively assigned to them in accordance with the *Municipal Government Act* and any other applicable Statutes of Alberta. Where such words are not defined in this BYLAW, or in the *Municipal Government Act*, the Development Authority shall make the interpretation.

### 3.2 IMPERIAL/ METRIC MEASUREMENTS

Imperial measurements used within the BYLAW shall take precedence over all Metric values. Metric measurements, shown in brackets are for reference purposes only.

### 3.3 DEFINITIONS

“**ABATTOIR**” means a use or a building/facility used for slaughtering animals (LIVESTOCK or poultry) and may include processing, packing, treating, storing and the sale of meat produced.

“**ABANDONED FARMSTEAD**” means a farmyard which was once established and which currently contains any or all of the following;

- 1) An abandoned DWELLING UNIT,
- 2) A developed potable water source,
- 3) An established sewage collection system,
- 4) An existing shelter belt, or
- 5) Any other features, which would at the discretion of the Development Authority,

indicate a previous developed FARMSTEAD.

“**ACT**” means the *Municipal Government Act* and subsequent amendments thereto.

“**ABUTTING**” means immediately adjacent to or physically touching, and when used with respect to a LOT or site, means that the LOT or site physically touches upon another LOT, site, or piece of land, and shares a property line or boundary line with it.

“**ACCESSORY**” means a building, structure or use that is subordinate to, exclusively devoted to, and located on the same site as the PRINCIPAL BUILDING or use. Where a structure is attached to a PRINCIPAL

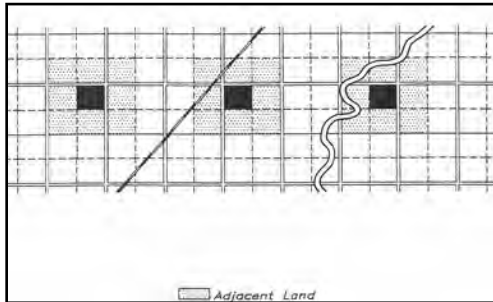
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## SECTION THREE – DEFINITIONS AND INTERPRETATION

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**BUILDING** on a site by a roof, an open or enclosed structure, a floor or foundation, or any structure below **GRADE** allowing access between the building and the structure, it is considered part of the **PRINCIPAL BUILDING**.

**"ADJACENT LAND"** means land or a portion thereof that shares a common boundary with another parcel of land that is subject to a **DEVELOPMENT PERMIT** application, a subdivision application, or a **LAND USE re-DISTRICTING** application, including land that would be adjacent, if not for a public roadway, railway, river, or stream.



**"ADULT ENTERTAINMENT BUSINESS"** means a business operation lawfully permitted, which principally caters to the provision of erotic entertainment for persons 18 years of age or older and which is operated either as a principal or ancillary use. **ADULT ENTERTAINMENT BUSINESS** includes but is not limited to the following: an establishment for exotic dancing, escort services, adult video/book/magazine stores, retail sex shops selling sexual aids, clothing and accessories, "topless" bars and **RESTAURANTS**, and similar uses.

**"AGRICULTURAL INDUSTRY/OPERATION"** means an agricultural activity conducted on agricultural land or in buildings for gain or reward or in the hope or expectation of gain or reward and includes, but is not limited to, the following:

- 1) land cultivation;
- 2) raising poultry and **LIVESTOCK**, including game-production animals

- within the meaning of the **LIVESTOCK Industry Diversification Act**;
- 3) raising fur-bearing animals, exotic **LIVESTOCK**, birds or fish;
  - 4) production of agricultural field crops, fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
  - 5) production of eggs, milk, and honey;
  - 6) operation of agricultural machinery and equipment, including irrigation pumps;
  - 7) collection, transportation, storage, application, use, transfer and disposal of manure;
  - 8) abandonment and reclamation of **CONFINED FEEDING OPERATIONS** and manure storage facilities; and
  - 9) application of fertilizers, manure, insecticides, pesticides, fungicides, and herbicides, including application by ground and aerial spraying for agricultural purposes.

**"AGRICULTURAL MACHINERY SALES AND SERVICE"** means a business operation designed for selling and servicing farm implements and supplying parts.

**"AGRICULTURAL SUPPLY DEPOT"** means a facility that specializes in bulk storage and sale of agricultural products or other farm supplies, but does not include the sale and storage of solid and liquid fertilizers.

**"AIRPORT"** see **MUNICIPAL AIRPORT**.

**"AMUSEMENT FACILITY"** means a commercial facility that is intended to be used for entertainment, recreation or leisure, and includes a pool hall, video arcade and other similar facilities whether operated as a principal or ancillary use.

**"ANCILLARY BUILDING/SHED"** means a building which is separate from the

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## SECTION THREE – DEFINITIONS AND INTERPRETATION

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**PRINCIPAL BUILDING** on the parcel of land where both are located, and which is normally subordinate to, and the use of which is incidental to that of, the **PRINCIPAL BUILDING**. This does not include a **GARAGE - DETACHED**. An **ANCILLARY BUILDING/SHED** is not used for human habitation.

**"ANIMALS - NON-DOMESTIC"** means animals that are not normally kept as pets.

**"APARTMENT"** see **DWELLING - APARTMENT**.

**"AREA STRUCTURE PLAN"** means a statutory plan, prepared and adopted pursuant to the Act, which addresses the future **DEVELOPMENT** of large areas of land at a conceptual level of detail.

**"ARTS, CRAFTS AND PHOTOGRAPHY STUDIO"** means a development used for the purpose of small scale on-site production of goods by simple processes or hand manufacturing, primarily involving the use of hand tools. Typical uses include pottery, ceramic and sculpture studios, custom jewellery manufacturing and artist and photography studios.

**"AUCTION MART"** means a building or public place where property or items of merchandise are offered for sale to persons who bid in competition with each other.

**"AUTO SALVAGE"** means a use where the primary activity is the storage, disassembly, dismantling, junking or keeping of more than three unlicensed vehicles or parts thereof, usually for parts or scrap metal re-sale.

**"AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES"** means **DEVELOPMENT** used for the rental, lease, sale, storage, service, restoration and/or mechanical repair of automobiles, trucks, trailers, motorcycles, snowmobiles, boats and recreation vehicles. Uses would also include transmission shops, muffler shops, auto body paint and repair facilities, highway service stations and fleet services

involving vehicles for the delivery of people, goods and services.

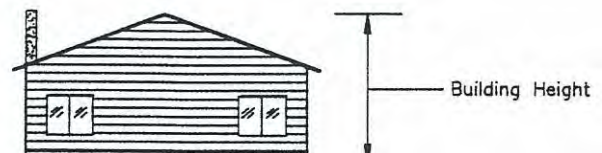
**"BASEMENT"** means that portion of a building that is located wholly or partially below **GRADE**, the ceiling of which does not extend more than 1.8 m (6 feet) above finished **GRADE**.

**"BED AND BREAKFAST BUSINESS"** means a commercial business **ACCESSORY** to the residential uses of a dwelling which the occupant rents or leases a room or suites of rooms on a temporary basis, and which may include the provision of meals as part of or in addition to the fee paid for the room or suite of rooms. This does not include a **MOTEL, HOTEL, SECONDARY SUITE** or **RESTAURANT**.

**"BOAT WHARF"** means a place where boats can dock.

**"BUFFER/SCREENING"** means an area where trees, shrubs, hedges, berms, architectural devices, walls, fences or other landscaping features are provided for the purpose of reducing adverse effects of the use(s) of land, buildings or activities on an adjacent area, property or use.

**"BUILDING HEIGHT"** means the vertical distance between the **GRADE** and the highest point of a building, except those parts that are not essential to the structure of the building, such as a ventilating fan, skylight, steeple, chimney, smoke stack, fire wall, flagpole, or other similar elements.



**"BUILDING - MOVED IN"** means a residential, commercial, industrial, or **ANCILLARY BUILDING/SHED**, constructed and situated on a previous site, to be relocated from the old site to the new site.

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## SECTION THREE – DEFINITIONS AND INTERPRETATION

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**“BUILDING SUPPLY CENTRE”** means a commercial retail establishment where building materials, household accessories, and other related goods are stored, offered, or kept for sale and may include outside storage.

**“BUSINESS SUPPORT SERVICES”-** means development used to provide support services to uses permitted or discretionary in a land use district. Such businesses may be characterized but not limited to the provision of support functions such as: printing, duplicating, binding or photographic processing; secretarial services; office maintenance or custodial services; security; and the sale, rental, repair, or servicing of office equipment, furniture and machines; and the sale, rental, repair or servicing of computers, cellular phones and fax machines.

**"BULK FERTILIZER STORAGE AND/OR SALES"** means a business operation that sells chemicals, in bulk, used for increasing the productivity of farm operations.

**"BULK FUEL/PROPANE SALES"** means a business operation used for bulk storage and sale of gasoline, propane, and similar petroleum products.

**"BUNKHOUSE"** means a mobile residential building that provides basic living facilities and is used on a seasonal basis.

**"BUS DEPOT"** means a building and associated facilities that provides passengers with facilities to embark/disembark on/from buses, and/or for the parking and storage of buses and related equipment.

**"BYLAW"** means the Land Use BYLAW for Mackenzie COUNTY that regulates the use of land and buildings within the COUNTY.

**"CABIN"** means a small, roughly built house, or hut used on a seasonal basis which does not exceed 46.45 sq m (500 square feet).

**"CAMPGROUND"** means an area of land purposely designed for temporary use by tourists, vacationers, or campers as their parking, camping, sleeping or recreational areas, or for accommodating CABINs; and may include a RECREATIONAL VEHICLE PARK.

**“CAR WASH ESTABLISHMENT”** see **“VEHICLE WASH ESTABLISHMENT”**.

**"CARDLOCK"** means a commercial fuel storage and dispensing facility that has a computerized system that accepts a card and pin number before the vehicle may be fuelled, where below or above ground tanks are used to store the fuel.

**“CARETAKER’S RESIDENCE/SECURITY SUITE”** means a dwelling that is secondary or ACCESSORY to the principal industrial, commercial or recreational use on the same LOT and is used for the purpose of providing living accommodation for the individual who is primarily responsible for the maintenance and security of the principal use on the LOT. This unit is limited to a MANUFACTURED HOME - SINGLE or MANUFACTURED HOME - DOUBLE WIDE or a self-contained/BUNKHOUSE unit.

**"CEMETERY"** means a parcel of land that is used as burial grounds, excluding CREMATORIUM, and is licensed by the appropriate Provincial Departments or Agencies.

**“CHANGE OF USE”** means changing a County approved use of a building or lands to any other use. **Also see DEVELOPMENT.**

**"CHURCH"** means a building or place used as a place of worship and may include related ACCESSORY facilities such as a CHURCH hall, or Sunday SCHOOL.

**"CLUB HOUSE"** means a building or portion thereof, used by a recreational or social club.

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## SECTION THREE – DEFINITIONS AND INTERPRETATION

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**"COMMUNICATION TOWER"** means a structure and associated equipment that is used to convey communication, radio or television signals, and may include ancillary structures.

**"COMMUNITY PASTURE"** means the shared use of land for grazing animals.

### **"CONCRETE PRODUCTS**

**MANUFACTURING"** means a business operation that manufactures concrete and provides related facilities for the storage of materials and equipment required for the operation of such business.

**"CONDOMINIUM UNIT"** means:

- 1) in the case of a building, a space that is situated within a building and described as a unit in a condominium plan by reference to floors, walls and ceilings within the building, and
- 2) in the case other than that of a building, land that is situated within a LOT described as a unit in a condominium plan by reference to boundaries governed by monuments placed pursuant to the provisions of the *Surveys Act* respecting subdivision surveys.

**"CONFINED FEEDING OPERATION"** means fenced or enclosed land or buildings where LIVESTOCK are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other building or structure directly related to that purpose but does not include residences, LIVESTOCK seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks or exhibition grounds. The *Agricultural Operation Practices Act* shall define the minimum size and number of a CONFINED FEEDING OPERATION.

**"CONTRACTOR'S BUSINESS/YARD"** means a DEVELOPMENT used for commercial and industrial service support and construction. Typical uses may include oilfield support services, cleaning and maintenance contractors, building construction, surveying, landscaping,

electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, mobile equipment or vehicles normally associated with the contractor. Any sales, display, office or technical support service areas are ACCESSORY to the principal use.

**"CONTRACTOR'S SERVICE"** means a business operation from a mobile vehicle that provides trades services, excluding a contractor's yard for the storing of construction materials, vehicles and equipment.

**"CONVENIENCE STORE"** means a retail operation that sells merchandise to meet daily needs such as groceries, soft drinks and other similar goods.

**"COTTAGE"** means a stick built detached dwelling which is either moved-in or constructed on site, and is no more than two (2) stories in height or 186 sq m (2,002 square feet) in area.

**"COUNCIL"** means Mackenzie COUNTY COUNCIL.

**"COUNTY"** means Mackenzie COUNTY.

**"COUNTRY RESIDENTIAL"** means the use of land in a rural area intended primarily for residential purposes.

**"CREMATORIUM"** means a building used for the cremation of deceased persons or animals.

**"DAY CARE FACILITY"** means a DEVELOPMENT used to provide care and supervision, but not overnight accommodation, for children in accordance with relevant legislation, nursery SCHOOLS for children under the minimum age for education in public SCHOOLS, playgroups for pre-SCHOOL children, and programs covering after-SCHOOL care for SCHOOL children. Typical uses are day care centers

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## SECTION THREE – DEFINITIONS AND INTERPRETATION

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and nursery SCHOOLS but do not include a private babysitting facility.

**"DECK"** means an unenclosed amenity area, of wood frame or other construction, which may be attached to a dwelling. The overall height of a raised DECK is greater than 0.6 m (2 feet) measured from the finished GRADE to the underside of the supporting structure. A raised DECK is deemed ACCESSORY to the PRINCIPAL BUILDING.

**"DEVELOPMENT"** means:

- 1) an excavation or stockpile of earth and creation of either of them, or
- 2) a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land, or
- 3) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or (**also see CHANGE OF USE**)
- 4) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

**"DEVELOPMENT OFFICER"** means a person or persons appointed by the COUNTY pursuant to the Act to administer the provisions of this BYLAW.

**"DEVELOPMENT PERMIT"** means a document permitting a DEVELOPMENT, issued by the COUNTY pursuant to this BYLAW.

**"DISCRETIONARY USE"** means the use of land or buildings where a DEVELOPMENT PERMIT may or may not be issued for certain purpose that is permitted by the Development Authority according to his/her discretionary judgment based upon the merits of the application.

**"DISMANTLED/WRECKED VEHICLE"** means a vehicle that is no longer licensed

or in use and is unfit for operation by virtue of its exterior or mechanical condition.

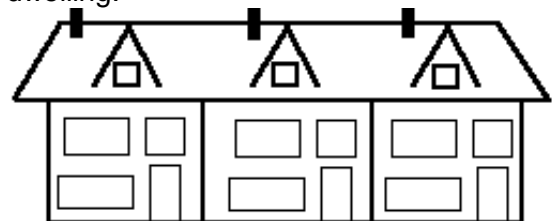
**"DUGOUT"** means the excavation of lands resulting in manmade features that entrap water and includes excavations for a water supply and borrow pits.

**"DWELLING - APARTMENT"** means a residential building, containing individual suites on multiple stories, consisting of four DWELLING UNITS or more, having a shared entrance or their own independent access.

**"DWELLING - DUPLEX"** means a building that is divided vertically into two DWELLING UNITS side by side and separated from each other by a common wall extending from foundation to roof and not attached to any other residential buildings.



**"DWELLING - GROUP HOME"** means a facility that provides special care for individuals who are in need of adult supervision, and that is licensed by the appropriate public authority. A group home located within a residential type LAND USE DISTRICT or which is adjacent to a residential LAND USE DISTRICT shall be limited to six (6) persons excluding staff and shall be located in a building designed as a dwelling.



**"DWELLING - MULTIPLE"** means a residential building containing at least three or more DWELLING UNITS, separated by common walls and located either on a



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## SECTION THREE – DEFINITIONS AND INTERPRETATION

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single site or each unit on a separate individual LOT, each DWELLING UNIT having at least one separate entrance. This definition applies to forms of housing that include, but is not limited to, a triplex, a fourplex, a sixplex, condominiums and townhouses.

**"DWELLING - ROW"** means a minimum of three DWELLING UNITS constructed in a row and divided vertically by common walls, and each of which has a separate entrance at ground level.

**"DWELLING - SINGLE FAMILY"** means a DEVELOPMENT consisting of only one DWELLING UNIT which is separate from any other DWELLING UNIT or building, and which is supported on a permanent foundation or BASEMENT, and which meets the requirements for a residence as specified within the *Alberta Building Code*.

**"DWELLING – SHOW HOME"** means a DEVELOPMENT consisting of only one future DWELLING UNIT which is separate from any other DWELLING UNIT or building, and which is supported on a permanent foundation or BASEMENT, and which meets the requirements for a residence as specified within the *Alberta Building Code*, and which is intended to be used for marketing purposes, only. A DWELLING – SHOW HOME may not be occupied for any residential purpose. A DWELLING – SHOW HOME may be converted to a DWELLING – SINGLE FAMILY upon the issuance of a Development Permit therefore, in which case the conversion shall be, notwithstanding anything else in this Bylaw contained, a DISCRETIONARY USE.

**"DWELLING UNIT"** means any building or structure used principally for human habitation.

**"ENVIRONMENTAL AUDIT"** means a comprehensive site analysis to determine:

- 1) if there are any hazardous substances above, on, or below the surface of the

subject property, that may pose a threat to the environment and/or health of humans, wildlife, and/or vegetation.

- 2) if there are any breaches of federal, provincial and/or municipal environmental standards;
- 3) the level of risk that a contaminated site poses to the environment and/or health of humans, wildlife, and/or vegetation; and
- 4) what remedial actions may be required to reduce the risk of contamination to an acceptable level.

**"ENVIRONMENTAL AUDIT REPORT"** means a written document containing the result of an ENVIRONMENTAL AUDIT.

- i) a history of the subject property's ownership and use;
- ii) a description of the natural environment and social environment surrounding the subject property, which may be sensitive to contamination;
- iii) an inventory of all hazardous materials that may have been handled or stored on the subject property, including a review of on and off-site disposal operations and facilities;
- iv) a documentation of the existence, location and use of above and under-ground storage tanks and other related facilities;
- v) a history of environmental regulatory activity affecting the subject property;
- vi) a review of the condition and use of adjoining properties;
- vii) a completed sampling program to determine type and level of contamination of soil, groundwater, surface water, site facilities, etc.;
- viii) a determination of the extent of contamination; and
- ix) a comprehensive site and areas maps noting the locations of natural and built features and other elements of the site audit as noted above.

**"ENVIRONMENTAL IMPACT ASSESSMENT"** means a comprehensive site analysis to determine:

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## SECTION THREE – DEFINITIONS AND INTERPRETATION

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- 1) the potential impact of the proposed DEVELOPMENT site;
- 2) the potential environmental impact of the proposed DEVELOPMENT upon the adjacent properties or land uses; and
- 3) the potential environmental impact of the proposed DEVELOPMENT upon the future land use potential of property.

### **"ENVIRONMENTAL IMPACT**

**ASSESSMENT REPORT"** means a written document containing the result of an ENVIRONMENTAL IMPACT ASSESSMENT.

### **"ENVIRONMENTALLY SENSITIVE**

**AREAS"** means areas that fall in one or more of the following categories:

- 1) areas having exceedingly steep or unstable slopes;
- 2) river valleys and lands, or those situated close to lakes, watercourses, and other types of water body, and land subject to flooding;
- 3) areas classified as having a high water table, or situated on sensitive aquifers;
- 4) areas having soils subject to erosion, slippage, or subsidence of similar hazards;
- 5) wetlands, unique wildlife, or fisheries habitat, or those areas having high levels of peat contents, or land incapable of meeting percolation requirements;
- 6) areas having stands of unique or mature nature vegetation or land features; and
- 7) other ENVIRONMENTALLY SENSITIVE AREAS identified by Alberta Environment or by a study undertaken or commissioned by Mackenzie COUNTY.

**"ENVIRO - TANK"** means a self contained tank designed for temporary storage of fuel which may include gasoline or diesel. An ENVIRO - TANK does not include PRESSURE VESSEL STORAGE.

**"EQUIPMENT RENTALS FACILITY"** means a commercial establishment

principally involved in the renting of equipment.

**"EXHIBITION GROUNDS 1"** means areas that are used for the public display of art objects, industrial achievements, agricultural products, merchandise, articles, skills, innovations, or information, within a facility.

**"EXHIBITION GROUNDS 2"** means areas that are used for rodeos, amusement rides, jamborees, and other similar uses in outdoor open areas.

**"EXTENSIVE AGRICULTURE"** means those agricultural operations producing crops or LIVESTOCK that require large tracts of land but does not include a CONFINED FEEDING OPERATION.

**"EXTENSIVE RECREATIONAL USE"** means the use of land for recreational activities that require large tracts of land in a rural setting, having natural physical features, conducive to hunting, trail riding, all terrain vehicle exercises, hiking and other similar activities.

**"FARM BUILDING"** means any building, excluding a DWELLING UNIT, SHOP – FARM or buildings intended for use in a CONFINED FEEDING OPERATION, intended to be used directly for agricultural use.

**"FARM SUBSIDIARY BUSINESS"** means a business carried out on a farm by the operator of the same farm as a business, but subordinate to the farming operation.

**"FARMSTEAD"** means a parcel of land containing a developed residence and related improvements, such as barns, granaries, corrals, shops, etc., which are normally associated with a farm operation and has existed for a minimum of ten years.

**"FENCE, SCREENING"** means a vertical physical barrier constructed out of typical building materials used for purposes of containment or to prevent unauthorized access, which serves as a visual screen.

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## SECTION THREE – DEFINITIONS AND INTERPRETATION

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**"FIRE HALL OR FACILITY"** means a facility where fire trucks and equipment are located, and fire-fighting personnel may be accommodated, and may also include a fire suppression building or camp.

**"FLOOR AREA"** means the total FLOOR AREA of every room and passageway contained in a building but excluding the FLOOR AREA of BASEMENTS, GARAGE - ATTACHED, ANCILLARY BUILDING/SHED, open porches, patios, open DECKs, verandas, or breeze ways.

**"FOREST BASED INDUSTRY"** means an industrial operation that manufactures wood products, and that may include lumber re-manufacturing facilities, oriented strand board plants, pulp mills, saw mills, or a small WOODLOT MANAGEMENT.

**"FORESTRY BUILDING"** means a structure used for the management of forest land.

**"FORESTRY LOOKOUT TOWER"** means a structure used to observe forested territory.

**"FRAGMENTED PARCEL"** means a parcel of land that is separated from the balance of a quarter section or from a river LOT by:

- 1) a natural watercourse;
- 2) a railway;
- 3) a graded public roadway or HIGHWAY;
- 4) an embankment; or
- 5) other physical features, rendering that parcel of land impractical, in the opinion of the COUNTY, for farming or grazing independently, or as part of a large operation in conjunction with its neighbouring land.

**"FUNERAL HOME"** means a place where funerals are held and/or deceased persons are kept or prepared for release for burial or cremation.

**"GARAGE"** means either an ANCILLARY BUILDING/SHED or portion of the

PRINCIPAL BUILDING, including a carport, used in conjunction with a dwelling principally for the private parking or storage of motor vehicles for personal transportation and recreation. A GARAGE is not a DWELLING UNIT and is not a SHOP.

**"GARAGE - ATTACHED"** means a GARAGE attached to a PRINCIPAL BUILDING.

**"GARAGE - DETACHED"** means a GARAGE that is not a part of the PRINCIPAL BUILDING. A detached GARAGE shall not exceed 100 sq m (1076 square feet) with a maximum interior ceiling height of 3.7 m (12 feet) and a maximum height of one storey.

**"GARDEN SUITE"** means a secondary DWELLING UNIT on a parcel of land on which there is already a principal DWELLING UNIT and it is ACCESSORY to that principal DWELLING UNIT.

**"GENERAL SERVICES ESTABLISHMENT"** means a business establishment that provides services for the maintenance and enhancement of the well-being of individuals, such as cleaning and repair of clothing, hair salon, tanning salon, dressmaker, shoe repair, pedicure, manicure, massage and electrolysis, or similar services but shall not include an ADULT ENTERTAINMENT BUSINESS. **"GRADE"** (used to determine BUILDING HEIGHT) means the lowest of the average levels of finished ground adjoining each exterior wall of a building, except those localized, depressed areas designed for accommodating vehicle or pedestrian entrances.

**"GRAIN ELEVATOR"** means a structure that is used for storing grain and is usually located in such a manner to take advantage of a rail or truck loading facility.

**"HAMLET"** means an area declared, by BYLAW, by the COUNTY or designated by the Minister of Municipal Affairs as a HAMLET.

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## SECTION THREE – DEFINITIONS AND INTERPRETATION

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**"HANDICRAFT BUSINESS"** means a business operation that produces and sells handicrafts for profit.

**"HARDWARE STORE OR HOME IMPROVEMENT CENTRE"** see **"RETAIL STORE"**

**"HANGARS AND TERMINAL FACILITIES"** means a development, which provides services to aircraft, aircraft passengers and air freight usually located adjacent to the runway. Services provided within these facilities may include but not be limited to airport operations and administration, food and personal services, freight and baggage handling, as well as aircraft maintenance and repair.

**"HIGHWAY"** means a primary or secondary HIGHWAY or proposed HIGHWAY that is under the direction, control and management of the Provincial Government pursuant to the *Public Highways Development Act*.

**"HIGHWAY MAINTENANCE YARD"** means a facility that is used for the storage and maintenance of trucks and other vehicles used by the road authority.

**"HOME BASED BUSINESS"** means an occupation, trade, profession or craft carried on by an occupant of a DWELLING UNIT on the site that is ACCESSORY to the residential or agricultural use of the property, and does not change the character thereof. The DWELLING UNIT shall not be used as a workplace for non-residential employees of the business and shall not exceed an area of 18.6 sq m (200 square feet). There shall be no outdoor business activity or storage of materials allowed on site.

**"HOSPITAL"** means an institutional DEVELOPMENT used to provide in-patient and out-patient health care to the public. Typical DEVELOPMENTS include community health centers and full service HOSPITALS.

**"HOTEL"** means the provision of rooms or suites in a commercial DEVELOPMENT for temporary sleeping accommodation where the rooms have access from a common interior corridor and may be equipped with individual kitchen facilities. HOTELS may include ACCESSORY food services, meeting rooms, and general service establishments.

**"INDUSTRIAL CAMP"** means a residential complex used to house camp workers on a temporary basis, and may include mobile residential units and eating, recreational, and other basic, supportive facilities, and that meets the approval of all applicable agencies.

**"INDUSTRIAL, GENERAL"** means the following activities:

- 1) processing raw or finished materials;
- 2) manufacturing or assembly of goods, products, or equipment;
- 3) the cleaning, servicing, repairing, or testing of materials, goods and equipment normally associated with industrial or commercial businesses, or the cleaning, servicing, and repair of goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial LAND USE DISTRICTS;
- 4) storage or shipping of materials, goods and equipment;
- 5) operation of industrial machines used to manufacture or repair products; or
- 6) training personnel in general industrial operations.

This use may include any outdoor display, office, technical or administrative support areas or any sales operation ACCESSORY to the general uses.

**"INDUSTRIAL PLANT"** means a plant that is used for producing goods through an industrial process.

**"INSTITUTIONAL USE"** means a use for the purpose of assembly, education, instruction, culture, recreation, community

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## SECTION THREE – DEFINITIONS AND INTERPRETATION

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activity, public administration or service, and those facilities for interpretive environmental, educational and scientific study, or any other community activities, community center/hall as determined by the Development Authority and may include a public recreation center.

**"INTENSIVE AGRICULTURE 1"** means a commercial agricultural operation other than a CONFINED FEEDING OPERATION that may require large tracts of land. Without restricting the generality of the foregoing, this use includes greenhouses, market gardens, sod farms, and WOODLOT MANAGEMENT, but shall not include a DWELLING UNIT.

**"INTENSIVE AGRICULTURE 2"** means a system of tillage and animal husbandry from which one may gain livelihood from proportionately small areas of land by the concentrated raising of crops or the concentrated rearing or keeping of LIVESTOCK, or other products for market at densities lower than that defined for LIVESTOCK under Schedule 2 *Agricultural Operations Practices Act, Agricultural Operations Part 2 Matters Regulations*.

**"INTENSIVE RECREATIONAL USE"** means a high-density use of recreational land or facilities, such as CAMPGROUNDS, picnic grounds, fishing lodges, beach areas, MARINAs, riding stables, sports fields, curling rinks, arenas, CABINS, skating rinks, swimming pools, bowling alleys, golf courses or golf driving ranges and race track.

**"INTER-MUNICIPAL DEVELOPMENT PLAN"** means a statutory planning document that is prepared and adopted, pursuant to the Act, by COUNCIL of Mackenzie COUNTY and The Town of High Level or other municipality with which a boundary or boundaries are shared.

**"INTER-MUNICIPAL PLANNING COMMISSION"** means the Mackenzie COUNTY and Town of High Level, or other municipality with which a boundary or

boundaries are shared joint MUNICIPAL PLANNING COMMISSION appointed pursuant to the Act.

**"INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD"** means a joint board of individuals appointed pursuant to the Act that hears subdivision and DEVELOPMENT appeals, within the INTER-MUNICIPAL DEVELOPMENT PLAN area.

**"INTERNAL SUBDIVISION ROAD"** means a municipal road that is developed solely to provide legal and physical access to a multi-LOT subdivision.

**"KENNEL"** means a premise where a number of dogs and/or cats are maintained, boarded, bred, trained, or cared for in return for remuneration or kept for purposes of sale.

**"LAND USE DISTRICT"** means a zoning District described in the text of this BYLAW and delineated on one or more LAND USE DISTRICT schedules, in which only certain land uses may be allowed as either permitted or DISCRETIONARY USES and in which specific requirements must be satisfied before DEVELOPMENT may proceed.

**"LANE"** means public rights-of-way, which provides a secondary means of access to an area that is registered in Alberta Land Titles. **Also see PUBLIC UTILITY LOT.**

**"LAUNDROMAT"** means a commercial establishment equipped with washing machines and dryers, and accessible to the general public.

**"LIGHT MANUFACTURING"** – means the assembling of goods, products, or equipment whose activities are primarily carried on within an enclosed building and no nuisance factor is created or apparent outside of the building.

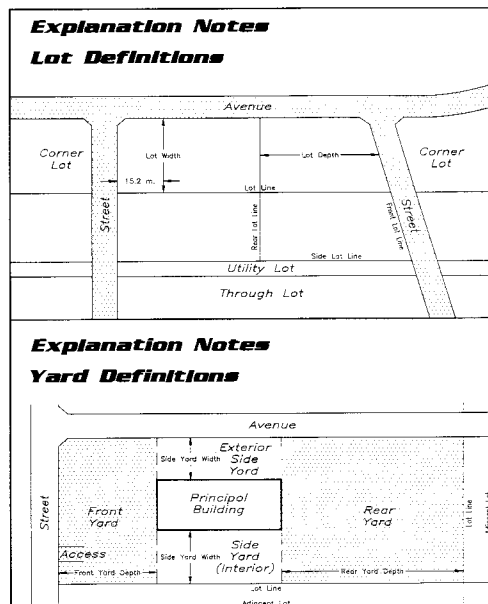
## SECTION THREE – DEFINITIONS AND INTERPRETATION

**"LIQUOR STORE"** means a store that sells alcoholic beverages and products for public consumption outside the store premises.

**"LIVESTOCK"** means poultry, bees, donkeys, mules, oxen, birds, horses, cattle, sheep, swine, goats, bison, specialty LIVESTOCK, and/or fur bearing animals raised in captivity, sheep elk, deer, wild boar, turkeys, ducks, geese and game production animals within the meaning of the *LIVESTOCK Industry Diversification Act*.

**"LOT"** means:

- 1) a quarter section of land;
- 2) a river LOT or settlement LOT shown on an official plan, that is referred to in the *Survey's Act*, and is lodged in Alberta Land Titles;
- 3) a part of a parcel where the boundaries of the part are separately described in a certificate of title other than by reference to a legal subdivision; or
- 4) a part of a parcel where the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.



**"LOT - CORNER"** means a LOT that abuts two or more public roads which intersect at an angle not exceeding 135 degrees and creates two or more frontages.

**"LOT COVERAGE"** means the percentage of a LOT area that is covered by all

buildings on the same LOT; excluding the area covered by balconies, canopies, DECKs and the like.

**"LOT DEPTH"** means the length of a straight-line that joins the middle of the front LOT LINE with the middle of the rear LOT LINE.

**"LOT - INTERIOR"** means any LOT other than a corner LOT.

**"LOT LINE"** means a legally defined property line of a LOT.

**"LOT LINE - FRONT"** means the boundary dividing the lot from an abutting public roadway. In the case of a corner lot the shorter lot line shall be the front lot line.

**"LOT LINE - REAR"** means the LOT LINE that is opposite to the front LOT LINE.

**"LOT LINE - SIDE"** means the LOT LINE other than a front or rear LOT LINE.

**"LOT - THROUGH"** means a LOT, other than a corner LOT, having access to two streets.

**"LOT WIDTH"** means the average horizontal measurement between the LOT LINE - SIDE as determined by the Development Authority.

**"LUMBER YARD"** means a building and/or yard used for the storage and selling of wood-related products.

**"MACHINE SHOP"** means the use of a building for the operation of industrial machines used to manufacture or repair products.

**"MANUFACTURING FIRM"** means a plant or facility for uses such as machining, welding, fabricating, assembly, or bottling.

**"MANUFACTURED HOME - SINGLE WIDE"** means a building or structure, whether ordinarily equipped with wheels or not, that is constructed or manufactured to

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## SECTION THREE – DEFINITIONS AND INTERPRETATION

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be moved from one point to another as a single unit and which provides completely self-contained, year-round residential accommodation and meets the requirements for a residence under the Canadian Standards Association. This does not include a DWELLING - SINGLE FAMILY, MANUFACTURED HOME - MODULAR, MANUFACTURED HOME - DOUBLE WIDE, or RECREATIONAL VEHICLE.

**"MANUFACTURED HOME - DOUBLE WIDE"** means a building or structure, whether ordinarily equipped with wheels or not, that is constructed or manufactured in two parts being moved from one point to another individually and put together on a parcel to form a single unit and which provides completely self-contained, year-round residential accommodation and meets the requirements for a residence under the Canadian Standards Association. This does not include a DWELLING - SINGLE FAMILY, MANUFACTURED HOME - MODULAR, MANUFACTURED HOME - SINGLE WIDE or RECREATIONAL VEHICLE.

**"MANUFACTURED HOME - MODULAR"** means a DWELLING UNIT which is prefabricated or factory built, and which is assembled on the parcel in sections, but such sections or units have neither chassis, running gear, nor its own wheels, and the sections may be stacked vertically, or placed side-by-side and is similar in appearance and profile to a conventional home. This does not include a DWELLING - SINGLE FAMILY, MANUFACTURED HOME - SINGLE WIDE, MANUFACTURED HOME - DOUBLE WIDE or RECREATIONAL VEHICLE.

**"MANUFACTURED HOME COMMUNITY"** means a parcel of land, under a single ownership for accommodating manufactured homes on LOTS, which are rented by the PARK operator to individuals and may include a common laundry facility and indoor/outdoor storage area as well as the park manager's residence.

**"MANUFACTURED HOME COMMUNITY OFFICE"** means an office responsible for the management, provisions of utilities, improvements of facilities, and maintenance of amenities of a MANUFACTURED HOME COMMUNITY.

**"MANUFACTURED HOME SALES AND SERVICE"** means a business operation for selling and servicing manufactured homes.

**"MANUFACTURED HOME SUBDIVISION"** means a registered subdivision where manufactured homes are permitted on LOTS owned by individuals, and where the responsibility of property maintenance rests with individual LOT owners.

**"MARINA"** means a facility that is constructed in close proximity to a lake, river, or other types of water bodies for the purpose of selling, renting, storing, or repairing boats and related equipment.

**"MEDICAL FACILITY"** means a building for the provision of human health services without overnight accommodation for patients, and may include other ANCILLARY BUILDING/SHED, such as a DWELLING UNIT in association with the MEDICAL FACILITY.

**"MOTEL"** means a DEVELOPMENT divided into self-contained sleeping or DWELLING UNITS, each with a separate exterior entrance and convenient access to on-site parking. MOTELS may include food services, meeting rooms, and GENERAL SERVICES ESTABLISHMENTS.

**"MULTI - LOT COUNTRY RESIDENTIAL"** means the use of land for two or more adjacent residential LOTS in a rural area.

**"MUNICIPAL AIRPORT"** means:

- 1) any area of land or water, including the frozen surfaces thereof, or other supporting surface used or intended to be used either in whole or in part for the arrival and departure and servicing of aircrafts; and

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## SECTION THREE – DEFINITIONS AND INTERPRETATION

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2) includes any building, installation or equipment in connection therewith, operated by the Department of National Defence or for which an airport license has been issued by Transport Canada.

For the purpose of this BYLAW, MUNICIPAL AIRPORT also means the airport facilities known as the High Level Airport, Fort Vermilion Airport, La Crete Airport, and Zama Airport.

**"MUNICIPAL DEVELOPMENT PLAN"** means a statutory planning document that is prepared and adopted pursuant to the Act.

**"MUNICIPAL PLANNING COMMISSION"** means Mackenzie COUNTY's MUNICIPAL PLANNING COMMISSION appointed pursuant to the ACT.

**"MUNICIPALITY"** means Mackenzie County.

**"MUSEUM"** means a place or building in which works of artistic, historical, archaeological, and scientific value are cared for and exhibited.

**"NATURAL RESOURCE EXTRACTION INDUSTRY"** means an industry engaged in the extraction of natural resources such as timber, clay, sand and gravel, limestone, shale, coal and other minerals. This includes all petroleum and natural gas related activities and may include primary treatment into a marketable form of the resource, including sawmills and excluding CONCRETE PRODUCTS MANUFACTURING.

**"NATURAL WATER COURSE"** means a river, stream, lake, creek, swamp, marsh or other natural body of water marked by the shore whether it contains or conveys water continuously or intermittently. A NATURAL WATER COURSE does not include a canal, reservoir or other manmade surface feature intended to contain water for a specified use.

**"NON-CONFORMING BUILDING OR USE"** means a building or use which exists

but not permitted in the zone in which the said building or use is situated, or for which a DEVELOPMENT PERMIT has not been approved.

**"OIL FIELD SERVICE"** means a service or business operation provided to support the exploration or extraction of fossil fuels.

**"OILFIELD SUPPORT SERVICES"** means a development that provides cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with the oil and gas industry and may include the storage or shipping of such materials, goods and equipment, including petrochemical products and supplies provided such storage is in accordance with all applicable provincial and federal statutes. This definition applies to oil and gas industry support operations and includes, but is not limited to, seismic and surveying, well servicing, pipeline contractors and welding operations.

**"OIL AND GAS FACILITIES"** means the facilities used for the extraction, processing or manufactured of oil and gas products.

**"OWNER/OPERATOR BUSINESS 1"** means a business owned and operated by the legal landowner residing on the site which may consist of a maximum of two pieces of equipment such as a log truck, gravel truck, loader, excavator, skid steer, and the equipment required to haul it. A maximum of one tractor/trailer unit per owner/operator business is allowed.

**"OWNER/OPERATOR BUSINESS 2"** means a business owned and operated by the legal landowner residing on the site which may consist of an office attached to the principal dwelling or within the principal dwelling or within a shop. Commercial vehicles shall be restricted to no larger than 2 tonnes. No large commercial equipment such as log trucks, loaders, excavators, bulldozers or tractor/trailer units shall be allowed.



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**"PARCEL DENSITY"** means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office.

**"PARK OR PLAYGROUND"** means an area of land that is used for sports, leisure, play, exercise, or other recreational activities on a non-commercial basis.

**"PARSONAGE"** means a DWELLING UNIT intended to house clergy and may be permitted on the same parcel of land as the CHURCH.

**"PAWN SHOP"** means a shop that lends money at interest in exchange for goods.

**"PERMANENT FOUNDATION"** means a structure constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground with a foundational system or arrangement composed of, but not limited to footing, raft, or pole, and may include walls, light standards, fences and SIGNS, and renders the structure fixed and immovable.

**"PERMITTED USE"** means the use of land or building, which is listed in the column, captioned PERMITTED USE in most LAND USE DISTRICTS appearing in this BYLAW and for which a DEVELOPMENT PERMIT shall be issued upon an application having conformed to the provisions of this BYLAW. In addition, a DEVELOPMENT PERMIT application shall be approved if the conditions of approval ensure that the DEVELOPMENT would conform to the provisions of this BYLAW.

**"PETROLEUM FACILITY"** means petroleum infrastructure such as oil/gas pipelines, gas plants, refinery, well battery, and compressor station.

**"PRESSURE VESSEL STORAGE"** means a closed container designed to store gases or liquids at a pressure different from the ambient pressure.

**"PRINCIPAL BUILDING"** means a building where the main or principal use of the site is conducted.

**"PROFESSIONAL OFFICE"** means a building(s) or part thereof that accommodates professional services provided by a medical doctor, lawyer, accountant, architect, engineer, planner or another similar profession.

**"PUBLIC UTILITY LOT"** means a lot registered with Alberta Land Titles as a PUBLIC UTILITY LOT and intended for the purpose of utility installation. **Also see LANE.**

**"PUBLIC USE"** means the use of land or building by government agencies, non-profit organizations for the purpose of providing public services to the community and includes administration buildings, fire halls, PARKs, publicly funded SCHOOLS, post offices, and similar uses.

**"PULP MILL"** means a forestry-related industry whereby forest products are used as production inputs for manufacturing pulp and paper.

**"RAILROAD YARD"** means a facility used to store, maintain or produce railroad-related equipment, buildings, and accessories.

**"RANGER CABIN AND STATION"**, see **"FORESTRY BUILDING"**.

**"RECREATIONAL CENTRE OR LODGE"** means a building, where temporary/seasonal accommodation, RESTAURANT, dining lounge, swimming pool, and related facilities are provided, that is used as a base to support and complement the primary recreational activities.

**"RECREATIONAL VEHICLE"** means a portable structure or vehicle designed as a temporary accommodation for travel, vacation, or recreation, including motor home, fold down camping trailer, truck

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## SECTION THREE – DEFINITIONS AND INTERPRETATION

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camper, or fifth wheel travel trailer but does not include a MANUFACTURED HOME.

**“RECREATIONAL VEHICLE SALES and SERVICE”** means a development that provides retail sales or rental of new or used recreational vehicles, together with incidental maintenance services and sale of parts.

**"RECREATIONAL VEHICLE PARK"** means a facility for the overnight and short term stay of recreation vehicles and may include related ACCESSORY facilities, including but not limited to, recreational centre or lodge and laundry facilities.

**"RECYCLING FACILITY"** means a DEVELOPMENT used for the buying and/or handling and temporary storage of bottles, cans, tetra-packs, newspapers and other similar household goods for reuse, where all storage is contained within an enclosed building or containment unit.

**"REGIONAL LANDFILL"** means a site used and owned or operated by two or more municipalities for solid waste disposal.

**"REGISTERED OWNER"** means:

- 1) the Minister responsible for the administration of land, in the case of land owned by the Crown in Right of Alberta or the Crown in Right of Canada; or
- 2) the purchaser of a fee simple estate, registered against the certificate of title in the land, or any assignee of the purchaser's interest that is the subject of a caveat registered against the certificate of title; or
- 3) the person registered under the *Province of Alberta Land Titles Act* as the owner of the fee simple estate in the land, in the absence of a person described in (b) above.

**"RENOVATIONS - MAJOR"** means any STRUCTURAL ALTERATION to an existing building which includes enlarging or adding

to the building and the enlargement of windows and/or doors.

**"RENOVATIONS - MINOR"** means any changes to an existing building such as changing non-weight bearing walls and routine maintenance which includes shingles, siding and the replacement of same sized windows and/or doors.

**"RESTAURANT"** means a public eating place where foods are prepared and sold for immediate consumption on or off the premises.

**“RETAIL GARDEN CENTRE”** means a use where gardening products, plants, seeds, shrubbery, trees and other gardening related products are sold to the public from a permanent or temporary **structure**, or specifically identified outdoor areas for the storage, display and sale of plants and products.

**"RETAIL STORE"** means a DEVELOPMENT for the retail sale of any one or all of the following: groceries, beverages, household goods, furniture and appliances, confectioneries, pharmaceuticals and personal care units, automotive parts and accessories, office equipment, stationery and similar goods. Minor services oriented facilities such as postal services and film processing depots shall be allowed as ACCESSORY uses. This use includes clothing store, grocery store, department store, hardware store, rental shop, video store, but shall not include an ADULT ENTERTAINMENT BUSINESS, LIQUOR STORE or CONVENIENCE STORE.

**"RIDING STABLE"** means a facility that is used for horse riding activities and may include stables or other associated facilities.

**“RIFLE/SKEET RANGE”** means an area or building where the controlled use of firearms is permitted for the purpose of target practice.

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“**ROAD**” means land shown as a road on a plan of survey that has been registered at Alberta Land Titles, or used as a public road, and includes a bridge forming part of a public road and any structure incidental to a public road, but does not include a **HIGHWAY**.

"**RURAL INDUSTRY**" means an industry, unrelated directly to agriculture, involving one or several of the following business operations:

- 1) warehousing or storage of materials, goods and equipment;
- 2) manufacturing or processing of a finished product from raw materials;
- 3) provision of large-scale transportation facilities for freight or passengers; or
- 4) industrial operations, which due to noise, inherent safety hazards or noxious or toxic emissions, require large tracts of land or a rural location away from concentration of people.

"**SALVAGE YARD**" means a facility for the storage, processing, or trans-shipment of derelict vehicles, machinery, scrap metal, and similar materials for sales.

"**SATELLITE DISH AND ANTENNAE**" means a device that is designed for receiving communications or other signals from orbiting satellites and/or an amplifier designed for receiving, magnifying and transferring signals.

"**SCHOOL**" means a learning institution used, together with supportive facilities, for instruction and learning.

“**SEA CAN**” means a steel shipping container for use accessory to the principal building/use.



“**SECONDARY SUITE**” means one additional **ACCESSORY DWELLING UNIT** which includes cooking facilities and is created in the **DWELLING UNIT** or **GARAGE – DETACHED** and intended for temporary or long term residency by a tenant. A **SECONDARY SUITE** shall have a separate entrance directly from the outside or through a common area inside, or both.

"**SENIOR CITIZEN HOUSING**" means an institution primarily for elderly persons where housing accommodation is provided and medical or supervisory care may be provided.

"**SERVICE STATION**" means a building, **LOT** or part thereof used for retail sales of vehicular fuels, tires, batteries and similar accessories, and includes minor servicing of vehicles. This use may include a **CONVENIENCE STORE**, vehicle towing services and **VEHICLE WASH ESTABLISHMENT** as **ACCESSORY** uses.

"**SEWAGE LAGOON**" means the use of land for the purpose of collection and treatment of sewage in accordance with the Act and the *Alberta Private Sewage Systems Standard of Practice 2009*.

"**SEWAGE TREATMENT PLANT**" means a facility used for the collection, treatment and disposal of sewage in accordance with the Act and the *Alberta Private Sewage Systems Standard of Practice 2009*.

“**SHARED PARKING**” means a site's parking supply may service more than one use on the site, the total supply being less than the sum of the Bylaw parking requirement for the total of all uses on the site and may occur through the proponent providing detailed information and analysis of one or more uses on the site having its peak demand at times other than the peak for the other uses; employees/customers of one use on the Site utilizing another use on the site; a customer coming to several different uses on the site;

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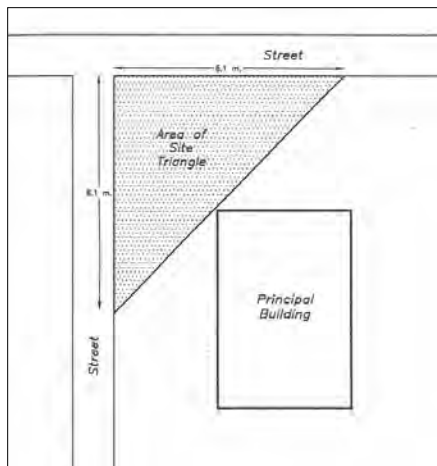
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“**SHOP**” means a structure intended for the use of commercial or industrial type DEVELOPMENT but does not include a SHOP - FARM.

“**SHOP - FARM**” means a structure intended to store or maintain farm equipment but does not include a DWELLING UNIT, FARM BUILDING, GARAGE - DETACHED, SHOP or buildings for use in CONFINED FEEDING OPERATIONS or a barn. This does not include commercial or industrial uses.

“**SIGN**” means an object, structure or device used for the purpose of identification or advertising or to call attention to any person, matter, thing or event or to give direction.

“**SITE TRIANGLE**” means the triangle formed by a straight line drawn between two points, one located along a front LOT LINE and the second along a side LOT LINE at a distance of 7.6 m (25 feet) from the point where the LOT LINES intersect.



“**STORAGE YARD**” means an open area, used in a commercial or industrial operation, for storing goods, products or equipment, vehicles or machinery. This does not include the STORAGE YARD listed in the MANUFACTURED HOME COMMUNITY.

“**STRUCTURAL ALTERATION**” means the construction or reconstruction of supporting elements of a building or other structure.

“**SUBDIVISION**” means the division of a parcel of land into one or more smaller parcels by a plan of subdivision registered with Alberta Land Titles.

“**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**” means a board of individuals appointed pursuant to the Act that hears subdivision and DEVELOPMENT appeals and renders a decision.

“**TEMPORARY**” means a use or building which occurs from the date of the DEVELOPMENT PERMIT approval for a length of time as specified in the permit approval by the Development Authority.

“**TEMPORARY/PORTABLE UNIT**” means non-permanent structure which may include portable classrooms and wellsite units.

“**TOPSOIL**” means the surface layer of soil which is usually organic.

“**TOURIST INFORMATION FACILITY**” means a facility whose primary function is to provide information on roads, directions, attractions, accommodations, or other tourist-related materials.

“**TRADESMEN'S BUSINESS**” means a business operation carried out by trade-person, such as plumbing, electrical, carpentry, and mechanical repair of small engines and/or appliances, or similar trades.

“**TRUCK STOP**” means a SERVICE STATION that caters to large commercial vehicles such as semi-trucks and trailers as well as intermediate sized vehicles and passenger vehicles. This use may include a RESTAURANT, CARDLOCK, RETAIL STORE, vehicle towing services, MOTEL, HOTEL and similar uses provided that these are ACCESSORY to the operation of the truck stop.

“**UNSIGHTLY CONDITION**” means:

- 1) a structure whose exterior shows signs of significant physical deterioration;
- 2) land that, in the opinion of the Development Authority, shows signs of

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## SECTION THREE – DEFINITIONS AND INTERPRETATION

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serious disregard for general maintenance or upkeep; and

- 3) any other definition pursuant to the Unsightly Premises BYLAW as updated from time to time.

**“UNSUBDIVIDED LAND”** means a quarter section, lake LOT, river LOT or settlement LOT that has not been subdivided except for PUBLIC USE or FRAGMENTED PARCEL.

**“VEHICLE WASH ESTABLISHMENT”** means a use, building or structure where facilities are specifically used or intended to be used for washing vehicles either by production line methods employing mechanical devices or by hand. This may be used in conjunction with a SERVICE STATION.

**"VETERINARY CLINIC"** means a business establishment where medical care and treatment of animals are provided by licensed veterinarian and other supportive staff, and may include a KENNEL and/or compound.

**"WAREHOUSE"** means the use of a building for storage of merchandise or commodities, and may include an office space and ancillary retail sales.

**"WASTE TRANSFER STATION"** means a place where specified waste is temporarily stored and later transported to other location for disposal in a REGIONAL LANDFILL.

**"WATER BODY"** means a natural or man-made feature such as a river, lake, marsh, or pond that contains water throughout the year.

**"WATER RESERVOIR STRUCTURE"** means a structure where water is collected, stored, and distributed for consumption.

**"WATER AND/OR SEWAGE STORAGE TANK"** means a holding unit used for storing either water or sewage.

**"WATER TREATMENT FACILITY"** means a facility for the collection and treatment of water.

**"WELDING SHOP"** means a building or part thereof that is primarily used for commercial welding activity.

**"WOODLOT MANAGEMENT"** means the activities related to the management of wooded areas that are purposely designated and restricted for growing and harvesting trees for commercial use.

**"YARD"** means the part of a parcel of land not covered by buildings, excluding land used for agricultural use.

**“YARD SETBACK”** means the required distance from the property line to the nearest point of an exterior wall of the building.

**"YARD - FRONT"** means a yard extending across the full width of a LOT, and situated between the front LOT LINE and the nearest exterior wall of the PRINCIPAL BUILDING. The minimum front yard depth is the shortest horizontal distance permitted between the front LOT LINE of such LOT and the nearest part of the PRINCIPAL BUILDING.

**"YARD - EXTERIOR SIDE"** means a side yard immediately adjoining a public roadway.

**"YARD - INTERIOR SIDE"** means a side yard other than an exterior side yard.

**"YARD - REAR"** means a yard extending across the full width of a LOT and situated between the rear LOT LINE and nearest exterior wall of the PRINCIPAL BUILDING. The minimum rear yard is the shortest distance permitted between the rear LOT LINE of such LOT and the nearest part of the PRINCIPAL BUILDING.

**"YARD SITE DEVELOPMENT"** means the DEVELOPMENT of a site with the intention of preparing it for a residence and may

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**SECTION THREE – DEFINITIONS AND INTERPRETATION**

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include the installation of power, phone,  
private sewer system, water supply and

landscaping.

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## **SECTION FOUR – SUBDIVISION AND DEVELOPMENT AUTHORITIES**

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### **4.1. DEVELOPMENT AUTHORITIES**

- (a) The Development Authority is established by BYLAW pursuant to the Act.
- (b) The Development Authority shall exercise DEVELOPMENT powers and duties on behalf of the COUNTY.
- (c) The Development Authority shall be the DEVELOPMENT OFFICER or, where the context of this BYLAW permits, the MUNICIPAL PLANNING COMMISSION, the INTER-MUNICIPAL PLANNING COMMISSION or COUNTY COUNCIL.

### **4.2. DEVELOPMENT OFFICERS**

- (a) Pursuant to the Act, the DEVELOPMENT OFFICER is hereby established by this BYLAW as a Development Authority.
- (b) The Chief Administrative Officer shall appoint the person to fill the position of DEVELOPMENT OFFICER.
- (c) The DEVELOPMENT OFFICER is hereby designated to be an authorized person of the COUNTY to exercise DEVELOPMENT powers on behalf of the COUNTY.

### **4.3. DEVELOPMENT OFFICER DUTIES AND RESPONSIBILITIES**

The DEVELOPMENT OFFICER shall:

- (a) Receive and process all DEVELOPMENT PERMIT applications;
- (b) Keep and maintain for inspection by the public during office hours, a copy of this BYLAW, as amended and ensure that copies are available to the public at a reasonable charge;
- (c) Keep a register of all DEVELOPMENT PERMIT applications, decisions thereon and the reasons therefore;
- (d) Make decisions on all PERMITTED USE DEVELOPMENT PERMIT applications;
- (e) Refer all DISCRETIONARY USE DEVELOPMENT PERMIT applications to the MUNICIPAL PLANNING COMMISSION for decision;
- (f) Issue decisions on all DEVELOPMENT PERMIT applications and state terms and conditions, as authorized by this BYLAW or the Act; and
- (g) Refer all DEVELOPMENT PERMIT applications in a Direct Control District to COUNCIL unless COUNCIL has specifically delegated approval authority to the Development Authority.

### **4.4. MUNICIPAL PLANNING COMMISSION DUTIES AND RESPONSIBILITIES**

- (a) As a Development Authority, the MUNICIPAL PLANNING COMMISSION shall issue decisions on all applications for DISCRETIONARY USES, and any applications for PERMITTED USES referred to it by the DEVELOPMENT OFFICER.

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**SECTION FOUR – SUBDIVISION AND DEVELOPMENT AUTHORITIES**

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- (b) For the purpose of this section, an INTER-MUNICIPAL PLANNING COMMISSION has the same roles and responsibilities as the MUNICIPAL PLANNING COMMISSION.

**4.5 COUNCIL**

COUNCIL shall serve as the Development Authority for all applications in a Direct Control District.

**4.6 SUBDIVISION AUTHORITIES**

- (a) The Subdivision Authority is established by BYLAW pursuant to the Act.
- (b) The Subdivision Authority shall exercise Subdivision powers and duties on behalf of the COUNTY.
- (c) The Subdivision Authority shall be the, where the context of this BYLAW permits, the MUNICIPAL PLANNING COMMISSION, the INTER-MUNICIPAL PLANNING COMMISSION or COUNTY COUNCIL.
- (d) The Subdivision Authority may also be, where appointed by Bylaw, an external subdivision agency.

**4.7 SUBDIVISION AND DEVELOPMENT APPEAL BOARD DUTIES AND RESPONSIBILITIES**

- (a) The SUBDIVISION AND DEVELOPMENT APPEAL BOARD shall be established by separate BYLAW.
- (b) The Board shall carry out the duties and responsibilities pursuant to the Act, and in accordance with the BYLAW that creates it.
- (c) In the case of a SUBDIVISION AND DEVELOPMENT APPEAL BOARD, Councillors may not form the majority of the board or committee hearing an appeal.

**4.8 INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD DUTIES AND RESPONSIBILITIES**

- (a) The INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD shall be established by separate BYLAW.
- (b) The Board shall carry out the duties and responsibilities pursuant to the Act, and in accordance with the BYLAW that creates it.
- (c) In the case of an INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD, the Councillors from a single municipality may not form the majority of the board or committee hearing an appeal.



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## SECTION FIVE – DEVELOPMENT ADMINISTRATION AND PROCEDURES

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### 5.1 NEED FOR DEVELOPMENT PERMIT

Except as provided in Section 5.2, no person shall commence a DEVELOPMENT in the COUNTY unless a DEVELOPMENT PERMIT has first been issued pursuant to this BYLAW and the DEVELOPMENT is in accordance with the terms and conditions of the DEVELOPMENT PERMIT.

### 5.2 PERMITS NOT REQUIRED

The following DEVELOPMENTS shall not require a DEVELOPMENT PERMIT, but must otherwise comply with all other provisions of this BYLAW. If there is any doubt as to whether or not a DEVELOPMENT PERMIT is required, the Development Authority shall require a DEVELOPMENT PERMIT.

- (a) The carrying out of MINOR RENOVATIONS to an existing building provided that the use of the building and the number of DWELLING UNITS within the building or on the site does not increase and that such works do not include MAJOR RENOVATIONS. This excludes DECK construction.
- (b) Completing a building, and continuing the use thereof, that has lawfully been under construction at the time of the passing of this BYLAW, and that will be completed, in accordance with the terms of issuing the DEVELOPMENT PERMIT for that purpose, within twelve months from the date of the passing this BYLAW.
- (c) Pursuant to Section 7.13, the construction or maintenance of gates, fences, walls, or other means of enclosure 1.2 m (4 feet) or less in height in the front yard and 1.8 m (6 feet) or less in the side and rear yards
- (d) Any works carried out by, or on behalf of, the federal, provincial, and/or municipal government authorities on publicly owned land.
- (e) Satellite dishes and antennas that are located in rural areas, or are less than 0.9 m (3 feet) in diameter and located in HAMLET residential areas.
- (f) Construction, renovation, or relocation of a FARM BUILDING as defined in this BYLAW, excluding the farm DWELLING UNIT, SHOP - FARM, GARAGE - ATTACHED and GARAGE - DETACHED.
- (g) Stripping of topsoil for agricultural purposes, but not including the removal or stockpile of topsoil for non-agricultural purposes.
- (h) Constructing or using a temporary building for fire prevention or suppression.
- (i) Up to two (2) ANCILLARY BUILDING/SHED, each having a floor space not more than 19 sq m (204.5 square feet) and not permanently attached to the ground. All other provisions in this BYLAW shall be met, such as maximum lot coverage and height restrictions.
- (j) Constructing or installing street furniture, tennis courts, playgrounds, public landscaping features, or municipal recreation equipment.
- (k) Erecting temporary SIGNS which will be removed from the premises within 30 days.

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**SECTION FIVE – DEVELOPMENT ADMINISTRATION AND PROCEDURES**

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- (l) Relocating a portable industrial accommodation, provided that such relocated accommodation is not used for more than 28 days, and is removed from the site within two weeks thereafter.
- (m) In residential LAND USE DISTRICTS, construction of a patio, a fire pit, or an unenclosed DECK located not more than 0.6 m (2 feet) above finished GRADE.
- (n) Use of part of a residential building for hosting a home party for catalogue sales or for the presentation and promotion of product sales other than the vendor's residence.
- (o) Trapper's CABINS for use with a licensed trap line.
- (p) Fishing CABINS for use with a commercial fishing license.

**5.3 NON-CONFORMING BUILDINGS AND USES**

- (a) DEVELOPMENTS that are considered as a non-conforming building or use shall be dealt with as provided in this BYLAW. For convenience, the following extracts are provided:
  - i) A non-conforming use of either land and/or a building may be continued but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land and/or building shall conform to the provisions of this BYLAW.
  - ii) A non-conforming use of part of a building may be extended throughout the building whether or not it is a non-conforming building. non-conforming building shall not be enlarged or added to and no structural alterations shall be made thereto or therein.
  - iii) A non-conforming use of part of a LOT shall not be extended or transferred in whole or in part to any other part of the LOT and no additional buildings shall be erected upon the parcel while the non-conforming use continues.
  - iv) A non-conforming building may continue to be used but the building shall not be enlarged, added to, rebuilt or structurally altered except:
    - (1) As may be necessary to make it a conforming building, or
    - (2) As the DEVELOPMENT OFFICER considers necessary for the routine maintenance of the building.
  - v) If a non-conforming building is damaged or destroyed to the extent of more than 75 percent of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with this BYLAW.

**5.4 COMPLIANCE CERTIFICATES**

- (a) A request for a Compliance Certificate shall include a Real Property Report provided by the applicant and prepared by a certified legal land surveyor, at no cost to the County.
- (b) The DEVELOPMENT OFFICER may issue a Compliance Certificate, when in his/her opinion:
  - i) The buildings shown in the Real Property Report are located on the site in accordance with the setback regulations of this Bylaw, or
  - ii) The buildings shown in the Real Property Report are located on the site in accordance with the setback regulations specified in any DEVELOPMENT PERMIT that has been issued for the site.
- (c) The Compliance Certificate shall only address those buildings, or parts thereof, shown on the Real Property Report.
- (d) When a Real Property Report is older than 6 months and no changes have been made on the property, the DEVELOPMENT OFFICER may allow an affidavit to be submitted in conjunction with the Real Property Report for Compliance Certificate consideration.
- (e) Any Real Property Reports being one (1) year or older will not be accepted for Compliance Certificate consideration.
- (f) The DEVELOPMENT OFFICER may refuse to issue a Compliance Certificate when the Real Property Report does not contain sufficient information to determine if the buildings as shown are in accordance with regulations of this BYLAW or any DEVELOPMENT PERMIT issued.
- (g) The DEVELOPMENT OFFICER may refuse to issue a Compliance Certificate when:
  - i) In his/her opinion, the Real Property Report does not indicate or accurately depict all DEVELOPMENTS that are located on the LOT;
  - ii) DEVELOPMENTS on the LOT were constructed without the required DEVELOPMENT PERMITS; and
  - iii) there are outstanding infractions with this or any other BYLAW.
- (h) The DEVELOPMENT OFFICER shall not complete site inspections to verify the data contained within the Real Property Report or any affidavit in support of a Real Property Report.

**5.5 DEVELOPMENT PERMIT ADMINISTRATION****5.5.1 APPLICATION FOR DEVELOPMENT PERMIT**

- (a) A DEVELOPMENT PERMIT application shall be made to the DEVELOPMENT OFFICER on the prescribed form and shall be signed by the applicant or his agent.
- (b) In addition to the completed application the following are required:
  - i) a legal description of the subject property;
  - ii) municipal address, if applicable;

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**SECTION FIVE – DEVELOPMENT ADMINISTRATION AND PROCEDURES**

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- iii) a site plan of the proposed DEVELOPMENT drawn accurately and providing sufficient information to determine conformity with this BYLAW. Such site plans shall indicate building locations, access, parking areas and stalls, on-site circulation, off street loading, landscaping, screening, grading, or similar details of the DEVELOPMENT proposal. Architectural renderings and elevations may also be required where appropriate. The DEVELOPMENT OFFICER, may at his/her discretion, require a Real Property Report completed by a registered surveyor;
  - iv) Certificate of Title or proof of ownership of the subject property or the authorization of the landowner, at the discretion of the DEVELOPMENT OFFICER;
  - v) a description of the proposed use;
  - vi) the anticipated commencement and completion dates;
  - vii) the estimated cost of the project;
  - viii) an accurate sketch plan or a plot plan prepared by a registered surveyor at the discretion of the DEVELOPMENT OFFICER; and
  - ix) a floor plan, building elevations, and cross sections of the proposed DEVELOPMENT.
- (c) The DEVELOPMENT OFFICER may also require:
- i) a site plan showing the existing treed and landscaped areas, and those trees or vegetation that are to be preserved and removed, and
  - ii) studies of projected traffic volumes, utilities, landscaping, urban design, parking, social and economic effects, an ENVIRONMENTAL IMPACT ASSESSMENT, an ENVIRONMENTAL AUDIT, slope, soil, flood plain, sun and wind impact studies or any other information as required by the Development Authority. The associated costs of such studies are to be borne by the applicant.
- (d) When, in the opinion of the Development Authority, a proposed DEVELOPMENT will be used to service a large number of people, the Development Authority may also require:
- i) a statement of the maximum number of persons anticipated to be on the site during peak use periods;
  - ii) a site plan of the proposed DEVELOPMENT at a scale not less than 1:1000, including a contour interval of not more than 5 m (16.4 feet), and a document showing/describing:
    - (1) vehicular access, on-site circulation, parking and loading facilities, camping areas, and emergency routes;
    - (2) provisions of utilities, including water and sewage facilities;
    - (3) the location and distance to property lines of all existing and proposed buildings;
    - (4) the provisions for landscaping, screening, and buffering; and
    - (5) any other information as required by the Development Authority, including but not limited to the following:
      - (a) a plan showing the proposed provisions of sewage, water, and other utilities during the peak-use periods;
      - (b) a plan showing the proposed provisions of on-street and off-street parking and loading facilities during the peak-use periods;

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**SECTION FIVE – DEVELOPMENT ADMINISTRATION AND PROCEDURES**

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- (c) a statement of the potential impacts of the proposed DEVELOPMENT on ADJACENT LANDS, and the proposed measures designed to minimize such adverse impacts; and
- (d) a statement of measures, facilities and equipment available for fire prevention and fire fighting.

(6) A DEVELOPMENT PERMIT application is deemed accepted when all information needed by the Development Authority to render a decision has been received. In the event that the Development Authority considers an application as incomplete or containing insufficient information, the Development Authority may return the application to the applicant for further submission.

**5.5.2 FEES**

- (a) All DEVELOPMENT PERMIT applications and BYLAW amendment applications shall be accompanied by a fee established by COUNCIL.
- (b) The DEVELOPMENT OFFICER may waive or reduce the DEVELOPMENT PERMIT application fee if:
  - i) the applicant is a non-profit organization and the proposed DEVELOPMENT is intended to promote the general welfare of the residents of the COUNTY, or
  - ii) a waiver is authorized by motion of COUNCIL

**5.5.3 DISCRETION**

- (a) In making a decision on a DEVELOPMENT PERMIT application for a PERMITTED USE, the Development Authority:
  - i) shall approve, with or without conditions, the application if the proposed DEVELOPMENT conforms with this BYLAW; or
  - ii) shall refuse the application if the proposed DEVELOPMENT does not conform to this BYLAW.
- (b) In making a decision on a DEVELOPMENT PERMIT application for a DISCRETIONARY USE, the Development Authority:
  - i) may approve the application if it meets the requirements of this BYLAW, with or without conditions, based on the merits of the application including any approved statutory plan or approved policy affecting the site; or,
  - ii) may refuse the application even though it meets the requirements of this BYLAW; or
  - iii) shall refuse the application if the proposed DEVELOPMENT does not conform to this BYLAW.
- (c) In reviewing a DEVELOPMENT PERMIT application for a DISCRETIONARY USE, the Development Authority shall have regard to:
  - i) the circumstances and merits of the application, including but not limited to:
    - (1) the impact on properties in the vicinity of such nuisance factors as smoke, airborne emissions, odours and noise;
    - (2) the design, character and appearance of the proposed DEVELOPMENT and in particular whether it is compatible with and complementary to the

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## SECTION FIVE – DEVELOPMENT ADMINISTRATION AND PROCEDURES

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- surrounding properties; and,
- (3) the servicing requirements for the proposed DEVELOPMENT.
- ii) the purpose and intent of any statutory plan adopted by the COUNTY; and
- iii) the purpose and intent of any non-statutory plan and pertinent policy adopted by the COUNTY.
- (d) A DEVELOPMENT PERMIT may be issued on a temporary basis for a period specified by the Development Authority.
- (e) Notwithstanding any provisions or requirements of this BYLAW, the Development Authority may establish a more stringent standard for a DISCRETIONARY USE when the Development Authority deems it necessary to do so.
- (f) Only one DEVELOPMENT PERMIT shall be allowed for any one use on a site at any one time.
- (g) No DEVELOPMENT, except for yard site preparation, shall be permitted on any property until the COUNTY has approved an access to the property from a ROAD.

### 5.5.4 PERMIT VALIDITY

- (a) A DEVELOPMENT PERMIT issued for a PERMITTED USE comes into effect upon the issuance of the permit. PERMITTED USE permits are intended to be issued within 14 days of the acceptance of the DEVELOPMENT PERMIT application.
- (b) A DEVELOPMENT PERMIT issued for a PERMITTED USE requiring a variance, or a DISCRETIONARY USE does not come into effect until fourteen (14) days after a notice of its issuance appears in a local newspaper and provided that no appeal has been received against the DEVELOPMENT.
- (c) A DEVELOPMENT PERMIT is valid for twelve (12) months from the date of its issuance, after which it becomes expired and void if construction has not commenced.
- (d) If the DEVELOPMENT, authorized by the Development Authority, is not commenced prior to its expiry date, the Development Authority may grant an extension to the approval of the DEVELOPMENT PERMIT.

### 5.5.5 REFERRALS

- (a) The DEVELOPMENT OFFICER may refer any DEVELOPMENT PERMIT application to:
  - i) the MUNICIPAL PLANNING COMMISSION or INTER-MUNICIPAL PLANNING COMMISSION for a decision, support, or advice, and/or
  - ii) refer it to other agencies having jurisdiction for comments.A DEVELOPMENT PERMIT application may be forwarded to the Operational Services Department for review and comment within five (5) business days. Any conditions deemed necessary by the Operational Services Department shall be included in the DEVELOPMENT PERMIT conditions. **Also see Section 7.4**

### 5.5.6 VARIANCE AUTHORITY

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**SECTION FIVE – DEVELOPMENT ADMINISTRATION AND PROCEDURES**

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- (a) The Development Authority may approve a variance that is no more than 25% difference for any urban LAND USE DISTRICT and 50% difference for any rural LAND USE DISTRICT from the requirements of setback, DEVELOPMENT area, or FLOOR AREA as stipulated in this BYLAW.
- (b) A variance may only be granted if, in the opinion of the Development Authority the subject site:
  - i) Conforms to the use prescribed in this BYLAW,
  - ii) Does not unduly interfere with the amenities of the neighbourhood,
  - iii) Does not materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and the proposed DEVELOPMENT conforms with the use prescribed for that in this BYLAW, and/or
  - iv) has irregular LOT LINES or shape which creates difficulties in positioning a structure within the required setbacks, in which case the Development Authority may permit the DEVELOPMENT and vary the setback or average the setbacks, such that the proposed variance would not result in a contravention of the above conditions and would not result in a DEVELOPMENT that will:
    - (1) restrict access for emergency response, and
    - (2) restrict the safe passage for pedestrians and vehicles on adjoining sidewalks and roadways.
- (b) Notwithstanding Subsection (c), the Development Authority may refuse a DEVELOPMENT PERMIT for a use or DEVELOPMENT that is not listed as a PERMITTED USE or DISCRETIONARY USE.

**5.5.7 PERMIT CONDITIONS**

- (a) The DEVELOPMENT AUTHORITY, may issue a DEVELOPMENT PERMIT set out in Section 650 of the ACT requiring that the applicant enter into a Development Agreement with any or all the following conditions:
  - i) to construct or pay for the construction of a road required to give access to the development;
  - ii) to construct or pay for the construction of:
    - (1) a pedestrian walkway system to serve the development, or
    - (2) pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development;or both;
  - iii) to install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the DEVELOPMENT;
  - iv) to construct or pay for the construction of:
    - (1) off-street or other parking facilities, and
    - (2) loading and unloading facilities;
  - v) to pay an off-site levy or redevelopment levy;

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**SECTION FIVE – DEVELOPMENT ADMINISTRATION AND PROCEDURES**

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- vi) to give security to ensure that the terms of the agreement under this section are carried out.
- (b) The COUNTY may register a caveat in respect of a Development Agreement made under this section for the land that is the subject of DEVELOPMENT. The Development Agreement will be discharged when all conditions contained therein have been fulfilled to the satisfaction of the Development Authority.
- (c) Subject to this BYLAW, any statutory plan and the Act, the Development Authority may attach whatever conditions he/she considers appropriate to a DEVELOPMENT PERMIT for either a DISCRETIONARY USE or PERMITTED USE, including but not limited to the following:
  - i) landscaping requirements;
  - ii) noise attenuation;
  - iii) special parking provisions;
  - iv) location, appearance, and character of a building;
  - v) grading of a site to protect adjacent properties;
  - vi) and ensuring the proposed DEVELOPMENT is compatible with the surrounding land uses;
  - vii) repair, reinstate, or pay for the repair or reinstatement to original condition of, any street furniture, curbing, sidewalk, boulevard, tree or other landscaping features, that may be damaged or otherwise affected by the DEVELOPMENT;
- (d) No DEVELOPMENT, except for yard site preparation, shall be permitted on any property until the COUNTY has approved an access to the property from a ROAD.

**5.5.8 PERMIT APPROVAL AND NOTIFICATIONS**

- (a) All decisions on DEVELOPMENT PERMITS shall be in writing and sent to the applicant.
- (b) When the Development Authority refuses an application for a DEVELOPMENT PERMIT, or refuses to grant an extension to the approval of a DEVELOPMENT PERMIT, the reasons for such refusal shall be contained in the decision.
- (c) When a DEVELOPMENT PERMIT has been approved for a PERMITTED USE, the Development Authority shall send a copy of the decision to the applicant by regular mail.
- (d) When a DEVELOPMENT PERMIT has been approved for a PERMITTED USE involving a variance, the Development Authority may, in addition to the requirements of Sections (c & e); send a notice in writing to all ADJACENT landowners when it is deemed that amenities, use or enjoyment of ADJACENT lands may be affected.
- (e) When a DEVELOPMENT PERMIT has been approved for a DISCRETIONARY USE, the Development Authority shall immediately publish a notice in a newspaper circulating in the COUNTY stating the location of the property for which the application has been made and the use approved, and may post a notice on the subject property;



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**SECTION FIVE – DEVELOPMENT ADMINISTRATION AND PROCEDURES**

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- (f) Notwithstanding any other provision of this BYLAW, the granting of a DEVELOPMENT PERMIT shall:
  - i) indicate that the DEVELOPMENT to which the DEVELOPMENT PERMIT relates is authorized in accordance with the provisions of this BYLAW, and shall not relieve or excuse any person from complying with this or any other BYLAWS or Regulations that affect the proposed DEVELOPMENT; and
  - ii) not deprive the Development Authority's right of refusing the issuance of a permit or approval that may be required by this or other BYLAWS, regarding other DEVELOPMENT on the same property.
- (g) In the case where an application for a DEVELOPMENT PERMIT has been refused pursuant to this BYLAW, by the SUBDIVISION AND DEVELOPMENT APPEAL BOARD or the INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD or the Alberta Court of Appeal, the submission of another application for a DEVELOPMENT PERMIT on the same property and for the same or similar use of the land by the same or any other applicant may not be accepted by the DEVELOPMENT OFFICER for at least six months after the date of the previous refusal.
- (h) An application for a DEVELOPMENT PERMIT may be deemed to have been refused if no decision is made by the Development Authority within forty (40) days, from the date of receipt of the completed application, unless the applicant has agreed to extend the forty (40) day period.
- (i) Notwithstanding anything contained herein to the contrary, the granting of a DEVELOPMENT PERMIT shall be without prejudice to the Development Authority's rights to refuse or approve any other permit as may be required with respect to this or any other BYLAW regarding other DEVELOPMENT on the same property.

**5.5.9 DEVELOPMENT PERMIT APPEALS**

- (a) The applicant for a DEVELOPMENT PERMIT may appeal to the SUBDIVISION AND DEVELOPMENT APPEAL BOARD or an INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD if the Development Authority:
  - i) refuses or fails to make a decision on a DEVELOPMENT PERMIT within 40 days of receipt of a completed application; or
  - ii) issues a DEVELOPMENT PERMIT subject to conditions.
- (b) In addition to the applicant, any person affected by a DEVELOPMENT PERMIT or the decision on it, may appeal to the SUBDIVISION AND DEVELOPMENT APPEAL BOARD or INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD.
- (c) Notwithstanding Sections (a) and (b), no appeal lies in respect of the issuance of a DEVELOPMENT PERMIT for a PERMITTED USE unless the provisions of this BYLAW are relaxed, varied, or misinterpreted.
- (d) A DEVELOPMENT appeal to a SUBDIVISION AND DEVELOPMENT APPEAL BOARD or INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD is to be commenced by filing a notice of the appeal, containing reasons, to the Secretary of the SUBDIVISION AND DEVELOPMENT APPEAL BOARD or

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**SECTION FIVE – DEVELOPMENT ADMINISTRATION AND PROCEDURES**

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INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD within fourteen (14) days:

- i) in the case of an appeal by the applicant, after:
  - (1) the date the applicant is notified of the decision; or,
  - (2) if no decision is made on the DEVELOPMENT PERMIT application within 40 days of the application being made or the date that period of any extension of it expires.
- ii) in the case of an appeal by a person affected, after the date on which the COUNTY publishes notice of the DEVELOPMENT PERMIT decision in a newspaper circulating in the COUNTY.
- (c) The SUBDIVISION AND DEVELOPMENT APPEAL BOARD or INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD must hold a public hearing within thirty (30) days after receipt of a notice of appeal.
- (d) Where an appeal is lodged against a DEVELOPMENT, the DEVELOPMENT PERMIT that has been granted shall not come into effect until the SUBDIVISION AND DEVELOPMENT APPEAL BOARD or INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD has rendered a decision.
- (e) There is no appeal to the SUBDIVISION AND DEVELOPMENT APPEAL BOARD or INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD in the case of a COUNCIL decision on a DEVELOPMENT PERMIT application in a Direct Control District.

**5.5.10 ENFORCEMENT**

- (a) Commencing DEVELOPMENT prior to the approval of a DEVELOPMENT PERMIT may be subject to legal action by the COUNTY as outlined in Sections 645 and 646 of the ACT.
- (b) Unless otherwise outlined in Section 645 and 646 of the ACT, no DEVELOPMENT shall take place prior to effective date of a DEVELOPMENT PERMIT, and if done so is carried out at the applicant's own risk. The COUNTY accepts no responsibility for costs incurred for action taken prior to the permit coming into effect.
- (c) Contravention has occurred when the Development Authority deems that a DEVELOPMENT or use of land or buildings is in contravention with:
  - i) the ACT or its regulations;
  - ii) the conditions as stipulated in a DEVELOPMENT PERMIT;
  - iii) an order or decision of the SUBDIVISION AND DEVELOPMENT APPEAL BOARD or INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD; or
  - iv) any provisions of this BYLAW.
- (d) The DEVELOPMENT OFFICER may, in accordance with the provisions described in the ACT, give written notice (Stop Order) to the registered owner, the person in possession of the land or buildings, or the person responsible for the contravention of all or any of them to:

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**SECTION FIVE – DEVELOPMENT ADMINISTRATION AND PROCEDURES**

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- i) stop the DEVELOPMENT or use of the land or buildings in whole or in part as directed in the notice;
- ii) demolish, remove or replace the DEVELOPMENT;
- iii) take other measures as specified in this BYLAW, so that the DEVELOPMENT or use of the land or buildings is in accordance with the ACT and regulations thereto, DEVELOPMENT PERMIT, order or decision of the SUBDIVISION AND DEVELOPMENT APPEAL BOARD or INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD, or this BYLAW within the time specified in the notice; or
- iv) the COUNTY may exercise whatever other remedies it has available at law with respect to contravention.

A person who receives a notice pursuant to this Section, may appeal to the SUBDIVISION AND DEVELOPMENT APPEAL BOARD or INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD.

- (e) Where a person fails or refuses to comply with an order pursuant to this BYLAW, COUNCIL may:
  - i) apply to the Alberta Court of Queen's Bench to enter upon the land or building and take such action as is necessary to effect such works as are required by the order and all of the costs incurred in so doing may be placed on the tax roll against the property concerned and shall be collected in the same manner as property taxes;
  - ii) instruct the Development Authority to have an application made to the Alberta Court of Appeal for an injunction to cease the non-compliance; and/or
  - iii) apply to the Provincial Court of Alberta to have a charge laid for an offence under this BYLAW.
- (f) In accordance with the ACT, any person who contravenes or fails to comply with any provision of this BYLAW is guilty of an offence and is liable upon conviction to a fine not exceeding \$10,000 or to imprisonment not exceeding one year, or to both a fine and imprisonment.

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## **SECTION SIX – SUBDIVISION ADMINISTRATION AND PROCEDURES**

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### **6.1 SUBDIVISION APPLICATION PROCEDURES**

- (a) Subdivision applications shall be submitted to the DEVELOPMENT OFFICER on the prescribed form signed by the landowner or agent.
- (b) After having received the subdivision application, the DEVELOPMENT OFFICER shall refer it to other agencies, as listed in Section 6.2.
- (c) The Subdivision Authority may approve an application for subdivision only if it meets the requirements of the ACT, Subdivision and Development Regulations, other plans and/or BYLAWS and including this BYLAW.
- (d) When reviewing an application for subdivision the Development Authority may consider the following:
  - i) access to the subject property and the construction standards for roads to be built;
  - ii) the provision, operation and maintenance of water and sewer facilities;
  - iii) water supply for firefighting purposes;
  - iv) site drainage;
  - v) development of parks and recreation areas; and
  - vi) connection to the municipal water and sewer system.

### **6.2 REFERRALS**

See Section 7.42

### **6.3 SUBDIVISION DECISION**

- (a) A Notice of Decision of a Subdivision Authority must state whether an appeal lies to a SUBDIVISION AND DEVELOPMENT APPEAL BOARD or INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD or to the Municipal Government Board, and if an application for subdivision approval is refused, the reasons for the refusal.
- (b) Once approval has been granted, the developer shall have a period of one (1) year, or as required by the Development Authority, to develop the subdivision including, but not limited to, the installation of utilities, roads and plan registration.

### **6.4 SUBDIVISION APPEALS**

- (a) After a decision on the proposed subdivision has been made, the parties outlined in Section 678(1) of the ACT may appeal the decision to the appropriate appeal board, as listed below, within 14 days after receipt of the written decision:
  - i) appeals are filed with the Municipal Government Board if the land that is the subject of the application is within the Green Area, as classified by the Minister responsible for the Public Lands Act, or is within the distance of a HIGHWAY, a body of water or a sewage treatment or waste management facility set out in the Subdivision and Development Regulations, or

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**SECTION SIX – SUBDIVISION ADMINISTRATION AND PROCEDURES**

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- ii) in all other cases, with the SUBDIVISION AND DEVELOPMENT APPEAL BOARD or INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT BOARD;
- (b) An appeal lies to the Court of Appeal on a question of law or jurisdiction with respect to a decision of the SUBDIVISION AND DEVELOPMENT APPEAL BOARD or INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT BOARD, or the Municipal Government Board on a decision on an appeal under Section 619 of the ACT, an inter-municipal dispute under Division 11 of the Act or a subdivision appeal under Section 688 of the Act.

**6.5 DEVELOPMENT AGREEMENT**

- (a) All subdivisions, except those completed by the COUNTY, require the developer to enter into and comply with a Development Agreement.
- (b) The Development Agreement will contain, but is not limited to, the conditions as listed in the subdivision decision.

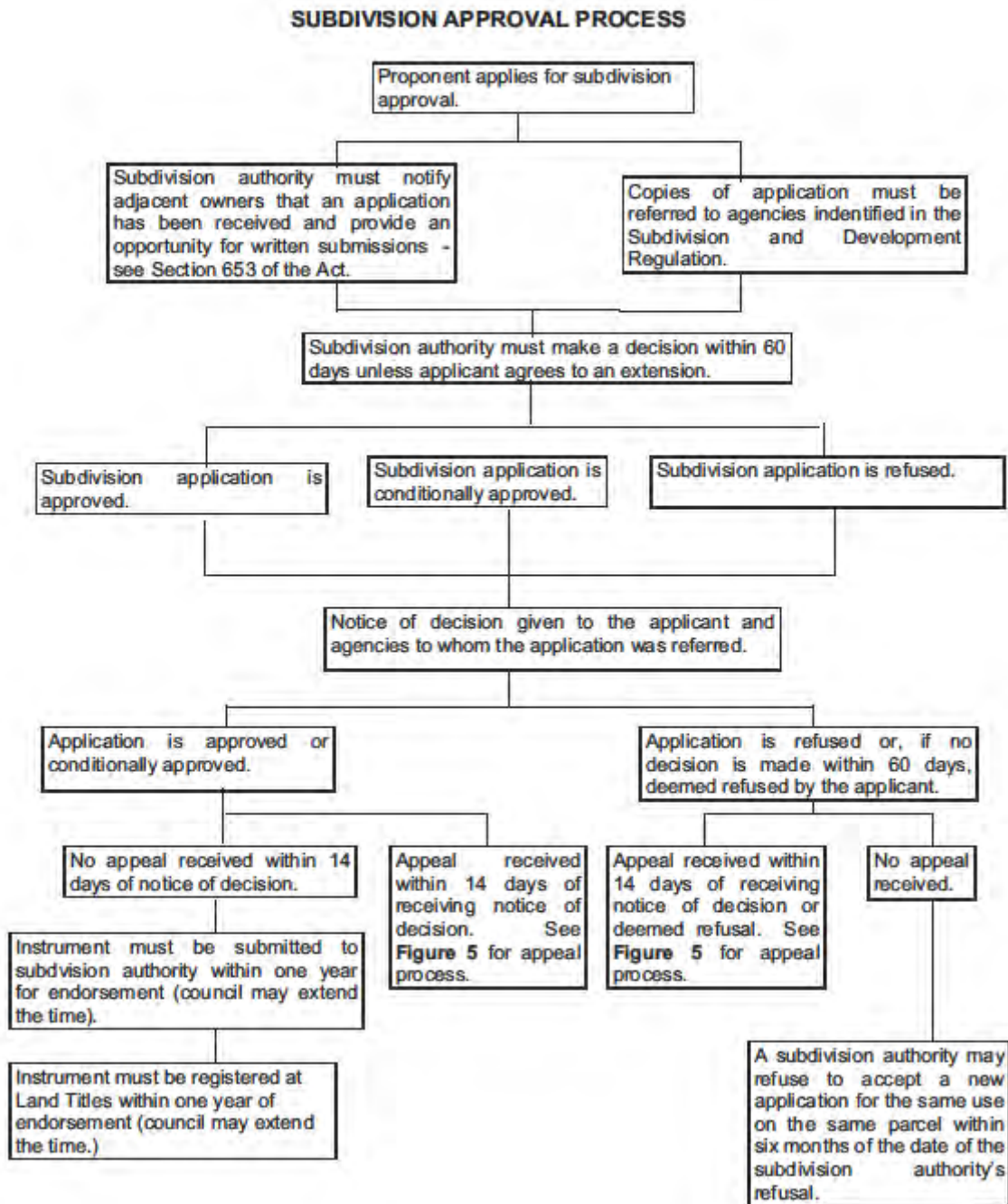
**6.6 SECURITIES**

- a) Security for multi-lot/urban subdivisions shall be in the form and amount as required in Multi-Lot/Urban Subdivision Construction and Registration Policy DEV003.
- (a) Security, in the form of a performance bond, will not be accepted.

**6.7 REGISTRATION**

- a) Subdivision registration of all multi-lot/urban subdivisions shall be completed in accordance with the COUNTY'S Multi-Lot/Urban Subdivision Construction and Registration Policy DEV003.
- b) Subdivision registration of rural single lot subdivisions will be endorsed by the COUNTY and submitted to the surveyor for submission to Alberta Land Titles once the COUNTY is satisfied that all the conditions in the subdivision decision and Development Agreement have been fulfilled.

6.8 SUBDIVISION APPROVAL PROCESS



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**SECTION SEVEN – GENERAL REGULATIONS**

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**7.1 ACCESS AND DRAINAGE**

- (a) As per Section 9 of the *Subdivision and Development Regulations*, every proposed SUBDIVISION must provide to each lot a direct access to a ROAD.
- (b) No DEVELOPMENT PERMIT with the exception of section 5.5.3 (g) shall be issued without a direct access to a ROAD.
- (c) All accesses shall be constructed to the General Municipal Improvements Standards or replacing standards and/or policy.
- (d) The total site area (LOT) of any development shall have a positive surface drainage that does not adversely affect the neighbouring properties.

**7.2 APPLICABILITY**

The general DEVELOPMENT regulations of this Section apply in all LAND USE DISTRICTS. In the event of a conflict the LAND USE DISTRICT regulations shall take precedence.

**7.3 ANIMALS**

- (a) No person shall keep, or permit to be kept, in any part of any HAMLET with the exception of lands within the URBAN FRINGE (UF) LAND USE DISTRICT:
  - i) LIVESTOCK, with the exception of dogs, cats, and such other usual domestic pets as are kept, providing that these pets are kept under the condition that they do not act as a nuisance or reduce the amenities of the area; and
  - ii) any pets or domestic animals on a commercial basis, except for an approved pet store or KENNEL.
- (b) Within the URBAN FRINGE (UF) LAND USE DISTRICT in which LIVESTOCK is allowed, the following shall apply:
  - i) LIVESTOCK shall be limited to no more than one (1) animal unit per 3.24 ha (8 acres) or part thereof, to a maximum of six (6) animal units as defined in the following table:

Type of LIVESTOCK	Number of Animals Equivalent to One Animal Unit
Horses and Other Equine Animals	1

- ii) Adequate fencing and/or buffering shall be constructed to the satisfaction of the Development Authority to ensure the on-site confinement of LIVESTOCK and to reduce the impact of noise, odour or visual presence on surrounding properties.
- iii) Adequate measures, if required by Alberta Agriculture, Food and Rural Development and/or the local Health Authority, for the disposal of animal wastes shall be provided to the satisfaction of the Development Authority.

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**SECTION SEVEN – GENERAL REGULATIONS**

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- (b) In any RURAL COUNTRY RESIDENTIAL LAND USE DISTRICT in which LIVESTOCK is allowed, the following shall apply:
- i) LIVESTOCK shall be limited to no more than one (1) animal unit per 0.40 ha (1 acre) or part thereof, to a maximum of three (3) animal units as defined in the following table:

Type of LIVESTOCK	Number of Animals Equivalent to One Animal Unit
Cow (Plus calf under 6 months)	1
Horses and Other Equine Animals	1
Sheep/Goats	2
Pigs	2
Fowl	12

- ii) Adequate fencing and/or buffering shall be constructed to the satisfaction of the Development Authority to ensure the on-site confinement of LIVESTOCK and to reduce the impact of noise, odour or visual presence on surrounding properties.
- iii) Adequate measures, if required by Alberta Agriculture, Food and Rural Development and/or the local Health Authority, for the disposal of animal wastes shall be provided to the satisfaction of the Development Authority.

**7.4 BATHROOM FACILITIES**

All commercial/industrial/public/institutional uses are required to provide bathroom facilities in accordance with the Safety Codes Act. When a DEVELOPMENT PERMIT application is received for an expansion to an existing use or building and/or the addition of users to the building, proof of conformance with the minimum bathroom requirements of the Safety Codes Act is required to be submitted prior to the acceptance or approval of such application.

**7.5 BUILDING – ANCILLARY**

- (a) No ANCILLARY BUILDING/SHED or any portion thereof shall be erected or placed within the front yard of any parcel with the exception of FARM BUILDINGS where approved by the Development Authority.
- (b) An ANCILLARY BUILDING/SHED in a HAMLET residential LAND USE DISTRICT shall be no more than 4.6 m (15 feet) in height.
- (c) An ANCILLARY BUILDING/SHED erected on a site shall not be used as a DWELLING UNIT.
- (d) When a building is attached to the PRINCIPAL BUILDING on a site by a roof, an open or enclosed structure, a floor, or a foundation; it is to be considered a part of the PRINCIPAL BUILDING and not an ANCILLARY BUILDING/SHED.
- (e) The combined area of all ANCILLARY BUILDINGS/SHEDS on a LOT in a HAMLET residential LAND USE DISTRICT shall not exceed 50% of the total area of the PRINCIPAL BUILDING.

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## **SECTION SEVEN – GENERAL REGULATIONS**

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- (f) The combined area of all ANCILLARY BUILDINGS/SHEDS on a LOT in a commercial or industrial LAND USE DISTRICT shall not exceed the total area of the PRINCIPAL BUILDING.
- (g) Subject to the provisions of other Sections of this BYLAW, the Development Authority may regulate the maximum size of an ANCILLARY BUILDING/SHED on a site for DEVELOPMENT where a DEVELOPMENT PERMIT is required based on size of YARD, size of PRINCIPAL BUILDING on the site, aesthetics and other reasons deemed necessary by the Development Authority.

### **7.6 BUILDING – HEIGHT, DESIGN, CHARACTER AND APPEARANCE**

- (a) Subject to the provisions of other sections of this BYLAW, the Development Authority may regulate the height of buildings on a site for a DEVELOPMENT where a DEVELOPMENT PERMIT is required based on fire fighting capabilities, aesthetics, and/or other reasons deemed necessary by the Development Authority.
- (b) The design, character and appearance of any building, structure or sign proposed to be erected or located in any district must be acceptable to the Development Authority, having due regard to the amenities and the character of existing development in the district, as well as to its effect on development in adjacent districts.
- (c) The development of properties adjacent to residential areas must address potential land use conflicts through building orientation, landscaped buffers, lighting design, architectural treatments and operational requirements, to the satisfaction of the Development Authority.
- (d) A property developed with multiple commercial buildings must be designed as a comprehensive development, considering the relation between the appearance and operational characteristics of the different buildings and their individual uses.
- (e) All mechanical equipment shall be screened from view or incorporated into the roof envelope.
- (f) All street sides of corner lots and those backing onto parkland, green spaces or major roads shall be treated as a principal facade and finished in an aesthetically pleasing manner to the satisfaction of the Development Authority.
- (g) The finish and appearance of all the buildings on a property, including accessory buildings, should complement the other structures and natural features on the same lot.

### **7.7 BUILDING – PLACEMENT**

Unless otherwise provided for by this BYLAW, all buildings erected or placed on a site shall meet the minimum yard requirements of the LAND USE DISTRICT in which the site lies, with the exception of:

- (a) In the case of a DWELLING - DUPLEX or DWELLING - ROW, no side yard is required if each DWELLING UNIT is located on a separate LOT and the common wall follows a property line;

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## SECTION SEVEN – GENERAL REGULATIONS

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- (b) Where the DWELLING UNITS of a DWELLING - ROW are to be contained in separate parcels or titles, no side yards shall be required on either side in the case of an internal DWELLING UNIT and no side yard shall be required on the interior side of the end DWELLING UNIT; and
- (c) where the end of a DWELLING - ROW has no doors, windows or other openings, the side yard shall be at the discretion of the Development Authority.

### 7.8 **BUILDING - MOVED-IN**

- a) Any building to be moved in or placed within any LAND USE DISTRICT established by this BYLAW, other than a FARM BUILDING in an agricultural LAND USE DISTRICT, shall require approval by the Development Authority.
- b) An application to move in a building may include:
  - i) a coloured photograph of the building;
  - ii) a statement of the present location of the building;
  - iii) a notification of the relocation route for buildings over 6.1 m (20 feet) wide;
  - iv) a complete site plan showing all buildings currently located or to be located on the LOT; and
  - v) a list of all proposed renovations.
- c) Any residential buildings to be moved to a residential LOT may be required to enter into a Development Agreement.
- d) Any residential buildings to be moved onto a residential LOT within a HAMLET are required to be renovated prior to the acceptance and issuance of a DEVELOPMENT PERMIT. Renovations may include, but are not limited to:
  - i) new siding,
  - ii) new windows,
  - iii) new doors,
  - iv) new roof, and/or
  - v) new shingles

All required renovations shall be completed to the satisfaction and discretion of the Development Authority.

- e) Any commercial/industrial buildings to be moved into a HAMLET may be required to provide guaranteed security to the ensure completion of any renovations set as a condition of approval of a DEVELOPMENT PERMIT.
- f) The Development Authority may require that a notice in writing be forwarded to all ADJACENT landowners.
- g) The Development Authority may require notification of the relocation route for buildings over 6.1 m (20 feet) wide to be provided to the COUNTY'S Emergency Services Department;
- h) Any building receiving approval to be relocated shall meet all existing standards, ordinances, rules, regulations, and BYLAWS, including the *Alberta Safety Codes Act*.

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## **SECTION SEVEN – GENERAL REGULATIONS**

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- i) When reviewing DEVELOPMENT PERMIT applications for a BUILDING – MOVED IN, the Development Authority shall consider the impact of the proposed building on the aesthetics and value of adjoining properties.

### **7.9 BUSINESSES – DRIVE-THROUGH**

- (a) A restaurant may include a take-out/drive-through component as an accessory development,
- (b) A loading facility is required to be designed and located so that all vehicles using that space can be parked and maneuvered entirely within the bounds of the site before moving onto adjacent streets. The loading space is required to be a minimum of 3 m (9.84 feet) wide by 9 m (29.53 feet) deep with overhead clearance of 4.3 m (14.11 feet). This space may be changed by the Development Authority to reflect the type of vehicle that are intended to use the space,
- (c) That any additional parking requirements necessitated by a change in use of an existing building may be waived by the Development Authority if deemed that lack of required stalls would not adversely affect traffic or surrounding properties,
- (d) Hardsurfaced parking lots are required for commercial development if the lot accesses onto a hardsurfaced street,
- (e) That a drive-through business is required to have entrances and exits approved by the Development Authority that provide a means of circulation within the lot and are adequately signed,
- (f) The minimum site area for a drive-through restaurant is 930 sq m (0.23 acres).

### **7.10 BUSINESSES – FARM SUBSIDIARY**

- (a) FARM SUBSIDIARY BUSINESSES shall be no more than supplementary to the use of a parcel of land for agricultural purposes and shall not:
  - i) employ any full time employees who do not reside on-site,
  - ii) store or maintain any goods, materials, or equipment not directly related to the operation, and/or
  - iii) create a nuisance by way of dust, noise, odour, smoke, or traffic generation.
- (b) Signage for a FARM SUBSIDIARY BUSINESS shall be limited to one (1) SIGN not exceeding 3 sq m (32 sq feet) in area. Signage must conform to all other provisions of the SIGN regulation contained in Section 7.41 of this BYLAW.
- (c) Agricultural equipment used for the owner's land and contracted out to other landowners shall not be considered a FARM SUBSIDIARY BUSINESS.

### **7.11 BUSINESSES - HOME BASED**

- (a) HOME BASED BUSINESSES shall be limited to those uses which do not interfere with the rights of other residents to quiet enjoyment of a residential neighbourhood. HOME BASED BUSINESSES shall not be a primary use of the residential building and shall not:

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**SECTION SEVEN – GENERAL REGULATIONS**

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- i) involve the storage of goods in the public view, a change in appearance of the residence or its ANCILLARY BUILDING/SHED, unless approved by the Development Authority, and
  - ii) require alterations to the building unless the alterations are approved by the Development Authority.
- (b) Signage for a HOME BASED BUSINESS shall be limited to one (1) SIGN not exceeding 1.1 sq m (12 sq feet).in area. Signage must conform to all other provisions of the SIGN regulation contained in Section 8 of this BYLAW.
- (c) All permits for HOME BASED BUSINESSES shall be subject to the condition that the permit may be revoked at any time, if, in the opinion of the Development Authority, the use is or has become detrimental or otherwise incompatible with the amenities of the neighbourhood.
- (d) A HOME BASED BUSINESS is subject to all parking requirements and restrictions described in this BYLAW in Section 7.31.
- (e) At all times, the privacy of the adjacent dwellings shall be preserved and shall not unduly offend the surrounding residents by way of, but not limited to: excessive lighting, noise, traffic, congestion, late visitations by clients.

**7.12 CAMPS – INDUSTRIAL CAMP AND BUNKHOUSE**

- (a) A DEVELOPMENT PERMIT shall be required for the construction of an industrial camp.
- (b) When reviewing an application under this section, the Development Authority shall consider the following:
- i) the location, type, and purpose of the camp,
  - ii) access to the camp,
  - iii) the provision of services to the camp, and/or
  - iv) ADJACENT LAND uses.
- (c) The minimum setbacks shall be provided in accordance with the applicable land use district.
- (d) If a camp Development Permit is temporary and the INDUSTRIAL CAMP needs to remain on location past the expiry date, a time extension may be applied for at the COUNTY.
- (e) All camps located on Crown lands shall be subject to conditions of an approved lease applicable to the location from Alberta Sustainable Resource Development.
- (f) The DEVELOPMENT of a camp shall conform to the *Alberta Safety Codes Act*.
- (g) All parking must be provided on-site and parking areas, where required, shall be developed to the satisfaction of the Development Authority.
- (h) Provision of access shall be provided to the satisfaction of the County.

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**SECTION SEVEN – GENERAL REGULATIONS**

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**7.13 CARETAKERS RESIDENCE/SECURITY SUITE**

Shall be a non-permanent structure placed on a non-permanent foundation.

**7.14 CORNER LOTS**

No person shall place or maintain in or upon that portion of a LOT or site within a SIGHT TRIANGLE, a fence, wall, tree, hedge, SIGN or other structure/object over 1.2 m (4 feet) in height, if such objects or structures, in the opinion of the Development Authority, would interfere with traffic safety.

**7.15 CROWN LAND TRANSFERRED TO PRIVATE OWNERSHIP**

Land which is transferred from the Crown of Alberta to private ownership shall be immediately considered to be Agricultural District (A) unless otherwise zoned by the COUNTY, and not require a formal amendment to this BYLAW provided that the DEVELOPMENT on the subject property or proposed DEVELOPMENT meets the spirit and intent of the Agricultural LAND USE DISTRICT.

**7.16 DANGEROUS GOODS**

Any DEVELOPMENT that includes Dangerous Goods shall be considered a DISCRETIONARY USE. Dangerous Goods shall not be allowed in any residential, school or hospital areas.

**7.16.5 DWELLING – SHOW HOME**

- (a) On-site parking shall be provided at a rate of parking spaces per 100 m<sup>2</sup> of Floor Area of the DWELLING - SHOW HOME, and all curb crossings and access points shall be designed and located so as to minimize on-site and off-site traffic impacts, to the satisfaction of the DEVELOPMENT AUTHORITY.
- (b) The siting and development of a DWELLING - SHOW HOME shall be in compliance with the regulations of the Land Use Zone intended to be applied to the site to accommodate future residential development; provided that the DEVELOPMENT OFFICER may attach additional conditions to minimize adverse impacts on adjacent development, including the construction of roadways or temporary turnarounds, in accordance with Mackenzie County's Design Standards.
- (c) Excluding advertising copy, the colours and materials employed for the exterior finishes, whether permanent or temporary, shall be compatible with those commonly found in Residential Zones.
- (d) Any exterior lighting shall be designed and located such that no light is directed at adjoining properties and such that the effectiveness of any traffic control devices is not impaired.
- (e) A DEVELOPMENT PERMIT application for a DWELLING - SHOW HOME shall be accompanied by the following information in addition to the information required by subsection 5.5.1 of this Bylaw:
  - i.) a context plan identifying the nature of the land uses and development within a 60.0 m radius of the proposed Site;

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## SECTION SEVEN – GENERAL REGULATIONS

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- ii.) a description of the exterior finish materials and colours for any structure including any proposed hoardings or false fronts;
  - iii.) drawings showing the location, area, Height, construction material, colour and method of support for any proposed on-site identification and advertising Signs, including any advertising or supergraphics that shall be displayed on a hoarding or false front;
  - iv.) drawings showing the area, Height, construction materials and method of support for any proposed off-site Directional Signs, and a description of the proposed location for the Signs; and
  - v.) the security required by section (v), below.
- (f) A DEVELOPMENT PERMIT for a DWELLING - SHOW HOME shall be valid for such a period of time as specified by the DEVELOPMENT AUTHORITY having regard for the amount of land or development being marketed, but in no case shall the time period exceed two years.
- (g) Prior to the commencement of any clearing, excavation or other work in respect of the construction of the DWELLING - SHOW HOME, the Permit Holder shall:
- i.) contact an Alberta Land Surveyor to survey the Proposed Lots in accordance with the Plan of Subdivision;
  - ii.) provide access to the DWELLING - SHOW HOME such that the total unobstructed distance from a fire hydrant/firepond/other to the principal entrance of each DWELLING - SHOW HOME is not more than ninety (90) metres or such distance as approved by Fire Rescue Operations. An access road(s) shall be constructed to County standards suitable for fire truck use; and
  - iii.) have erected on the site a sign bearing the words: *"This Show Home has been approved for the sole purpose of marketing homes in this area. Be advised that this Show Home cannot be sold or occupied as a residential dwellings until such time that it has been approved for occupancy by Mackenzie County. For more information call "Insert Developer Name and Phone Number".*
- (h) A DWELLING - SHOW HOME may not be used for occasional or permanent residential accommodation purposes.
- (i) Where full services are not available to the site, a DWELLING – SHOW HOME shall be provided with a sanitary privy which meets the standards of all applicable health and safety legislation.
- (j) In the event either:
- i.) the owner of the site on which a DWELLING – SHOW HOME is located fails to enter into an Development Agreement with the County within one (1) year next following the issuance of a DEVELOPMENT PERMIT for the DWELLING – SHOW HOME; or
  - ii.) the owner of the site on which a DWELLING – SHOW HOME is located fails to register a Plan of Subdivision for the subject lands in accordance with the



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**SECTION SEVEN – GENERAL REGULATIONS**

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an approval granted by the Subdivision Authority within one (1) year next following the issuance of a DEVELOPMENT PERMIT for the DWELLING – SHOW HOME; or

- iii.) the DWELLING - SHOW HOME is found not to meet the requirements of the DEVELOPMENT PERMIT issued therefore or otherwise fails to meet the requirements of this Bylaw; or
- iv.) the owner of the site on which a DWELLING – SHOW HOME is located fails to adhere to the requirements of any Residential Servicing Agreement entered into with the County respecting the subject lands; or
- v.) the DEVELOPMENT PERMIT for a DWELLING – SHOW HOME expires without a replacement having been issued,

then the owner of the site on which a DWELLING – SHOW HOME is located shall forthwith remove the DWELLING - SHOW HOME from the site, fill in any excavations thereon and shall return the site and the surrounding lands to substantially the same condition in which the same were prior to the commencement of excavation for the DWELLING - SHOW HOME. The owner of the site on which a DWELLING – SHOW HOME is to be located shall deposit and shall maintain with the County, by way of cash or Letter of Credit to the satisfaction of the Chief Administrative Officer, security in the amount of TEN THOUSAND (\$10,000.00) against the requirements of this section. The said security, or so much thereof is then remaining, shall be returned, without liability for interest, upon either:

- vi.) the work outlined herein having been completed to the satisfaction of the DEVELOPMENT AUTHORITY; or
  - vii.) a DEVELOPMENT PERMIT for the conversion of the DWELLING – SHOW HOME to a DWELLING – SINGLE FAMILY having been issued in accordance with this Bylaw.
- (k) The owner of the site on which a DWELLING – SHOW HOME is located shall, within two (2) weeks or otherwise determined by the DEVELOPEMENT AUTHORITY following the placement of BASEMENT or foundation walls, provide to the DEVELOPMENT OFFICER a Real Property Report confirming the location of the same on the site.
- (l) A DEVELOPMENT PERMIT converting a DWELLING – SHOW HOME to a DWELLING – SINGLE FAMILY may not be issued unless and until Construction Completion Certificate has been issued, respecting all municipal services to the site in accordance with a Development Agreement made with the County.
- (m) Upon the issuance of a DEVELOPMENT PERMIT for a DWELLING – SHOW HOME, the County may register a caveat against the title to the subject lands advising prospective purchasers that the said lands have not been approved for residential occupancy. Any such caveat registered by the County shall be discharged up the earlier of:
- i.) the removal of the DWELLING – SHOW HOME in accordance with the requirements of section (v), above; and

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## **SECTION SEVEN – GENERAL REGULATIONS**

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- ii.) the issuance of a DEVELOPMENT PERMIT for the conversion of the DWELLING – SHOW HOME to a DWELLING – SINGLE FAMILY in accordance with this Bylaw.

### **7.17 DWELLING UNITS PER PARCEL**

- (a) No person shall construct, locate or cause to be constructed more than one DWELLING UNIT on a LOT within a HAMLET unless provided for in this BYLAW.
- (b) Notwithstanding subsection (a), a second or additional DWELLING UNIT on a parcel may be permitted if such DWELLING UNIT is:
  - i) contained in a building designed for, or divided into, two or more DWELLING UNITS and is located in a LAND USE DISTRICT which permits multiple units,
  - ii) a MANUFACTURED HOME forming part of a MANUFACTURED HOME COMMUNITY for which a DEVELOPMENT PERMIT has been issued,
  - iii) a building as defined in the *Condominium Property Act* that is the subject of an approved condominium plan registered in the Land Titles Office,
  - iv) a caretakers residence/security suite pursuant to Section 7.13, and/or
  - v) a GARDEN SUITE or SECONDARY SUITE.

### **7.18 EASEMENTS/RIGHTS-OF-WAY**

Without a written consent given by the easement/right-of-way owner (or that whose utility line is found in the easement), the Development Authority may not issue a permit for DEVELOPMENT (except for the erection of a fence or construction of an access) that encroaches into or over a utility easement or right-of-way, even though the proposed DEVELOPMENT conforms to the provisions of this BYLAW.

### **7.19 ENGINEERING GUIDELINES**

All subdivision and DEVELOPMENT is required to follow the minimum standards of the current Municipal Improvement Standards.

### **7.20 ENVIRONMENTAL AUDITS AND ENVIRONMENTAL IMPACT ASSESSMENTS**

- (a) The Development Authority may require an applicant to submit a report summarizing an ENVIRONMENTAL AUDIT or an ENVIRONMENTAL IMPACT ASSESSMENT, as part of a DEVELOPMENT PERMIT application, an application to amend this BYLAW, an application for subdivision approval, or an application to amend a statutory plan.
- (b) The ENVIRONMENTAL AUDIT REPORT shall contain:
  - i) a history of the subject property's ownership and use;
  - ii) a description of the natural environment and social environment surrounding the subject property, which may be sensitive to contamination;
  - iii) an inventory of all hazardous materials that may have been handled or stored on the subject property, including a review of on and off-site disposal operations and facilities;
  - iv) a documentation of the existence, location and use of above and under-ground storage tanks and other related facilities;
  - v) a history of environmental regulatory activity affecting the subject property;
  - vi) a review of the condition and use of adjoining properties;

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- vii) a completed sampling program to determine type and level of contamination of soil, groundwater, surface water, site facilities, etc.;
  - viii) a determination of the extent of contamination; and
  - ix) a comprehensive site and areas maps noting the locations of natural and built features and other elements of the site audit as noted above.
- (c) The ENVIRONMENTAL AUDIT or ENVIRONMENTAL IMPACT ASSESSMENT REPORT shall be referred to Alberta Environment for comment and recommendations.
- (d) The COUNTY may use the recommendations of the ENVIRONMENTAL AUDIT or ENVIRONMENTAL IMPACT ASSESSMENT REPORT as grounds for:
- i) issuing a DEVELOPMENT PERMIT with or without conditions,
  - ii) refusing a DEVELOPMENT PERMIT application,
  - iii) amending this BYLAW,
  - iv) refusing an application for amending this BYLAW,
  - v) approving a subdivision application with or without conditions,
  - vi) refusing a subdivision application, and
  - vii) approving or refusing an application to adopt or amend a statutory plan.

**7.21 ENVIRONMENTALLY SENSITIVE LANDS**

- (a) DEVELOPMENT on lands, which are designated or deemed by the COUNTY to be environmentally sensitive, shall be discouraged.
- (b) When reviewing an application for DEVELOPMENT on ENVIRONMENTALLY SENSITIVE AREAS, the Development Authority shall consider the following:
- i) the impact of the proposed DEVELOPMENT on the subject property and surrounding area,
  - ii) the soil and slope conditions of the area surrounding the subject property,
  - iii) any information on the past history of the subject property and surrounding area from a geo-technical perspective, and
  - iv) comments and recommendations from Alberta Environment.
- (c) As part of the DEVELOPMENT PERMIT application, the Development Authority may require a geotechnical study, prepared by a qualified geotechnical engineer, addressing the proposed DEVELOPMENT. The geotechnical study will establish building setbacks from property lines based upon the land characteristics of the subject property.
- (d) The Development Authority may require any or all of the following as a condition of approval for a DEVELOPMENT PERMIT application on land which is considered environmentally sensitive:
- i) a certificate from a qualified professional geotechnical engineer certifying that the design of the proposed DEVELOPMENT was undertaken with full knowledge of the soil and slope conditions of the subject property,
  - ii) a certificate from a qualified professional geo-technical engineer when the proposed DEVELOPMENT includes cut and/or fill sections on slopes, and/or including the addition of fill to the subject property,
  - iii) that measures be taken to ensure that infiltration into area slopes, the subject property, and ADJACENT LANDS are minimized,

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## SECTION SEVEN – GENERAL REGULATIONS

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- iv) the registration of a restrictive covenant against the certificate of title for the subject property related to the approved DEVELOPMENT, and
- v) the registration of an easement against the certificate of title for the subject property entitling the COUNTY, or an agent on behalf of the COUNTY, the right to enter the subject property to carry out such improvements and repairs as are required to maintain the stability of adjacent properties which, if not corrected, could adversely affect surrounding lands.

### 7.22 **FENCES**

In a HAMLET, no fence shall exceed 1.8 m (6 feet) in height, with exception as approved by the Development Authority.

### 7.23 **FIRE CODE SETBACKS**

The Fire Code setbacks are:

- (a) 3.1 m (10 feet) from a building and or property line for gas line,
- (b) 1.5 m (5 feet) from a building and/or property line for diesel line, or
- (c) in accordance with the current Provincial as amended from time to time Fire Code, whichever is the greater.

### 7.24 **FLOOD PRONE LANDS**

- (a) DEVELOPMENT on land which may be subject to flooding shall not be permitted on lands that are within the 1:100 year flood plain, unless otherwise permitted in this BYLAW. See Schedule “A”, Map “D”.
- (b) DEVELOPMENT on lands which have been designated as a two-zone (floodway/flood-fringe) flood area<sup>1</sup>, shall be restricted to the following land uses:
  - i) In floodway areas, new DEVELOPMENT shall not be allowed except for the following:
    - (1) non-obstructing agricultural uses;
    - (2) recreational uses;
    - (3) flood control measures; and
    - (4) public works facilities.
  - ii) In flood-fringe areas, new DEVELOPMENT shall not be allowed except for otherwise approved land uses which comply with all applicable flood-proofing measures as are required by the Development Authority and/or Canada Mortgage and Housing Corporation.
- (d) Notwithstanding subsection (b), and at the discretion of the Development Authority, infill DEVELOPMENT may be allowed on lands within the 1:100 year flood-fringe area.
- (e) Any DEVELOPMENT PERMIT issued for DEVELOPMENT within the 1:100 year flood plain shall have, as a condition of approval, a restrictive covenant registered against the title of the subject property related to the approved DEVELOPMENT.

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<sup>1</sup> Note: Important flood zone information can be found through the Alberta Flood Risk Information System ( <http://www.environment.alberta.ca/129.html>)

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- (f) Reviewing a DEVELOPMENT PERMIT application for a DEVELOPMENT on a site which the COUNTY determines may be subject to flooding or is located in a designated flood plain, the Development Authority shall consider flood damage reduction measures and may approve the proposed DEVELOPMENT subject to any or all of the following:
- i) the usage of fill, piles, posts, or piers to raise the DEVELOPMENT above the 1:100 year flood level;
  - ii) flood-proofing standards which allow BASEMENTS to be flooded without significant damage to the structure;
  - iii) other flood reduction measures as approved by Canada Mortgage and Housing Corporation;
  - iv) diking of the watercourse by an approved agency;
  - v) increased DEVELOPMENT setbacks from the watercourse;
  - vi) specification of specific DEVELOPMENT locations and/or orientations;
  - vii) the usage of back-flow prevention valves (stop valves);
  - viii) any other flood abatement measures deemed necessary by the Development Authority;
  - ix) a certificate from a qualified professional engineer certifying that the design for the proposed DEVELOPMENT was undertaken with full knowledge of the potential for flooding on the subject property; and
  - x) comments and recommendations from Alberta Environment.

**7.25 GARAGES**

- (a) Unless otherwise specified in this BYLAW, a residential GARAGE-DETACHED within any HAMLET shall be limited to one per LOT.
- (b) In addition to complying with the other subsections of this section, any private GARAGE located in a HAMLET shall be positioned so that the vehicle entrance doors shall be no closer than 7.6 m (25 feet) to the property boundary upon which they open. No private GARAGE shall be located with the vehicle entrance doors facing the public utility lot and/or lane.
- (c) The vehicle entrance door in a HAMLET residential GARAGE shall not exceed 3.7 m (12 feet) in height.

**7.26 HAZARDOUS SITES**

DEVELOPMENT within the proximity of WASTE TRANSFER STATION or wastewater stabilization pond and/or any other hazardous site shall be in accordance with the *Subdivision and Development Regulation*.

**7.27 ILLUMINATION**

Illumination from commercial or industrial uses shall be shielded away from residential LAND USE DISTRICTS and streets.

**7.28 LANDSCAPING, SCREENING OR SOUND BARRIERS**

- (a) The native vegetation found on a site shall be maintained where possible to the satisfaction of the Development Authority.

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## SECTION SEVEN – GENERAL REGULATIONS

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- (b) Any area required to be landscaped may, at the discretion of the Development Authority, be loamed and planted with grass, trees, shrubs, and/or flowers, or similar materials or a combination thereof, which will enhance the appearance of the site and complement the DEVELOPMENT on the site.
- (c) Rural industrial parks may require screening around the outside perimeter of the park at the discretion of the Development Authority.
- (d) Screening materials shall be satisfactory to the Development Authority and may consist of landscaping, trees, berms, hedges, opaque fencing, decorative walls, architectural features, similar techniques or any combination thereof.
- (e) Where landscaped strips are required they shall be a minimum of 3.1 m (10 feet) in width and consistent of a combination of grass, shrubs, and trees or as directed by the Development Authority. Decorative paving materials may be used instead of landscaping at the discretion of the Development Authority.
- (f) Screening techniques and/or sound barriers may be used where a commercial or industrial use abuts a Residential zone, or where a DWELLING - MULTIPLE abuts a residential LAND USE DISTRICT where DEVELOPMENT is limited to DWELLING - SINGLE FAMILY or DWELLING - DUPLEX. The Development Authority may require additional setbacks as a means of minimizing conflicts between conflicting land uses, including but not limited to, incompatible uses that abut a railway line.
- (g) Truck parking areas shall be located on a commercial or industrial site to reduce noise impacts upon residential areas.
- (h) Sound barriers may be required where truck parking areas abut a residential use or LAND USE DISTRICT.
- (i) The Development Authority may prescribe or approve screening for uses which involve the outdoor storage of goods, machinery, vehicles, building materials, waste materials or other similar uses.
- (j) Low Impact Development (LID) features should be incorporated into commercial developments. Examples of LID are; landscape conservation, green roofs, rain gardens and rain barrels.

### 7.29 LOT AREA

- (a) No new LOTS shall be created that do not meet the applicable LAND USE DISTRICT specification.
- (b) Existing LOTS that do not meet the specified minimum lot size of the respective LAND USE DISTRICT shall be considered “grandfathered” and development on the LOT may be considered provided that the proposed development meets setback requirements.

### 7.30 MANUFACTURED HOMES

- (a) MANUFACTURED HOMES shall be of sound construction and appearance at the discretion of the Development Authority.

## SECTION SEVEN – GENERAL REGULATIONS

- (b) Any exterior renovation requirements imposed by the Development Authority to a MANUFACTURED HOME shall be completed prior to the placement of the building on the site.
- (c) The undercarriage of a MANUFACTURED HOME shall be screened from view by the foundation or skirting or other means satisfactory to the Development Authority.
- (d) All ACCESSORY structures, additions, porches, and skirting shall be of a quality and appearance equivalent to the MANUFACTURED HOME and reflect with the standard of the neighbourhood to the satisfaction of the Development Authority.
- (e) All connections to municipal water and sewer systems shall be adequately insulated.

### 7.31 PARKING

- (a) The following requirements shall apply to all parking facilities required by this BYLAW. Notwithstanding the requirements of this part, specific rules contained in any LAND USE DISTRICT shall govern the parking and loading requirements for that LAND USE DISTRICT.
- (b) Where handicap parking stalls are provided, such stalls shall be marked by signs on posts or on the wall of the building in a manner that they remain visible year round. Signage may also be painted onto the parking lot surface however shall be done in addition to the signs on posts or wall of the building.
- (c) Where the parking lot is designed with specific entry and exit, signage shall be placed on posts clearly marking the entry and exit. Such signs shall be placed in accordance with standard sign requirements and to the satisfaction of the Development Authority.
- (d) Unless otherwise allowed by the Development Authority, the minimum dimensions for the design of parking facilities shall be as set out in Table A – Parking Standard Dimensions.

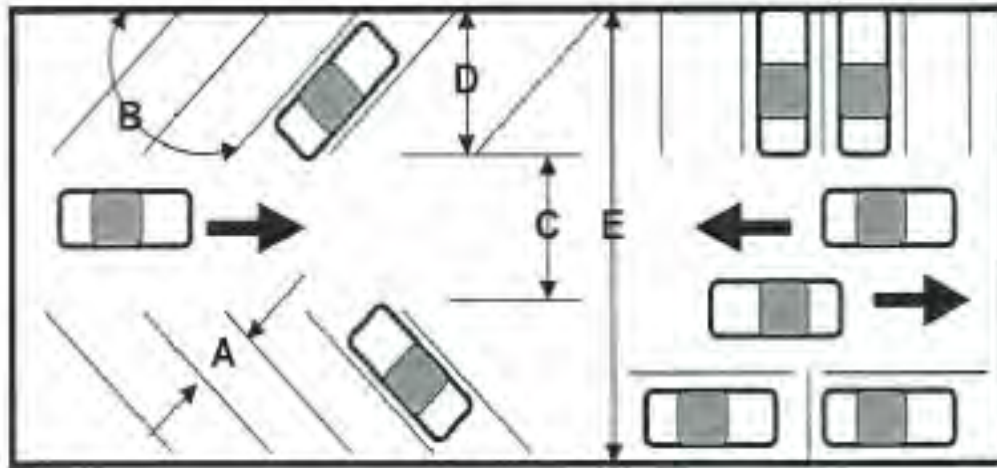
**Table A – Parking Standard Dimensions**

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
<b>Stall Width</b>	<b>Parking Angle (Degrees)</b>	<b>Aisle Width</b>	<b>Stall Depth Perpendicular to Aisle</b>	<b>Parking Unit Depth</b>
23 feet (7.0 m)	0° Parallel	One Way 11.5 feet (3.5 m)	9.5 feet (2.9 m)	One Way 21 feet (6.4 m)
		Two Way 23 feet (7.0 m)		Two Way 42 feet (12.8 m)
10 feet (3.1 m)	45°	13. feet (4.0 m)	20 feet (6.1 m)	52.5 feet (16.0 m)
10 feet (3.1 m)	60°	18. feet (5.5 m)	21 feet (6.4 m)	60 feet (18.3 m)
10 feet (3.1 m)	90°	24 feet (7.3 m)	19 feet (5.8 m)	62 feet (18.9 m)

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- (e) Where a drive through facility, a VEHICLE WASH ESTABLISHMENT, quick lube, or similar facility is required, sufficient vehicle stacking shall be provided on the site for a minimum of five (5) passenger vehicles or three (3) large trucks. This requirement is in addition to the parking standards as outlined in Table B – Minimum Parking Standards.
- (f) Unless otherwise specified by the Development Authority, the parking standards outlined in Table B – Minimum Parking Standards shall apply to all LAND USE DISTRICTS.
- (g) All commercial and/or industrial uses shall provide 1 parking stall per full time employee and 1 parking stall per 2 part time employees unless otherwise specified in Table B - Minimum Parking Standards.



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**Table B – Minimum Parking Standards**

Use	Minimum Parking Requirements
AUCTION MART	Indoor: 1 stall per 45 sq m (484 sq ft) of gross FLOOR AREA Outdoor: 30 parking stalls per acre of the ground area used for auction sales
AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES	1 stall per 45 sq m (484 sq ft) of gross FLOOR AREA
BED AND BREAKFAST BUSINESS	1 stall per vehicle owned, plus 1 stall for each guest room
CHURCHES	1 stall per 4 seating spaces
DWELLING – APARTMENT	1 stall per 1 bedroom unit; 1.5 stalls per 2 bedroom unit; 2 stalls per 3 bedroom unit; 1 stall per 3 DWELLING UNITS for visitors
DWELLING – DUPLEX	6 stalls
DWELLING - MULTIPLE	2 stalls per DWELLING UNIT plus 1 stall per 3 DWELLING UNITS for visitor parking
DWELLING - SINGLE FAMILY	1 stall per vehicle owned, plus 1 additional stall
GENERAL SERVICES ESTABLISHMENT	1 stall per 30 sq m (323 sq ft) of gross FLOOR AREA
HANGARS AND TERMINAL FACILITIES	1 stall per 162.6 sq m (1,750 sq ft) of gross FLOOR AREA plus 1 parking stall per full time employee and 1 parking stall per 2 part time employees.
HOSPITAL	1 stall per 4 patients or resident beds plus, 1.5 stalls per employee required during the maximum work shift
HOTEL/MOTEL/Open INDUSTRIAL CAMP	1 stall per guest room, plus additional stalls in accordance with the parking requirement of this section for any other use that forms part of the HOTEL/MOTEL/Open INDUSTRIAL CAMP
MANUFACTURED HOME COMMUNITY	2 stalls per LOT plus 1 stall per 5 LOTS for visitor parking
Medical Offices	1 stall per 30 sq m (323 sq ft) of gross FLOOR AREA
PROFESSIONAL OFFICES	1 stall per 45 sq m (484 sq ft) of gross FLOOR AREA
Recreational Facility	1 stall per 30 sq m (323 sq ft) of gross FLOOR AREA or as required by the Development Authority
RESTAURANT and/or Drinking Establishment	1 stall per 3 seats
RETAIL STORES	1 stall per 30 sq m (323 sq ft) of gross FLOOR AREA
SCHOOL - Elementary and Junior High	1 stall per 20 students based on the projected design capacity
SCHOOL - Senior High	4 stalls per 20 students based on the projected design capacity
Shopping Centre	1 stall per 30 sq m (323 sq ft) of gross FLOOR AREA
Theatre and Cinemas	1 stall per 3 seats
Warehouse, Outdoor Storage	1 stall per 50 sq m (538 sq ft) of gross FLOOR AREA, plus 1 stall for every 3 employees required during the maximum working shift
Any Other Use	1 space per 37.2 sq m (400 sq ft) of gross FLOOR AREA

**All minimum parking standards may be subject to revision at the discretion of the Development Authority on a “case by case basis”.**

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## SECTION SEVEN – GENERAL REGULATIONS

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### 7.32 OBJECTS PROHIBITED OR RESTRICTED IN YARDS

- (a) No more than one (1) RECREATIONAL VEHICLE shall be allowed to be stored or parked on a parcel (registered property) within any residential LAND USE DISTRICT. Where approved by the Development Authority, additional RECREATIONAL VEHICLES may be stored or parked in an agricultural LAND USE DISTRICT or a LAND USE DISTRICT that permits storage.
- (b) No trucks, trailers, or tankers with a gross vehicle weight (G.V.W.) rating in excess of 4,082 kg (9,000 pounds) shall be allowed in a hamlet residential LAND USE DISTRICT for longer than is reasonably required to load or unload such a vehicle.
- (c) No dismantled or wrecked vehicles may be located in any HAMLET residential LAND USE DISTRICT.
- (d) No farm/industrial/commercial equipment shall be allowed or stored in hamlet residential LAND USE DISTRICTS.

### 7.33 OILFIELD FACILITIES

Any SUBDIVISION or DEVELOPMENT PERMIT application within 1.5 km (0.93 miles), or as specified by the *Subdivision and Development Regulation*, of a Sour Gas Facility, Gas and/or Oil Well, shall be referred to the *Alberta Energy Resources Conservation Board* (ERCB), for comments and approval prior to a decision being made by the Subdivision or Development Authority.

### 7.34 PRESSURE VESSEL STORAGE FACILITIES

#### **Residential:**

No pressurized vessels over 45.36 kg (100 pounds) shall be allowed within the HAMLETS for residential purposes. Temporary use of pressurized vessels may be allowed at the Development Authority's discretion during winter conditions.

Pressurized vessels for the purpose of providing primary heat to any residential building within the Hamlet shall not be permitted where natural gas is available. Where natural gas servicing is not available, pressurized vessels shall be considered DISCRETIONARY USES and may be allowed at the discretion of the Development Authority to a maximum tank size of 125 gallons.

#### **Commercial/Industrial/Agricultural:**

- (a) PRESSURE VESSEL STORAGE facilities for materials, including but not limited to anhydrous ammonia, propane, and oxygen, with a liquid volume/capacity exceeding 45,460 L (10,000 gallons) shall not be allowed in the following areas:
  - i) inside and within a 3.2 km (2 mile) radius of the designated boundaries of any Settlement, HAMLET or Town;
  - ii) within a 1 mile (1.6 km) radius of any public or private SCHOOL sites; or
  - iii) within a distance of 450 m (1,476 feet) from any existing residence.
- (b) Upon receipt of a DEVELOPMENT PERMIT application for a DEVELOPMENT which includes a pressure vessel container with a liquid volume/capacity exceeding 4,546 L (1,000 gallons), the DEVELOPMENT OFFICER may require the applicant to include:
  - i) a site plan detailing the location of each pressure vessel;

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- ii) an approved emergency response plan detailing procedures in the event of a pressure vessel rupture or explosion; and
  - iii) where applicable, a contact person and the location of the nearest emergency response team provided by the product vendor.
- (e) Upon receipt of an application for a DEVELOPMENT PERMIT which includes a pressure vessel with a liquid volume/capacity in excess of 4,546 L (1,000 gallons), the DEVELOPMENT OFFICER shall refer the DEVELOPMENT proposal to the applicable fire department fire chief for his/her comments and recommendations.
- (f) Notwithstanding other provisions of this BYLAW, no residential DEVELOPMENT shall be allowed within 450 m (1,476 feet) of existing PRESSURE VESSEL STORAGE with a liquid volume/capacity exceeding 5,460 L (10,000 gallons).
- (g) When reviewing DEVELOPMENT proposals for the placement of commercial pressure vessels with a liquid volume/capacity less than 4,546 L (1,000 gallons) within a HAMLET, the Development Authority shall consider:
- i) material to be stored in the pressure vessel;
  - ii) the orientation of the pressure vessel to buildings in the surrounding neighbourhood, especially those which are used for residential use or public assembly;
  - iii) the ability of the local fire department to respond to an accident involving the proposed DEVELOPMENT as specified by the Fire Chief of the responding Fire Department; and
  - iv) the truck route through the community which will be used to service the proposed DEVELOPMENT.

### **General Provisions:**

All PRESSURE VESSEL STORAGE containers shall be constructed, located, and inspected in accordance with the provisions of the *Alberta Safety Codes Act and/or Petroleum Tank Management Association of Alberta (PTMAA)*, and its regulations.

### **7.35 PRIVATE SEWAGE TREATMENT SYSTEMS**

- (a) All private sewage treatment systems shall conform to the *Alberta Private Sewage Systems Standard of Practice 2009*.
- (b) The installation of a holding tank must receive written permission from the Development Authority prior to the approval of the Private Sewage Treatment permit. Written permission from the COUNTY is not required for the Hutch Lake Recreation District.
- (c) The applicant of a holding tank shall submit proof to the COUNTY that the site conditions on the property are not able to support a self sustained private sewage system. This shall be obtained by a site evaluation as outlined in the *Alberta Private Sewage Systems Standard of Practice 2009*.

### **7.36 PROJECTION OVER YARDS**

The portions of any attachments to a main building which may project over a minimum yard setback are:

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- (a) a cornice or a canopy of eaves which do not project more than one-half of the minimum side yard setbacks required for the site, but not less than 0.91 m (3 feet) from the side yard setback for maintenance and access purposes. This is for a cornice or a canopy of eaves on a site in a hamlet residential LAND USE DISTRICT;
- (b) a chimney which projects 0.6 m (2 feet) or less provided that in each case it is not less than 0.9 m (3 feet) from the side boundary of the site; and
- (c) unenclosed steps with or without a landing and less than 0.61 m (2 feet) above the surface of the yard if they do not project more than 2.4 m (8 feet) over a minimum front yard or rear yard or more than 0.9 m (3 feet) in a side yard.

### **7.37 RECREATIONAL USES**

When deciding a DEVELOPMENT PERMIT application for a recreational use in any LAND USE DISTRICT, the Development Authority shall consider the following:

(a) Special Requirements:

- i) The recreational DEVELOPMENT shall be architecturally designed to be compatible with the surrounding area; and
- ii) A RECREATION CENTRE OR LODGE may have ACCESSORY buildings available for the lodging of its patrons. In no way shall a RECREATION CENTRE OR LODGE be organized to provide any form of permanent habitation of the rooms by its patrons.

(b) Noise Attenuation:

Where the DEVELOPMENT will generate significant noise, the developer shall take steps to reduce the level of noise and its impact on existing and/or future DEVELOPMENT in the area to the satisfaction of the DEVELOPMENT OFFICER.

(c) Environment:

Recreational DEVELOPMENT shall be compatible with the surrounding environment and in the opinion of the DEVELOPMENT OFFICER, have no adverse effect on the water table and water bodies or water courses; or the aesthetic value of the area.

### **7.38 ROADS AND HIGHWAYS**

- (a) All ROADS and accesses shall be constructed to a width and standard as specified in the General Municipal Improvement Standards, or replacing standard and/or policy. The subdivision of land for any purpose will not be allowed unless the minimum ROAD standard has been met.
- (b) All applications for SUBDIVISION or DEVELOPMENT on lands adjacent to a HIGHWAY shall be referred to Alberta Transportation for comments and approval.

### **7.39 SECONDARY SUITES**

- (a) SECONDARY SUITES may be allowed by the DEVELOPMENT AUTHORITY in LAND USE DISTRICTS where listed as a DISCRETIONARY USE provided that all other applicable provisions of this BYLAW are met.

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- (b) SECONDARY SUITES shall be limited to one per lot/residence.

**7.40 SETBACKS FROM RAILWAY LINES**

- (a) The minimum setback from railway rights-of-way and station grounds for buildings shall be as follows:
  - i) 15.2 m (50 feet) for all residential, commercial, PUBLIC USE, and recreational DEVELOPMENTS that are not deemed compatible with railway operations; and
  - ii) at the discretion of the Development Authority, for manufacturing and other land uses that are deemed compatible with railway operations.
- (b) If, in the opinion of the Development Authority, a DEVELOPMENT or SUBDIVISION proposal may be affected by railway operations, the Development Authority may refer the DEVELOPMENT or SUBDIVISION proposal to the Railway Authority for its review and comment.

**7.41 SIGNS****7.41.1 GENERAL PROVISIONS**

- (a) All SIGNS shall be considered a DISCRETIONARY USE in all zoning districts.
- (b) No SIGN of advertising, directional or information nature that is attached to the ground or to any exterior surface of a building or structure shall be installed unless the Development Authority has approved a DEVELOPMENT application for this purpose.
- (c) No SIGNS shall be erected on or affixed to private and/or public property without the prior consent of the property owner.

**7.41.2 SIGN REVIEW AND PROCESS**

- (a) SIGNS shall only be approved when, in the opinion of the Development Authority, the SIGN or SIGNS;
  - i) do not obstruct the orderly and safe flow of vehicular or pedestrian traffic, or obstruct the “corner sight” regulations as required under this BYLAW;
  - ii) do not unduly interfere with the amenities of the LAND USE DISTRICT and/or ROAD/HIGHWAY Corridor in which they are located and/or adjacent to;
  - iii) do not affect the use, enjoyment or materially interfere with the value of neighbouring properties; and
  - iv) do not create visual or aesthetic decline.
- (b) In considering of a DEVELOPMENT PERMIT application for SIGNS, billboards, or advertising material, the Development Authority may consider such factors as:
  - i) Location of the proposed signage;
  - ii) Distance from roadway;
  - iii) Size;
  - iv) Height;
  - v) Method of illumination;
  - vi) Such other considerations as the Development Authority may deem to be relevant.

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- (c) The Development Authority shall attach, as conditions of the DEVELOPMENT PERMIT approval, those conditions he/she feels are necessary to resolve any DEVELOPMENT concerns or issues as identified in subsection (b).
- (d) The quality, aesthetic character and finishing of SIGN construction shall be to the satisfaction of the Development Authority.

**7.41.3 GENERAL SIGN REGULATIONS**

- (a) Flashing, animated or interior illuminated SIGNS shall not be permitted in DEVELOPMENTS where they might, in the opinion of the Development Authority, affect residents in adjacent housing or residential areas; or interfere with the interpretation of traffic SIGNS or controls, or vehicular safety.
- (b) All SIGNS shall be kept in a safe, clean, and tidy condition, and may be required to be renovated or removed if not properly maintained.
- (c) A SIGN height must not exceed the maximum BUILDING HEIGHT allowed in the LAND USE DISTRICT or the height of the PRINCIPAL BUILDING on the subject property.
- (d) No SIGN shall be illuminated unless the source of light is suitably shielded and must not pose a safety hazard to an adjacent site or road.
- (e) Wiring and conduits for electrified SIGNS must be concealed from view.
- (f) Temporary SIGNS that are not attached to the ground, a building, or structure, and are portable, such as A-board SIGNS, construction site identification SIGNS, changeable copy portable SIGNS, election candidate SIGNS, temporary community event SIGNS and real estate SIGNS, do not require DEVELOPMENT PERMITS but must contact the Municipal office and conform to the requirements of this BYLAW.

**7.41.4 SIGNS IN RURAL AREAS**

- (a) In a rural area, the SIGN shall be located a minimum of:
  - i) 200 m (656 feet) from regulatory SIGNS, and
  - ii) 3.1 m (10 feet) from the outer edge of the road or not less than 1.5 m (5 feet) from the property line if on private property.
- (b) The SIGN shall be a minimum of 1.5 m (5 feet) to a maximum of 2.5 m (8 feet) in height above the shoulder of the road.

**7.41.5 SIGNS IN HAMLETS**

A SIGN in a HAMLET shall be located a minimum of:

- (a) 20 m (66 feet) from regulatory SIGN, and
- (b) Not less than 1.5 m (5 feet) from the curb/sidewalk.

The bottom of any SIGN shall be a minimum of 2 m (6.56 feet) above the curb/sidewalk.

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### **7.41.6 SIGN ENFORCEMENT**

- (a) Where the Development Authority finds a SIGN that contravenes the provisions of this BYLAW, is abandoned, or in bad repair, they may by notice in writing, served personally or by registered mail, order the registered owner, person in possession of the land or building, or the person responsible for the SIGN to:
  - i) remove the SIGN within ten (10) days after receipt of the notice; or
  - ii) take such measures as are specified in the notice to alter the SIGN so it complies with the provisions of this BYLAW; or
- (b) take such measures as are specified in the notice to refurbish or alter the SIGN.
- (c) For temporary SIGNS, the Development Authority or Enforcement Officer may remove SIGNS that do not conform to the BYLAW, is abandoned, or in bad repair. All costs associated with the removal of the SIGN may be charged back to the owner of the SIGN with a minimum charge of \$50.00.

### **7.42 SUBDIVISION AND DEVELOPMENT REFERRALS**

#### **7.42.1 ALBERTA CULTURAL AND COMMUNITY SPIRIT**

When reviewing SUBDIVISION applications for proposed land uses which may impact a historical site, the DEVELOPMENT OFFICER shall:

- (a) Shall refer, to Alberta Cultural and Community Spirit and Historical Resources Division for review and comment, all DEVELOPMENT PERMIT applications that include:
  - i) the structural renovation and relocation of, or addition to, an identified historical building, and
  - ii) the disturbance or excavation of soil more than 0.31 m (1 foot) below the natural surface of a property containing a historical site for land uses, such as BASEMENTS, water reservoirs, swimming pools or the installation of ROADS and utilities.
- (b) May refer to Alberta Community Development, Cultural Facilities, and Historical Resources Division for review and comment, a DEVELOPMENT PERMIT application that:
  - i) includes the disturbance or excavation of soil more than 0.31 m (1 foot) below the natural surface of a site that is adjacent to, and situated less than 199.95 m (656 feet) from, an identified historic site, or
  - ii) in the opinion of the Development Authority, may have an adverse impact on an identified historical site.

#### **7.42.2 ALBERTA TRANSPORTATION**

- (a) When the COUNTY receives an application for subdivision or a DEVELOPMENT PERMIT regarding a property that is located within 0.8 km (0.5 miles) of a HIGHWAY or that may impact on a HIGHWAY, airport, bridge, ferry, or other DEVELOPMENT administered by Alberta Transportation, a copy of the application shall be forwarded to Alberta Transportation for comments and recommendations.

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(b) Referrals are required for the following site locations:

- i) Subdivision applications within 0.8 km (0.5 miles) of a HIGHWAY.
- ii) A DEVELOPMENT PERMIT application within 300 m (984 feet) of a HIGHWAY.
- iii) A DEVELOPMENT PERMIT application within 0.8 km (0.5 miles) of a HIGHWAY intersection.

### **7.42.3 CRITICAL WILDLIFE, VEGETATION, AND NATURAL ENVIRONMENTS**

In order to ensure the preservation of land which is identified or deemed by the COUNTY to be a critical wildlife habitat, vegetative area, and/or sensitive natural environment, the COUNTY may refer any DEVELOPMENT PERMIT application which may adversely affect the subject or adjacent property to Alberta Environment for comments and recommendations.

### **7.42.4 CROWN LAND DEVELOPMENT**

When the COUNTY receives an application for subdivision or a DEVELOPMENT PERMIT regarding a property located on Crown owned land, a copy of the application shall be forwarded to Alberta Environment and/or Alberta Agriculture, Food and Rural Development for comments and recommendations.

### **7.42.5 RAILWAY AUTHORITIES**

When the COUNTY receives an application for subdivision or a DEVELOPMENT PERMIT regarding a property situated within 300 m (984 feet) of railway tracks, a copy of the application shall be forwarded to the Railway Authority for comments and recommendations.

### **7.42.6 OTHER REFERRAL AGENCIES**

- (a) As required by the provisions of an adopted INTER-MUNICIPAL DEVELOPMENT PLAN, the DEVELOPMENT OFFICER shall forward copies of all DEVELOPMENT proposals that are located within an approved Inter-municipal Planning Area to the appropriate municipality for their review and comment.
- (b) All subdivision applications received by the COUNTY are referred to ATCO Electric, Northern Lights Gas Co-op, TELUS, and Mackenzie County Operational Services Department for their review and comments/requirements.
- (c) The Subdivision Authority may use its discretion to refer an application to any other agency for comments, as they deem necessary or appropriate to the application in question.

### **7.43 TOPSOIL REMOVAL**

- (a) A DEVELOPMENT PERMIT is required for the removal or stockpile of topsoil for non-agricultural purposes.
- (b) A DEVELOPMENT PERMIT shall only be granted to an application on land (property) in LAND USE DISTRICTS where the commercial sale of topsoil is allowed,



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**SECTION SEVEN – GENERAL REGULATIONS**

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and where it is shown to the satisfaction of the Development Authority that the land or ADJACENT LAND will not be adversely affected by the removal of the topsoil.

- (c) An application for the removal of topsoil may be referred to Alberta Environment for advice.

**7.44 UNSIGHTLY PROPERTY**

The owner of property that is in an unsightly condition as a result of neglect and/or the stockpiling of materials may be required by the Development Authority to:

- (a) improve the appearance of the property in the manner specified; or
- (b) if the property is a structure, remove or demolish the structure and level the site; and
- (c) make any other changes in accordance with the COUNTY'S Unsightly Premises BYLAW.

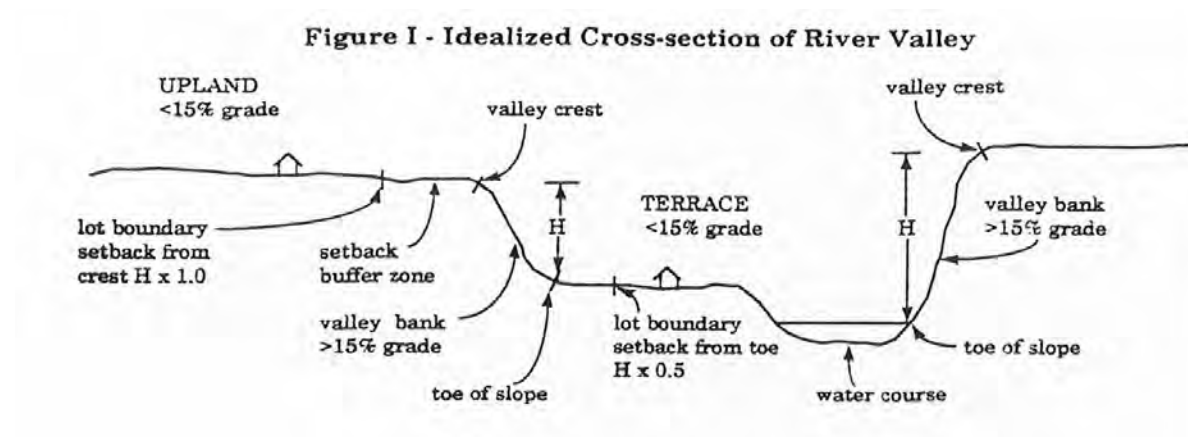
**7.45 WATERBODIES AND WATERCOURSES**

- (a) Where a parcel of land borders on or contains a coulee, ravine, or valley, with or without a watercourse, the following minimum building or structure setbacks, from the top of the bank of the coulee, ravine, or valley, shall apply:

<b>DEPTH OF RAVINE, COULEE OR VALLEY WITHOUT WATER</b>	<b>MINIMUM SETBACK</b>
Less than 7.6 m (25 feet)	22.9 m (75 feet) or at the discretion of the Development Authority
Greater than 7.6 m (25 feet) but less than 15.2 m (50 feet)	22.9 m (75 feet)
Greater than 15.2 m (50 feet) but less than 30.5 m (100 feet)	45.7 m (150 feet)
Greater than 30.5 m (100 feet)	61 m (200 feet)

- i) For banks with a smooth and uninterrupted GRADE, the depth will be considered to be the vertical distance from the valley crest to the toe of the slope (refer to Figure I);
- ii) For banks which fall in a series of benches, the depth of the bank will be considered as the vertical distance between the valley crest to the toe of the slope of the next adjacent bench;

## SECTION SEVEN – GENERAL REGULATIONS



- iii) Where DEVELOPMENT is proposed to locate on a bench below the bank top, the DEVELOPMENT will be required to meet the setback requirement from both the upper and lower benches.
- (b) Notwithstanding the above, the Development Authority may increase the building or structure setbacks where deemed necessary.
- (c) A setback from the top of the bank of a coulee, ravine, or valley being more than 7.6 m (25 feet) in depth may only be relaxed if it can be shown through an acceptable geotechnical analysis that the proposed DEVELOPMENT site is suitable for the proposed DEVELOPMENT.
- (d) Where a parcel of land borders on or contains a water body the building setback from the top of the bank of the water body shall not be less than 30.5 m (100 feet) from a water body.
- (e) In making a decision on the setback from a water body, the Development Authority may refer the application for a DEVELOPMENT PERMIT to Alberta Environment for comments prior to issuing a permit. If Alberta Environment requires that the setback be greater than stated in this BYLAW, the provincial standard will apply.

### 7.46 WILDLAND/URBAN INTERFACE DEVELOPMENTS - REMOTE AREAS

- (a) When, in the opinion of the Development Authority, a proposed DEVELOPMENT would be located in an area which may be a significant wildfire hazard area, or too remote for existing municipal services to be effective in an emergency, the Development Authority shall consider the following as a condition(s) to the issuance of a DEVELOPMENT PERMIT:
- i) the suitability of the site for the proposed use;
  - ii) measures which can be taken to reduce fire hazard may include, but at the discretion of the Development Authority, are not limited to:
    - (1) A 5 m (16 foot) perimeter around all structural DEVELOPMENTS on the site which should be free of all trees, shrubs and fine fuels;
    - (2) A reduced fuel zone perimeter of 5 m (16 feet) from (i) above in which all branches, living, or dead, and any loose flakey bark shall be removed to a height of 2 m (6.5 feet) above ground level;
    - (3) The installation of spark arresters on all fire-places and chimneys;
    - (4) The provision of an emergency access;

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## SECTION SEVEN – GENERAL REGULATIONS

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- (5) Roofs to be constructed of non-combustible or combustion retardant materials;
  - (6) The provision of an adequate on/off-site water supply and equipment for firefighting purposes (such as fire extinguishers). A recommended water supply for residential DEVELOPMENTS is a minimum of 225 L (49.5 gallons); and
  - (7) A firebreak of 5 m (16 feet) in width shall be cleared of standing trees and all fine fuels around the entire perimeter of the site.
- (b) When, in the opinion of the Development Authority, a proposed DEVELOPMENT would be located in an area which may be susceptible to wildfires from on-site or adjacent forested areas, the Development Authority may consult with a Forest Protection Officer of Alberta Environment on “Fire Smart Planning” recommendations prior to the issuance of a DEVELOPMENT PERMIT.

### 7.47 SEA CANS

- (a) Will be considered an accessory building to the principal building, except for within the Zama Industrial District where they may be a principal use;
- (b) Will only be approved within Industrial Land Use districts, except in the Zama Mixed Use District where they may also be approved;
- (c) Will not be allowed to be stacked;
- (d) Will be used for storage purposes only excluding any dangerous or hazardous materials or containers unless appropriate materials signage is applied to the exterior of the Sea Cans;
- (e) Will have an exterior finish that matches or compliments the exterior finish of the principal building; and
- (f) Will be screened from view, to the satisfaction of the Development Authority.

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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Pursuant to the Act, the COUNTY is divided into the following LAND USE DISTRICTS and the DEVELOPMENT OFFICER is hereby authorized to assess and decide applications for DEVELOPMENT PERMITS for all permitted, discretionary, or “same or similar” uses and other provisions as stipulated in this BYLAW in the following LAND USE DISTRICTS.

<b>Section</b>	<b>LAND USE DISTRICT</b>	<b>District Symbol</b>	<b>Page</b>
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8.2	AIRPORT	AP	83
8.3	DIRECT CONTROL	DC	85
8.4	FORESTRY	F	87
8.5	FORT VERMILION HAMLET COMMERCIAL CENTRE	HCC1	89
8.6	FORT VERMILION HIGHWAY COMMERCIAL DISTRICT	HC1	91
8.7	FORT VERMILION LIMITED GENERAL INDUSTRIAL	LG1	93
8.8	HAMLET COUNTRY RESIDENTIAL 1	HCR1	97
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8.17	LA CRETE GENERAL COMMERCIAL DISTRICT	GC1	115
8.18	LA CRETE HIGHWAY COMMERCIAL DISTRICT	HC2	117
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8.31	URBAN FRINGE	UF	145
8.32	ZAMA CITY INDUSTRIAL	ZI	147
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8.34	ZAMA CITY RESIDENTIAL	ZR	151
8.35	ZAMA CITY RESIDENTIAL-BUSINESS	ZRB	153

**LAND USE DISTRICT BOUNDARIES**

- (a) The LAND USE DISTRICT Maps, as may be amended or replaced from time to time, are those maps contained in Schedule “A” of this BYLAW.

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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- (b) In the event that a dispute arises over the boundary of any LAND USE DISTRICT as shown on the LAND USE DISTRICT Maps, the Development Authority shall decide upon the location of the boundary.

**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

**8.1 AGRICULTURAL “A”**

The purposes of this LAND USE DISTRICT are to conserve land for a wide range of agricultural uses, to minimize the fragmentation of agricultural land, and to limit non-agricultural land uses to those which would not interfere with agricultural practices.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
<ul style="list-style-type: none"> <li>a) ANCILLARY BUILDING/SHED</li> <li>b) BUNKHOUSE</li> <li>c) CONTRACTOR’S BUSINESS/YARD</li> <li>d) DWELLING - SINGLE FAMILY</li> <li>e) DUGOUT</li> <li>f) EXTENSIVE AGRICULTURE</li> <li>g) FARM SUBSIDIARY BUSINESS</li> <li>h) GARAGE - ATTACHED</li> <li>i) GARAGE - DETACHED</li> <li>j) GARDEN SUITE</li> <li>k) HOME BASED BUSINESS</li> <li>L) INTENSIVE AGRICULTURE 1</li> <li>m) MANUFACTURED HOME - MODULAR</li> <li>n) MANUFACTURED HOME - DOUBLE WIDE</li> <li>o) MANUFACTURED HOME - SINGLE WIDE</li> <li>p) SEA CAN</li> <li>q) SHOP – FARM</li> <li>r) STORAGE YARD</li> <li>s) YARD SITE DEVELOPMENT</li> </ul>	<ul style="list-style-type: none"> <li>a) AUCTION MART</li> <li>b) AUTO SALVAGE</li> <li>c) AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES</li> <li>d) BED AND BREAKFAST BUSINESS</li> <li>e) DWELLING - SHOW HOME</li> <li>f) CEMETERY</li> <li>g) CHURCH</li> <li>h) COMMUNICATION TOWER</li> <li>i) ENVIRO - TANK</li> <li>j) FORESTRY LOOKOUT TOWER</li> <li>k) HANDICRAFT BUSINESS</li> <li>l) INDUSTRIAL CAMP</li> <li>m) INSTITUTIONAL USE</li> <li>n) INTENSIVE RECREATIONAL USE</li> <li>o) KENNEL</li> <li>p) NATURAL RESOURCE EXTRACTION INDUSTRY</li> <li>q) PRESSURE VESSEL STORAGE</li> <li>r) PUBLIC USE</li> <li>s) RETAIL STORE</li> <li>t) SECONDARY SUITE</li> <li>u) SEWAGE LAGOON</li> <li>v) SEWAGE TREATMENT PLANT</li> <li>w) TEMPORARY/PORTABLE UNIT</li> <li>x) TRADESMEN’S BUSINESS</li> <li>y) VETERINARY CLINIC</li> <li>z) WASTE TRANSFER STATION</li> </ul>

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) Density (maximum):**

- i) AGRICULTURAL SUBDIVISIONS: *(Bylaw 890-13)*

The following standards shall apply to the number of parcels per PROPERTY:

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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PROPERTIES 19.1 – 38.2 ha (81-160 acres) or more shall be allowed 3 titles (2 parcels subdivided out)

PROPERTIES of 19.1 ha (80.9 acres) or less shall be allowed 2 titles (1 parcel subdivided out)

ii) All other uses: All other uses require rezoning and must submit an Area Structure Plan for the entire PROPERTY

**(b) LOT Area:**

RESIDENTIAL: Minimum: 1.2 ha (3.0 acres)  
Maximum: 4.1 ha (10 acres) unless an existing residence requires the approval of a larger parcel size to meet setback requirements, or the subject site is a FRAGMENTED PARCEL that in the opinion of the Development Authority is difficult to farm.

All Other Uses: At the discretion of the Development Authority

**(c) Minimum Setbacks:**

From a HIGHWAY, ROAD or undeveloped ROAD allowance:

41.2 m (135 feet) from right-of-way, or

64 m (210 feet) from centre line

**Or as specified by Alberta Transportation, whichever is greater**

All other property lines: 15.2 m (50 feet)

**(d) DWELLING UNITS per parcel – See Section 7.17**

**D. ADDITIONAL REQUIREMENTS**

(a) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.

(b) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.



**E. OTHER REQUIREMENTS**

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.

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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**8.2 AIRPORT DISTRICT – “AP” (Bylaw 865-12)**

The general purpose of this LAND USE DISTRICT is to regulate DEVELOPMENT and to provide for the orderly operation and development of MUNICIPAL AIRPORTS within Mackenzie County.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
a) ENVIRO - TANK b) HANGARS AND TERMINAL FACILITIES	a) ACCESSORY BUILDING b) AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES c) COMMUNICATION TOWER d) BULK FUEL/PROPANE SALES e) BUS DEPOT f) CONVENIENCE STORE g) PUBLIC USE h) RESTAURANT i) RETAIL STORE j) SERVICE STATION k) TOURIST INFORMATION

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) LOT Area:**

At the discretion of the Development Authority.

**(b) Minimum Setbacks:**

From a HIGHWAY, ROAD or undeveloped ROAD allowance:

41.2 m (135 feet) from right-of-way, or

64 m (210 feet) from centre line

**Or as specified by Alberta Transportation, whichever is greater**

From an INTERNAL SUBDIVISION ROAD:

6.1 m (20 feet)

All other property lines: 1.52 m (5 feet)

The Development Authority may require greater setbacks than the minimum as decided on a case-by-case basis.

- (c) The maximum height for any use and development including all appurtenances and temporary construction equipment shall not penetrate the Approach/Departure Areas for each runway as established by each airport vicinity plan.

**D. ADDITIONAL REQUIREMENTS**

- (a) In addition to Section 7.28 of this BYLAW. The Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority;
- (b) Uses and developments on airport property must comply with all other authorities, either Federal, Provincial or Municipal, each jurisdictions Airport Vicinity Protection Area.
- (c) Uses, which would cause excessive discharge of toxic, noxious or other particulate matter into the atmosphere; radiation or interference by the use of electric or electronic equipment; fire and explosive hazards; lighting , and accumulation of any material or waste edible by, or attractive to birds, shall not be approved;
- (d) Approval of development shall be at the discretion of the Development Authority. The impact of the proposed development on the operations of the airport, and the impact of the airport operations on the proposed development shall be the primary considerations of the Development Authority.

**E. OTHER REQUIREMENTS**

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.

**8.3 DIRECT CONTROL “DC”**

The purpose of this LAND USE DISTRICT is to provide for Direct Control of DEVELOPMENT in areas of special character or circumstance or where deemed necessary by COUNCIL.

**A. USES**

- a) ADULT ENTERTAINMENT BUSINESS
- b) FUNERAL HOME
- c) LIQUOR STORE
- d) PAWN SHOP
- e) Uses that require approval from the Alberta Gaming and Liquor Commission, with the exception of occasional licences not exceeding 72 hours
- f) Any other use and ACCESSORY use deemed necessary by COUNCIL

**B. DEVELOPMENT REGULATIONS**

- (a) DEVELOPMENT standards will be established at the discretion of COUNCIL having regard to the nature of the proposed land use and may include, but is not restricted to, the following: LOT and FLOOR AREA, DEVELOPMENT setbacks, design, character and appearance of buildings, access and parking.
- (b) When making a decision on a DEVELOPMENT PERMIT application, COUNCIL shall take into account the compatibility of the proposed land use with surrounding land uses and the character of the community.
- (c) A Direct Control District shall not be located within 152.4 m (500 feet) of a CHURCH, education institution, PARK, DAY CARE FACILITY, or PUBLIC USE unless otherwise approved by COUNCIL.
- (d) There shall be no appeal allowed to the Subdivision and Development Appeal Board on decisions made by Council on application for proposed development on lands zoned Direct Control District.

**C. REQUIREMENTS**

- (a) All site requirements shall be at the discretion of COUNCIL, based upon a site plan which is submitted as part of a DEVELOPMENT PERMIT application.
- (b) All DEVELOPMENT shall conform to the spirit and intent of the MUNICIPAL DEVELOPMENT PLAN.
- (c) COUNCIL may refer to other sections of this BYLAW to determine requirements for specific types of proposed land uses on property zoned under this LAND USE DISTRICT.
- (d) COUNCIL may decide on other requirements as are necessary, having regard to the nature of the proposed DEVELOPMENT.

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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- (e) COUNCIL shall approve all applications for principal uses on property zoned under this LAND USE DISTRICT. DEVELOPMENT proposals for secondary or ancillary uses may be delegated to the Development Authority at COUNCIL's discretion.

**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

**8.4 FORESTRY “F”**

The general intent of this LAND USE DISTRICT is to regulate land use within the Green Area of the COUNTY.

A. PERMITTED USES	B. DISCRETIONARY USES
a) ANCILLARY BUILDING/SHED b) CABIN c) CARETAKERS RESIDENCE/SECURITY SUITE d) COMMUNICATION TOWER e) DUGOUT f) FOREST BASED INDUSTRY g) FORESTRY BUILDING h) INDUSTRIAL CAMP i) PETROLEUM FACILITY j) SEA CAN k) WOODLOT MANAGEMENT	a) COMMUNITY PASTURE b) EXTENSIVE RECREATIONAL USE c) FIRE HALL OR FACILITY d) INTENSIVE RECREATIONAL USE e) NATURAL RESOURCE EXTRACTION INDUSTRY f) PUBLIC USE g) TEMPORARY/PORTABLE UNIT h) WATER RESERVOIR STRUCTURE i) WATER TREATMENT FACILITY

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) Minimum Setbacks:**

From a HIGHWAY, ROAD or undeveloped ROAD allowance:

41.2 m (135 feet) from right-of-way, or

64 m (210 feet) from centre line

**Or as specified by Alberta Transportation, whichever is greater**

All other property lines: 15.2 m (50 feet)

**D. ADDITIONAL REQUIREMENTS**

A DEVELOPMENT PERMIT may be issued for DEVELOPMENT on Crown Land subject to approval being obtained from Alberta Sustainable Resource DEVELOPMENT.

**E. OTHER REQUIREMENTS**

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.

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

**8.5 FORT VERMILION HAMLET COMMERCIAL CENTRE DISTRICT “HCC1”**

The general purpose of this LAND USE DISTRICT is to permit commercial DEVELOPMENT that is sensitive in scale to adjacent uses within the downtown or core area of the Hamlet of Fort Vermilion.

A. PERMITTED USES	B. DISCRETIONARY USES
<ul style="list-style-type: none"> <li>a) ARTS, CRAFTS AND PHOTOGRAPHY STUDIO</li> <li>b) AMUSEMENT FACILITY</li> <li>c) BUSINESS SUPPORT SERVICES</li> <li>d) CHURCH</li> <li>e) CLUB HOUSE</li> <li>f) CONVENIENCE STORE</li> <li>g) DAYCARE FACILITY</li> <li>h) GENERAL SERVICES ESTABLISHMENT</li> <li>i) INSTITUTIONAL USE</li> <li>j) LAUNDROMAT</li> <li>k) HANDICRAFT BUSINESS</li> <li>l) HOTEL</li> <li>m) LAUNDROMAT</li> <li>n) MEDICAL FACILITY</li> <li>o) MOTEL</li> <li>p) PAWN SHOP</li> <li>q) PROFESSIONAL OFFICE</li> <li>r) PUBLIC USE</li> <li>s) PUBLIC UTILITY LOT</li> <li>t) RESTAURANT</li> <li>u) RETAIL STORE</li> <li>v) TOURIST INFORMATION FACILITY</li> <li>w) VETERINARY CLINIC</li> </ul>	<ul style="list-style-type: none"> <li>a) BUS DEPOT</li> <li>b) Commercial Use + DWELLING - APARTMENT</li> <li>c) DWELLING UNIT in conjunction with the primary use provided it is incorporated in the same building and the total FLOOR AREA of the DWELLING UNIT shall be less than the FLOOR AREA for the other use</li> <li>d) DWELLING-APARTMENT</li> <li>e) DWELLING-MULTIPLE</li> <li>f) INTENSIVE RECREATIONAL USE</li> <li>g) LIQUOR STORE</li> <li>h) PUBLIC USE</li> <li>i) SERVICE STATION</li> <li>j) TRADESMENS BUSINESS</li> <li>k) VEHICLE WASH ESTABLISHMENT</li> <li>l) SIGNS</li> </ul>

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) LOT Area:**

At the discretion of the Development Authority.

**(b) Minimum Setbacks:**

YARD - FRONT: 9.1 m (30 feet)

YARD - SIDE: If site is abutting a residential LAND USE DISTRICT:

1.5 m (5 feet)

All other uses:           None required.

YARD - REAR:           3.1 m (10 feet)

**(c) Minimum Total Floor Area**

As required of the Development Authority.

**D. ADDITIONAL REQUIREMENTS**

- (a)** A DWELLING - APARTMENT forming part of a commercial building and being situated on a floor other than the ground or BASEMENT floor may be allowed at the discretion of the Development Authority.
- (b)** In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (c)** In addition to Section 7.6 of this BYLAW the architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.
- (d)** In addition to Section 7.6 of this BYLAW commercial development proposed within the Heritage Frontage Control area should incorporate design elements that reflect the historic architectural character of the Hamlet and encourage high quality public realm and pedestrian connectivity.
- (e)** In addition to Section 7.2 of this BYLAW all new building and site designs fronting 50<sup>th</sup> Street or River Road should emphasize a pedestrian friendly environment which must include windows and doors that face the street on ground floor walls.
- (f)** In addition to 7.31 of this BYLAW shared parking may be allowed at the Discretion of the Development Authority.

**E. OTHER REQUIREMENTS**

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.

**8.6 FORT VERMILION HIGHWAY COMMERCIAL DISTRICT “HC1”**

The general purpose of this LAND USE DISTRICT is to facilitate the development of trade and service related to automotive transportation and the automobile traveller, and to serve the regional market area. Uses in this District incorporate high quality signage, landscaping, site design, and building appearance.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
<ul style="list-style-type: none"> <li>a) AMUSEMENT FACILITY</li> <li>b) BUSINESS SUPPORT SERVICES</li> <li>c) CONVENIENCE STORE</li> <li>d) MEDICAL FACILITY</li> <li>e) INSTITUTIONAL USE</li> <li>f) PUBLIC UTILITY LOT</li> <li>g) TOURIST INFORMATION FACILITY</li> <li>h) TRADESMEN’S BUSINESS</li> <li>i) VEHICLE WASH ESTABLISHMENT</li> </ul>	<ul style="list-style-type: none"> <li>a) AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES</li> <li>b) BULK FUEL/PROPANE SALES</li> <li>c) HOTEL</li> <li>d) MOTEL</li> <li>e) PROFESSIONAL OFFICE</li> <li>f) RECREATIONAL VEHICLE PARK</li> <li>g) RECREATIONAL VEHICLE SALES AND SERVICE</li> <li>h) RESTAURANT</li> <li>i) RETAIL GARDEN CENTRE</li> <li>j) RETAIL STORE</li> <li>k) SERVICE STATION</li> <li>l) SIGNS</li> </ul>

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) LOT Area:**

At the discretion of the Development Authority.

**(b) Minimum Setbacks:**

From a HIGHWAY, ROAD or undeveloped ROAD allowance:

41.2 m (135 feet) from right-of-way, or

64 m (210 feet) from centre line

**Or as specified by Alberta Transportation, whichever is greater**

From an INTERNAL SUBDIVISION ROAD:

9.1 m (30 feet)

All other property lines: 15.2 m (50 feet)

**D. ADDITIONAL REQUIREMENTS**

- (a) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (b) In addition to Section 7.6 of this BYLAW the architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment adjoining DEVELOPMENT and character of the site to the satisfaction of the Development Authority.
- (c) In addition to Section 7.31 of this BYLAW, parking for all new development should mainly be provided to the side and rear of new commercial buildings.
- (d) In addition to 7.31 of this BYLAW shared parking may be allowed at the Discretion of the Development Authority.

**E. OTHER REQUIREMENTS**

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.

**8.7 FORT VERMILION LIMITED GENERAL INDUSTRIAL DISTRICT (LGI)**

The general purpose and intent of this land use district is to accommodate a mix of light and heavy industrial buildings and uses, with limits on the types and levels of nuisances (e.g. noise, dust, odours, gases, particulate substances and toxic substances) these uses create to ensure compatibility with surrounding sensitive uses. The light industrial area will act as a transition between the heavy industrial area and nearby land uses that are potentially sensitive to the level of nuisance generated by heavy industry.

**1. LIGHT INDUSTRIAL USES:**

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
<ul style="list-style-type: none"> <li>a) ACCESSORY</li> <li>b) AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES</li> <li>c) BUSINESS SUPPORT SERVICES</li> <li>d) CONTRACTORS SERVICE</li> <li>e) EQUIPMENT RENTALS FACILITY</li> <li>f) PUBLIC UTILITY LOT</li> <li>g) TRADESMEN'S BUSINESS</li> <li>h) VEHICLE WASH ESTABLISHMENT</li> </ul>	<ul style="list-style-type: none"> <li>a) AGRICULTURAL MACHINERY SALES AND SERVICE</li> <li>b) BULK FUEL AND PROPANE SALES</li> <li>c) BUILDING SUPPLY CENTRE</li> <li>d) CARDLOCK</li> <li>e) CONTRACTOR'S BUSINESS/YARD</li> <li>f) HIGHWAY MAINTENANCE YARD</li> <li>g) LIGHT MANUFACTURING</li> <li>h) MANUFACTURED HOME SALES AND SERVICE</li> <li>i) RECYCLING FACILITY</li> <li>i) SEA CAN</li> <li>j) SIGNS</li> <li>k) WAREHOUSE</li> <li>l) WELDING SHOP</li> </ul>

**2. HEAVY INDUSTRIAL USES:**

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
<ul style="list-style-type: none"> <li>a) ACCESSORY</li> <li>b) PUBLIC UTILITY LOT</li> <li>c) TRADESMEN'S BUSINESS</li> <li>d) VEHICLE WASH ESTABLISHMENT</li> </ul>	<ul style="list-style-type: none"> <li>a) AGRICULTURAL MACHINERY SALES AND SERVICE</li> <li>b) AUTO SALVAGE</li> <li>c) CARDLOCK</li> <li>d) CARETAKER'S RESIDENCE/SECURITY SUITE</li> <li>e) CONTRACTOR'S BUSINESS YARD</li> <li>f) CONCRETE PRODUCTS MANUFACTURING</li> <li>g) EQUIPMENT RENTAL FACILITY</li> <li>h) GRAIN ELEVATOR</li> <li>i) HIGHWAY MAINTENANCE YARD</li> <li>j) LUMBER YARD</li> <li>k) OIL FIELD SERVICE</li> <li>l) OIL FIELD SUPPORT SERVICES</li> <li>m) SEA CAN</li> <li>n) STORAGE YARD</li> <li>o) SIGNS</li> <li>p) TRUCK STOP</li> <li>q) WAREHOUSE</li> </ul>

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) Density:** At the discretion of the Development Authority.

**(b) Minimum Setbacks:**

- YARD - FRONT: 9.1 m (30 feet)
- YARD - EXTERIOR SIDE: 9.1 m (30 feet)
- YARD - INTERIOR SIDE: 3.1 m (10 feet)
- YARD - REAR: 3.1 m (10 feet)

**D. ADDITIONAL REQUIREMENTS**

- (a) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (b) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment adjoining DEVELOPMENT and character of the site to the satisfaction of the Development Authority.
- (c) A 20 metre landscaping buffer shall be required for all development adjacent to Highway 88 according to the policies within the Fort Vermilion Industrial Area Structure Plan.
- (d) Heavy industrial uses shall not be developed within 150 m of a residential district.

**E. OTHER REQUIREMENTS**

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.

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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concrete or wood block foundation wall, skirting or an approved equivalent is required so that the appearance, design and construction will complement the MANUFACTURED HOME. The undercarriage of the MANUFACTURED HOME shall be screened from view.

- (c) All ancillary structures to MANUFACTURED HOMES, such as patios, porches, additions, etc., shall be factory prefabricated units, or of a quality equivalent thereto, so that the appearance, design and construction will complement the manufactured home.
- (d) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (e) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and the character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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.

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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**8.9 HAMLET COUNTRY RESIDENTIAL 2 “HCR2”**

The general purpose of this LAND USE DISTRICT is to allow for the DEVELOPMENT of manufactured homes and related uses on serviced COUNTRY RESIDENTIAL LOTS within HAMLETS.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
a) ANCILLARY BUILDING/SHED b) GARAGE - ATTACHED c) GARAGE - DETACHED d) MANUFACTURED HOME - DOUBLE WIDE e) MANUFACTURED HOME - MODULAR f) MANUFACTURED HOME - SINGLE WIDE	a) BED AND BREAKFAST BUSINESS b) DWELLING - SINGLE FAMILY c) DWELLING - SHOW HOME d) HOME BASED BUSINESS e) SECONDARY SUITE

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

(a) **LOT Area:** Minimum: 0.4 ha (1.0 acre)  
Maximum: 1.0 ha (2.5 acres)

(b) **Minimum Setbacks:**

From a HIGHWAY, ROAD or undeveloped ROAD allowance:

41.2 m (135 feet) from right-of-way, or

64 m (210 feet) from centre line

**Or as required by Alberta Transportation, whichever is greater**

From an INTERNAL SUBDIVISION ROAD: 15.2 m (50 feet)

YARD - SIDE: 4.6 m (15 feet)

YARD - REAR: 7.6 m (25 feet)

**D. ADDITIONAL REQUIREMENTS**

(a) All MANUFACTURED HOMES to be factory built with walls of pre-finished baked enamel aluminum siding, vinyl siding or the equivalent and peaked shingled roof, to the satisfaction of the Development Authority.

(b) If MANUFACTURED HOMES are placed upon a BASEMENT, solid footings and concrete or wood block foundation wall, skirting or an approved equivalent is

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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required so that the appearance, design and construction will complement the MANUFACTURED HOME. The undercarriage of the MANUFACTURED HOME shall be screened from view.

- (c) All ancillary structures to MANUFACTURED HOMES, such as patios, porches, additions, etc., shall be factory prefabricated units, or of a quality equivalent thereto, so that the appearance, design and construction will complement the manufactured home.
- (d) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (e) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and the character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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.

**8.10 HAMLET INDUSTRIAL 1 “HI1”**

The general purpose of this LAND USE DISTRICT is to permit lighter industrial DEVELOPMENT in established HAMLETS. The DEVELOPMENT operates in such a manner that no nuisance factor is created or apparent outside an enclosed building. Limited outdoor activities (loading, service, storage, etc.) that are ACCESSORY to a principal use may occur providing the scale of such activities does not unduly conflict with the primary purpose of this LAND USE DISTRICT or dominate the use of the site.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
<ul style="list-style-type: none"> <li>a) ACCESSORY</li> <li>b) AGRICULTURAL MACHINERY SALES AND SERVICE</li> <li>c) AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES</li> <li>d) BUSINESS SUPPORT SERVICES</li> <li>e) CONTRACTOR’S SERVICE</li> <li>f) EQUIPMENT RENTALS FACILITY</li> <li>g) PUBLIC UTILITY LOT</li> <li>h) TRADESMEN’S BUSINESS</li> <li>i) VEHICLE WASH ESTABLISHMENT</li> </ul>	<ul style="list-style-type: none"> <li>a) BUILDING SUPPLY CENTRE</li> <li>b) CARDLOCK</li> <li>c) CONTRACTOR’S BUSINESS/YARD</li> <li>d) MACHINE SHOP</li> <li>e) MANUFACTURED HOME SALES AND SERVICE</li> <li>f) MANUFACTURING FIRM</li> <li>g) RECYCLING FACILITY</li> <li>h) SEA CAN</li> <li>i) SHOP</li> <li>j) SIGNS</li> <li>k) STORAGE YARD</li> <li>l) WELDING SHOP</li> </ul>

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) Density:** At the discretion of the Development Authority.

**(b) Minimum Setbacks:**

- YARD - FRONT: 9.1 m (30 feet)
- YARD - EXTERIOR SIDE: 9.1 m (30 feet)
- YARD - INTERIOR SIDE: 3.1 m (10 feet)
- YARD - REAR: 3.1 m (10 feet)

**D. ADDITIONAL REQUIREMENTS**

(a) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.

- (b) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment adjoining DEVELOPMENT and character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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.

**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

**8.11 HAMLET INDUSTRIAL 2 “HI2”**

The general purpose of this LAND USE DISTRICT is to permit medium and heavy industrial DEVELOPMENT in established HAMLETS. The LAND USE DISTRICT accommodates manufacturing, processing, assembly, distribution, service and repair uses that carry out a portion of their operation outdoors or require outdoor storage areas.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
<ul style="list-style-type: none"> <li>a) ACCESSORY</li> <li>b) BUSINESS SUPPORT SERVICES</li> <li>c) EQUIPMENT RENTALS FACILITY</li> <li>d) PUBLIC UTILITY LOT</li> <li>e) TRADESMEN'S BUSINESS</li> <li>f) VEHICLE WASH ESTABLISHMENT</li> </ul>	<ul style="list-style-type: none"> <li>a) AUTO SALVAGE</li> <li>b) BULK FUEL/PROPANE SALES</li> <li>c) CARDLOCK</li> <li>d) CONCRETE PRODUCTS MANUFACTURING</li> <li>e) CONTRACTOR'S BUSINESS/YARD</li> <li>f) ENVIRO-TANK</li> <li>g) EQUIPMENT RENTAL FACILITY</li> <li>h) GRAIN ELEVATOR</li> <li>i) INDUSTRIAL PLANT</li> <li>j) MACHINE SHOP</li> <li>k) MANUFACTURING FIRM</li> <li>l) OIL FIELD SERVICE</li> <li>m) RECYCLING FACILITY</li> <li>n) SEA CAN</li> <li>o) SHOP</li> <li>p) SIGNS</li> <li>q) STORAGE YARD</li> <li>r) WAREHOUSE</li> <li>s) WASTE TRANSFER STATION</li> </ul>

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) Density:** At the discretion of the Development Authority.

**(b) Minimum Setbacks:**

- YARD - FRONT: 9.1 m (30 feet)
- YARD - EXTERIOR SIDE: 9.1 m (30 feet)
- YARD - INTERIOR SIDE: 3.1 m (10 feet)
- YARD - REAR: 3.1 m (10 feet)

**D. ADDITIONAL REQUIREMENTS**

- (a) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (b) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment adjoining DEVELOPMENT and character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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.



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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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**8.12 HAMLET RESIDENTIAL 1 “HR1” (Replaces former HR1 and HR2 of Bylaw 462-04)**

The general purpose of this LAND USE DISTRICT is to permit residential uses in HAMLETS.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
a) ANCILLARY BUILDING/SHED b) DWELLING - SINGLE FAMILY c) GARAGE - ATTACHED d) GARAGE - DETACHED e) MANUFACTURED HOME - DOUBLE WIDE f) MANUFACTURED HOME - MODULAR g) MANUFACTURED HOME - SINGLE WIDE	a) BED AND BREAKFAST BUSINESS b) DWELLING - DUPLEX c) DWELLING – ROW d) DWELLING - SHOW HOME e) HOME BASED BUSINESS f) SECONDARY SUITE

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) Lot Dimensions (minimum):**

LOT WIDTH: 16.76 m (55 feet)

LOT DEPTH: 33.5 m (110 feet)

**(b) Minimum Setbacks:**

YARD – FRONT: 7.6 m (25 feet)

YARD – INTERIOR SIDE: 1.5 m (5 feet)

YARD – EXTERIOR SIDE: 3.1 m (10 feet)

YARD – REAR: 2.4 m (8 feet) with overhead utility servicing  
1.5 m (5 feet) with underground utility servicing

**D. ADDITIONAL REQUIREMENTS**

**(a)** All new subdivisions shall have underground servicing.

**(b)** In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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- (c) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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.

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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**8.13 HAMLET RESIDENTIAL 1A “HR1A”**

The general purpose of this LAND USE DISTRICT is to permit residential uses in established HAMLETS, with the intention of restricting DEVELOPMENT to on-site stick-built DWELLING – SINGLE DETACHED with GARAGE – ATTACHED and associated uses.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
a) ANCILLARY BUILDING/SHED b) DWELLING - SINGLE FAMILY with GARAGE - ATTACHED	a) DWELLING - SHOW HOME b) GARAGE – DETACHED c) HOME BASED BUSINESS d) SECONDARY SUITE

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) Lot Dimensions (minimum):**

LOT WIDTH:	16.76 m (55 feet)
LOT DEPTH:	30.48 m (100 feet)

**(b) Setbacks:****Required**

YARD – FRONT:	7.6 m (25 feet)
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**Minimum:**

YARD – INTERIOR SIDE:	1.5 m (5 feet)
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YARD – EXTERIOR SIDE:	3.1 m (10 feet)
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YARD – REAR:	2.4 m (8 feet) with overhead utility servicing 1.5 m (5 feet) with underground utility servicing
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**D. ADDITIONAL REQUIREMENTS**

- (a) GARAGE - ATTACHED are mandatory for all dwellings in this LAND USE DISTRICT. The GARAGE - ATTACHED may be required to be located on the same side as the adjacent properties GARAGE – ATTACHED at the discretion of the Development Authority.
- (b) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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(c) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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.

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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**8.14 HAMLET RESIDENTIAL 1B “HR1B”**

The general purpose of this LAND USE DISTRICT is to permit residential uses in established HAMLETS, with the intention of restricting DEVELOPMENT to on-site stick-built DWELLING – SINGLE DETACHED and associated uses.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
a) ANCILLARY BUILDING/SHED b) DWELLING - SINGLE FAMILY c) GARAGE - ATTACHED d) GARAGE - DETACHED	a) DWELLING – DUPLEX b) DWELLING - SHOW HOME c) HOME BASED BUSINESS d) SECONDARY SUITE

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) Lot Dimensions (minimum):**

LOT WIDTH:	16.76 m (55 feet)
LOT DEPTH:	30.48 m (100 feet)

**(b) Setbacks:****Required**

YARD – FRONT:	7.6 m (25 feet)
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**Minimum:**

YARD – INTERIOR SIDE:	1.5 m (5 feet)
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YARD – EXTERIOR SIDE:	3.1 m (10 feet)
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YARD – REAR:	2.4 m (8 feet) with overhead utility servicing 1.5 m (5 feet) with underground utility servicing
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**D. ADDITIONAL REQUIREMENTS**

- (a) For those residences constructed with a GARAGE, the GARAGE may be required to be located on the same side as the adjacent properties GARAGE at the discretion of the Development Authority.
- (b) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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- (c) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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.

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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**8.15 HAMLET RESIDENTIAL 2 “HR2” (Replaces former HR3 and HR4 of Bylaw 462-04)**

The general purpose of this LAND USE DISTRICT is to permit medium and high-density residential DEVELOPMENT in established HAMLETS.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
a) ANCILLARY BUILDING/SHED b) DWELLING - DUPLEX c) DWELLING - ROW	a) DWELLING - APARTMENT b) DWELLING - GROUP HOME c) DWELLING – MULTIPLE e) DWELLING - SHOW HOME d) DWELLING - SINGLE FAMILY e) GARAGE – ATTACHED f) GARARE - DETACHED

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) Lot Dimensions (minimum):**

LOT WIDTH:	16.76 m (55 feet)
LOT DEPTH:	30.48 m (100 feet)

**(b) Minimum Setbacks:**

YARD – FRONT:	7.6 m (25 feet)
YARD – INTERIOR SIDE:	1.5 m (5 feet)
YARD – EXTERIOR SIDE:	3.1 m (10 feet)
YARD – REAR:	2.4 m (8 feet) with overhead utility servicing 1.5 m (5 feet) with underground utility servicing

**D. ADDITIONAL REQUIREMENTS****(a) All DEVELOPMENT shall provide:**

- i) Provision and access to garbage storage
- ii) Lighting between DWELLING UNITS
- iii) Orientation of buildings and general site appearance
- iv) Safe pedestrian access to and from the public sidewalk fronting the building
- v) Parking areas adjacent to streets must be paved

**(b) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated**

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.

- (c) Buildings must be of new construction. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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.



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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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**8.16 HUTCH LAKE RECREATION “HLR”**

The general purpose of this LAND USE DISTRICT is to permit the DEVELOPMENT of a recreation area at Hutch Lake. All DEVELOPMENTS shall conform to the Hutch Lake AREA STRUCTURE PLAN.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
a) ANCILLARY BUILDING/SHED b) COTTAGE c) DECK, (including a DECK screen enclosure, a DECK awning/canopy) for the recreation vehicle or COTTAGE d) YARD SITE DEVELOPMENT	a) GARAGE - DETACHED

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) Dwelling Density (maximum):**

1 RECREATIONAL VEHICLE and 1 COTTAGE per LOT

**(b) LOT Area (minimum):** 0.2 ha (0.5 acres)

**(c) Lot Dimensions (minimum):**

LOT WIDTH (minimum): 30.5 m (100 feet)

LOT DEPTH (minimum): 45.7 m (150 feet)

**(d) Minimum Setbacks:**

YARD – FRONT: 15.2 m (50 feet)

YARD – SIDE: 7.6 m (25 feet)

YARD – REAR: 7.6 m (25 feet)

**(e) LOT COVERAGE (maximum):25%**

The density of DEVELOPMENT (number of LOTS per hectare/acre) shall be in accordance with the provisions of the Hutch Lake Recreation District AREA STRUCTURE PLAN.

**D. ADDITIONAL REQUIREMENTS**

- (a) The provision of access to each LOT shall be as required by the Development Authority and developed in accordance with County standards.
- (b) One (1) RECREATIONAL VEHICLE parking stall plus a minimum of two (2) parking stalls.
- (c) There shall be no allowance for on-street parking.
- (d) 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.
- (e) 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.
- (f) All water and sewage disposal must conform to the requirements of the Hutch Lake AREA STRUCTURE PLAN and Alberta Private Sewage Systems Standard of Practice 2009.

**D. ADDITIONAL REQUIREMENTS**

The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment adjoining DEVELOPMENT and character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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.

**8.17 LA CRETE GENERAL COMMERCIAL DISTRICT “GC1”**

The general purpose of this LAND USE DISTRICT is to accommodate commercial development which may have a fairly large footprint but does not need direct exposure to a high traffic route for their business. The types of development within this District are moderate to large in size, are comprehensively planned and designed to demonstrate a wide variety of building types and scale, provide pedestrian and bicycle amenities with attractive landscaping components. Uses in this District incorporate high quality signage, landscaping, site design, and building appearance.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
<ul style="list-style-type: none"> <li>a) BUS DEPOT</li> <li>b) HOTEL</li> <li>c) MOTEL</li> <li>d) PROFESSIONAL OFFICE</li> <li>e) PUBLIC UTILITY LOT</li> </ul>	<ul style="list-style-type: none"> <li>a) AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES</li> <li>b) BUILDING SUPPLY CENTRE</li> <li>c) BUSINESS SUPPORT SERVICES</li> <li>d) EXHIBITION GROUNDS</li> <li>e) INTENSIVE RECREATIONAL USE</li> <li>f) MANUFACTURED HOME SALES AND SERVICE</li> <li>g) RECREATIONAL VEHICLE PARK</li> <li>h) RECREATIONAL VEHICLE SALES AND SERVICE</li> <li>i) RESTAURANT</li> <li>j) RETAIL GARDEN CENTRE</li> <li>k) RECYCLING FACILITY</li> <li>l) SERVICE STATION</li> <li>m) SIGNS</li> <li>n) VEHICLE WASH ESTABLISHMENT</li> </ul>

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) LOT Area:**

At the discretion of the Development Authority.

**(b) Minimum Setbacks:**

From a HIGHWAY, ROAD or undeveloped ROAD allowance:

41.2 m (135 feet) from right-of-way, or

64 m (210 feet) from centre line

**Or as specified by Alberta Transportation, whichever is greater**

From an INTERNAL SUBDIVISION ROAD:

9.1 m (30 feet)

All other property lines: 15.2 m (50 feet)

**D. ADDITIONAL REQUIREMENTS**

- (a) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (b) In addition to Section 7.6 of this BYLAW the architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment adjoining DEVELOPMENT and character of the site to the satisfaction of the Development Authority.
- (c) In addition to Section 7.31 of this BYLAW, parking for all new development should mainly be provided to the side and rear of new commercial buildings.
- (d) In addition to 7.31 of this BYLAW Shared Parking may be allowed at the Discretion of the Development Authority.

**E. OTHER REQUIREMENTS**

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.

**8.18 LA CRETE HIGHWAY COMMERCIAL DISTRICT “HC2”**

The general purpose of this LAND USE DISTRICT is to accommodate commercial business, in a comprehensively planned area that may provide a combination of shops, services, offices, entertainment and accommodation. The types of development within this District are moderate to large in size, primarily serve the needs of a regional clientele, are comprehensively planned and designed to demonstrate a wide variety of building types and scale, provide pedestrian and bicycle amenities with attractive landscaping components. Uses in this District incorporate high quality signage, landscaping, site design, and building appearance.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
<ul style="list-style-type: none"> <li>a) AMUSEMENT FACILITY</li> <li>b) BUSINESS SUPPORT SERVICES</li> <li>c) CONVENIENCE STORE</li> <li>d) LAUNDROMAT</li> <li>e) HOTEL</li> <li>f) MEDICAL FACILITY</li> <li>g) MOTEL</li> <li>h) PROFESSIONAL FACILITY</li> <li>i) PUBLIC UTILITY LOT</li> <li>j) TOURIST INFORMATION FACILITY</li> <li>k) VETERINARY CLINIC</li> </ul>	<ul style="list-style-type: none"> <li>a) AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES</li> <li>b) BULK FUEL/PROPANE SALES</li> <li>c) BUS DEPOT</li> <li>d) RESTAURANT</li> <li>e) RETAIL GARDEN CENTRE</li> <li>f) RETAIL STORE</li> <li>g) SERVICE STATION</li> <li>h) SIGNS</li> <li>i) VEHICLE WASH ESTABLISHMENT</li> <li>j) PAWN SHOP</li> <li>k) WAREHOUSE</li> </ul>

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) LOT Area:**

At the discretion of the Development Authority.

**(b) Minimum Setbacks:**

From a HIGHWAY, ROAD or undeveloped ROAD allowance:

41.2 m (135 feet) from right-of-way, or

64 m (210 feet) from centre line

**Or as specified by Alberta Transportation, whichever is greater**

From an INTERNAL SUBDIVISION ROAD:

9.1 m (30 feet)

All other property lines: 15.2 m (50 feet)

**D. ADDITIONAL REQUIREMENTS**

- (a) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (b) In addition to Section 7.6 of this BYLAW the architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment adjoining DEVELOPMENT and character of the site to the satisfaction of the Development Authority.
- (c) In addition to Section 7.31 of this BYLAW, parking for all new development should mainly be provided to the side and rear of new commercial buildings.
- (d) In addition to Section 7.31 of this BYLAW Shared Parking may be allowed at the Discretion of the Development Authority.

**E. OTHER REQUIREMENTS**

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.

**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

**8.19 LA CRETE TOWN CENTRE DISTRICT “TC1”**

The general purpose of this LAND USE DISTRICT is to permit commercial DEVELOPMENT that is sensitive in scale to adjacent uses within the downtown or core area of the Hamlet of La Crete.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
<ul style="list-style-type: none"> <li>a) ARTS, CRAFTS AND PHOTOGRAPHY STUDIO</li> <li>b) AMUSEMENT FACILITY</li> <li>c) BUSINESS SUPPORT SERVICES</li> <li>d) CHURCH</li> <li>e) CLUB HOUSE</li> <li>f) CONVENIENCE STORE</li> <li>g) DAY CARE FACILITY</li> <li>h) GENERAL SERVICES ESTABLISHMENT</li> <li>i) INSTITUTIONAL USE</li> <li>j) LAUNDROMAT</li> <li>k) HANDICRAFT BUSINESS</li> <li>l) HOTEL</li> <li>m) MEDICAL FACILITY</li> <li>n) MOTEL</li> <li>o) PROFESSIONAL OFFICE</li> <li>p) PUBLIC USE</li> <li>q) PUBLIC UTILITY LOT</li> <li>r) RESTAURANT</li> <li>s) RETAIL STORE</li> <li>t) TOURIST INFORMATION FACILITY</li> <li>u) VETERINARY CLINIC</li> </ul>	<ul style="list-style-type: none"> <li>a) BUS DEPOT</li> <li>b) Commercial Use + DWELLING - APARTMENT</li> <li>c) DWELLING UNIT in conjunction with the primary use provided it is incorporated in the same building and the total FLOOR AREA of the DWELLING UNIT shall be less than the FLOOR AREA for the other use</li> <li>d) DWELLING-APARTMENT</li> <li>e) DWELLING-MULTIPLE</li> <li>f) DWELLING-ROW</li> <li>g) PUBLIC USE</li> <li>h) SERVICE STATION</li> <li>i) TRADESMENS BUSINESS</li> <li>j) VEHICLE WASH ESTABLISHMENT</li> <li>k) SIGNS</li> <li>l) PAWN SHOP</li> </ul>

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) LOT Area:**

At the discretion of the Development Authority.

**(b) Minimum Setbacks:**

YARD - FRONT: 3.0 m (10 feet) except along the west side of 100<sup>th</sup> Street where the minimum shall be increased to 15 m (49 feet) to allow for parking in the front yard setback of development fronting onto 100<sup>th</sup> Street.

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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YARD - SIDE:                      If site is abutting a residential LAND USE DISTRICT:

1.5 m (5 feet)

All other uses:                      None required.

YARD - REAR:                      3.1 m (10 feet)

**(c) Minimum Total Floor Area**

As required of the Development Authority.

**D. ADDITIONAL REQUIREMENTS**

- (a)** A DWELLING - APARTMENT forming part of a commercial building and being situated on a floor other than the ground or BASEMENT floor may be allowed at the discretion of the Development Authority.
- (b)** In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (c)** In addition to Section 7.6 of this BYLAW the architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.
- (d)** In addition to Section 7.6 of this BYLAW all new building and site designs should emphasize a pedestrian friendly environment which must include ground floor walls, windows and doors that face a road.
- (e)** In addition to Section 7.31 of this BYLAW Shared Parking may be allowed at the Discretion of the Development Authority.

**E. OTHER REQUIREMENTS**

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.



**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

**8.20 MANUFACTURED HOME COMMUNITY “MHC”**

The general purpose of this LAND USE DISTRICT is to provide for a MANUFACTURED HOME COMMUNITY with common servicing.

A. PERMITTED USES	B. DISCRETIONARY USES
<ul style="list-style-type: none"> <li>a) ANCILLARY BUILDING/SHED</li> <li>b) LAUNDROMAT</li> <li>c) MANUFACTURED HOME COMMUNITY OFFICE</li> <li>d) MANUFACTURED HOME - SINGLE WIDE</li> </ul>	<ul style="list-style-type: none"> <li>a) CONVENIENCE STORE</li> <li>b) GARAGE – ATTACHED</li> <li>c) GARAGE – DETACHED</li> <li>d) PUBLIC USE</li> <li>e) RECREATIONAL CENTER OR LODGE</li> <li>f) STORAGE YARD</li> </ul>

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) MANUFACTURED HOME COMMUNITY requirements:**

- i) Site Area (minimum): 2.0 ha (5 acres)
- ii) Density (maximum): 20 units per ha (8 units per acre)

No building or structure other than a fence in a MANUFACTURED HOME COMMUNITY shall be located within 10 feet (3.1 m) from the right-of-way of any public roadway adjacent to the MANUFACTURED HOME COMMUNITY.

**(b) MANUFACTURED HOME COMMUNITY LOT requirements:**

- i) MANUFACTURED HOME - SINGLE WIDE (minimum):

LOT Area 350 sq m (3,767 sq feet)  
 LOT WIDTH: 11.48 m (37.66 feet)  
 LOT DEPTH: 30.5 m (100 feet)

- ii) MANUFACTURED HOME – DOUBLE WIDE (minimum):

LOT Area: 443 sq m (4,768 sq feet)  
 LOT WIDTH: 14.52 m (47.64 feet)  
 LOT DEPTH: 30.5 m (100 feet)

**(c) Setbacks (minimum):**

Adjacent to Public ROAD Right-of-Way: 4.6 m (15 feet)  
 YARD – FRONT: 3.7 m (12 feet) from an internal roadway or parking area  
 YARD – INTERIOR SIDE: 1.5 m (5 feet)  
 YARD – REAR: 2.4 m (8 feet)

**D. ADDITIONAL REQUIREMENTS****(a) Storage:**

- i) A common storage area of 18.6 sq m (200 sq feet) per MANUFACTURED HOME site within the community, separate from the MANUFACTURED HOME leased sites, may be required to be provided at the discretion of the Municipal Planning Commission, based on lot sizes, for the purpose of vehicles, RECREATIONAL VEHICLES, watercraft, and other items that cannot be stored on the individual MANUFACTURED HOME COMMUNITY LOTS.
- ii) A common storage area shall be enclosed or screened by trees, landscape features or fences or a combination thereof.
- iii) No vehicle over 1 tonne rating with exception to RECREATIONAL VEHICLES shall be parked on a MANUFACTURED HOME COMMUNITY LOT or internal street for longer than is reasonably required to load or unload such vehicle.
- iv) Not more than one recreation vehicle or trailer may be parked on an individual MANUFACTURED HOME COMMUNITY LOT.

**(b) Open Space:**

- i) A minimum of 10% of the gross MANUFACTURED HOME COMMUNITY shall be set aside for common open space recreation area and no portion of any MANUFACTURED HOME COMMUNITY LOT shall be placed in this open space.
- ii) All areas on a MANUFACTURED HOME COMMUNITY not developed by walkways, driveways or parking aprons shall be grassed and landscaped to the satisfaction of the Development Authority.

**(c) Appearance**

- i) All MANUFACTURED HOMES shall conform to the Alberta Building Code.
- ii) All ancillary structures such as patios, porches, additions, skirting and storage facilities shall compliment the appearance, design and construction of the MANUFACTURED HOME.
- iii) The undercarriage of MANUFACTURED HOMES shall be screened from view by skirting or such other means satisfactory to the Development Authority.

**(d) Screening**

The perimeter of the MANUFACTURED HOME COMMUNITY may require fencing or screening as specified in Section 7.28 of this Bylaw, satisfactory to the Development Authority.

**E. ADDITIONAL REQUIREMENTS**

The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment adjoining DEVELOPMENT and character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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.

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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**8.21 MANUFACTURED HOME SUBDIVISION 1 “MHS1”**

The general purpose of this LAND USE DISTRICT is to permit the DEVELOPMENT of larger, newer manufactured homes on subdivided LOTS in urban areas.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
a) ANCILLARY BUILDING/SHED b) GARAGE - ATTACHED c) GARAGE - DETACHED d) MANUFACTURED HOME - SINGLE WIDE e) MANUFACTURED HOME - DOUBLE WIDE	a) HOME BASED BUSINESS

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) Lot Dimensions (minimum):**

LOT WIDTH:	20 m (66 feet)
LOT DEPTH:	33.5 m (110 feet)

**(b) Dwelling Size (minimum):**

Width:	4.9 m (16 feet)
Length:	18.3 m (60 feet)

**(c) Setbacks:**

<b>Required</b>	
YARD – FRONT:	7.6 m (25 feet)
<b>Minimum:</b>	
YARD – INTERIOR SIDE:	1.5 m (5 feet)
YARD – EXTERIOR SIDE:	3.1 m (10 feet)
YARD – REAR:	2.4 m (8 feet) with overhead utility servicing 1.5 m (5 feet) with underground utility servicing

**D. ADDITIONAL REQUIREMENTS**

**(a) MANUFACTURED HOME placement will be restricted to the right hand side of the LOT when facing it from the street or at the discretion of the Development Authority.**

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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- (b) All MANUFACTURED HOMES to be factory built with walls of pre-finished baked enamel aluminum siding, vinyl siding or the equivalent and peaked shingled roof, to the satisfaction of the Development Authority.
- (c) If MANUFACTURED HOMES are placed upon a BASEMENT, solid footings and concrete or wood block foundation wall, skirting or an approved equivalent is required so that the appearance, design and construction will complement the MANUFACTURED HOME. The undercarriage of the MANUFACTURED HOME shall be screened from view.
- (d) All ancillary structures such as patios, porches, additions, skirting and storage facilities shall compliment the appearance, design and construction of the MANUFACTURED HOME.
- (e) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (f) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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 DISTRICT.

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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**8.22 MANUFACTURED HOME SUBDIVISION 2 “MHS2”**

The general purpose of this LAND USE DISTRICT is to permit the DEVELOPMENT of smaller, older manufactured homes on subdivided LOTS in urban areas.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
a) ANCILLARY BUILDING/SHED b) GARAGE - ATTACHED c) GARAGE - DETACHED d) MANUFACTURED HOME - DOUBLE WIDE e) MANUFACTURED HOME - SINGLE WIDE	a) Addition to Existing DWELLING - SINGLE FAMILY b) HOME BASED BUSINESS

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) Lot Dimensions (minimum):**

LOT WIDTH:	20 m (66 feet)
LOT DEPTH:	33.5 m (110 feet)

**(b) Dwelling Size (minimum):**

Width:	3.7 m (12 feet)
Length:	12.2 m (40 feet)

**(c) Setbacks:**

<b>Required</b>	
YARD – FRONT:	7.6 m (25 feet)
<b>Minimum:</b>	
YARD – INTERIOR SIDE:	1.5 m (5 feet)
YARD – EXTERIOR SIDE:	3.1 m (10 feet)
YARD – REAR:	2.4 m (8 feet) with overhead utility servicing 1.5 m (5 feet) with underground utility servicing

**D. ADDITIONAL REQUIREMENTS**

**(a) MANUFACTURED HOME placement will be restricted to the right hand side of the LOT when facing it from the street or at the discretion of the Development Authority.**

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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- (b) All MANUFACTURED HOMES to be factory built with walls of pre-finished baked enamel aluminum siding, vinyl siding or the equivalent and peaked shingled roof, to the satisfaction of the Development Authority.
- (c) Any renovations required by the Development Authority must be completed prior to the MANUFACTURED HOME being moved onto the site.
- (d) If MANUFACTURED HOMES are placed upon a BASEMENT, solid footings and concrete or wood block foundation wall, skirting or an approved equivalent is required so that the appearance, design and construction will complement the MANUFACTURED HOME. The undercarriage of the MANUFACTURED HOME shall be screened from view.
- (e) All ancillary structures such as patios, porches, additions, skirting and storage facilities shall compliment the appearance, design and construction of the MANUFACTURED HOME.
- (f) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (g) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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 DISTRICT.



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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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**8.23 PUBLIC/INSTITUTIONAL “P”**

The general purpose of this LAND USE DISTRICT is to permit the DEVELOPMENT of land for uses of either a health-related and/or non-profit nature providing services to the community.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
a) CHURCH b) DAY CARE FACILITY c) HOSPITAL d) INSTITUTIONAL USE e) MUSEUM f) PARK g) PARSONAGE h) PLAYGROUND i) PROFESSIONAL OFFICE j) PUBLIC USE k) SENIOR CITIZEN HOUSING l) SCHOOL m) TOURIST INFORMATION FACILITY	a) DWELLING - GROUP HOME b) Dwelling in Association with MEDICAL FACILITY c) INTENSIVE RECREATIONAL USE d) TEMPORARY/PORTABLE UNIT

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) Lot Dimensions:** At the discretion of the Development Authority

**(b) Minimum Setbacks:**

YARD – FRONT: 7.6 m (25 feet)

YARD - EXTERIOR SIDE: 7.6 m (25 feet)

YARD - INTERIOR SIDE: 1.5 m (5 feet)

YARD – REAR: 7.6 m (25 feet)

**D. ADDITIONAL REQUIREMENTS**

(a) A CHURCH, SCHOOL, PARK OR PLAYGROUND, DAY CARE FACILITY or other similar use shall not be located within 152.4 m (500 feet) of a Direct Control District.

(b) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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- (c) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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 DISTRICT.

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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**8.24 RECREATION “REC”**

The purpose and intent of this LAND USE DISTRICT is to provide land which has a variety of natural and physical features for general recreation purposes in both rural and urban areas of the COUNTY.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
a) INSTITUTIONAL USE b) PARK c) TOURIST INFORMATION FACILITY	a) CAMPGROUND b) CARETAKERS RESIDENCE/SECURITY SUITE c) CLUB HOUSE d) CONVENIENCE STORE accessory to the principal use e) EXHIBITION GROUNDS 1 f) EXHIBITION GROUNDS 2 g) EXTENSIVE RECREATIONAL USE h) INTENSIVE RECREATIONAL USE i) MUSEUM j) PUBLIC USE k) RECREATIONAL VEHICLE PARK l) RIFLE/SKEET RANGE

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

- (a) **Lot Dimensions:** At the discretion of the Development Authority
- (b) **Minimum Setbacks:** At the discretion of the Development Authority
- (c) **Site Coverage:** At the discretion of the Development Authority

**D. ADDITIONAL REQUIREMENTS**

- (a) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (b) Exterior finish is required to meet the specifications of the Development Authority giving consideration to the location and surroundings. Exterior finish may be required to be wood, metal, or similar siding, brick or stucco. The finish and appearance of buildings should complement other structures and natural site features to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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 DISTRICT.

**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

**8.25 RECREATION 2 “REC 2”**

The purpose and intent of this LAND USE DISTRICT is to provide land which has a variety of natural and physical features for general recreation purposes in both rural and urban areas of the COUNTY.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
<ul style="list-style-type: none"> <li>a) INSTITUTIONAL USE</li> <li>b) PARK</li> <li>c) TOURIST INFORMATION FACILITY</li> </ul>	<ul style="list-style-type: none"> <li>a) CAMPGROUND</li> <li>b) CARETAKERS RESIDENCE/SECURITY SUITE</li> <li>c) CLUB HOUSE</li> <li>d) CONVENIENCE STORE accessory to the principal use</li> <li>e) EXHIBITION GROUNDS 1</li> <li>f) EXHIBITION GROUNDS 2</li> <li>g) EXTENSIVE RECREATIONAL USE</li> <li>h) INTENSIVE RECREATIONAL USE</li> <li>i) MUSEUM</li> <li>j) PUBLIC USE</li> <li>k) RECREATIONAL VEHICLE PARK</li> <li>l) RIFLE/SKEET RANGE</li> <li>m) Uses that require approval from the Alberta Gaming and Liquor Commission, with the exception of occasional licences not exceeding 72 hours</li> </ul>

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

- (d) Lot Dimensions:** At the discretion of the Development Authority
- (e) Minimum Setbacks:** At the discretion of the Development Authority
- (f) Site Coverage:** At the discretion of the Development Authority

**F. ADDITIONAL REQUIREMENTS**

- (c) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (d) Exterior finish is required to meet the specifications of the Development Authority giving consideration to the location and surroundings. Exterior finish may be required to be wood, metal, or similar siding, brick or stucco. The finish and

appearance of buildings should complement other structures and natural site features to the satisfaction of the Development Authority.

**G. OTHER REQUIREMENTS**

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 DISTRICT.

**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

**8.26 RESIDENTIAL CONDOMINIUM DISTRICT “RCD”**

The purpose of this LAND USE DISTRICT is to provide for residential condominiums units. No person shall use any LOT or erect, alter or use any building or structure for any purpose except one or more of the following:

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
a) ANCILLARY BUILDING/SHED/structure less than 92m <sup>2</sup> b) DWELLING - SINGLE FAMILY c) GARAGE - ATTACHED	a) ANCILLARY BUILDING/SHED/Structure 92 m <sup>2</sup> or greater b) DWELLING - DUPLEX c) PARK d) PUBLIC USE e) SIGN f) GARAGE - DETACHED g) INTENSIVE RECREATIONAL USE h) Ponds

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**D. DISTRICT REQUIREMENTS**

**(a) LOT AREA**

Minimum Condominium LOT Area:	0.2 ha (0.49 acres)
Minimum Condominium Block Width:	30 m (98 feet)
Minimum Unit Area (Land)	300 sq m (3,229 sq feet)
Minimum Unit Width (Land)	9 m (29.5 feet)

**(b) DEVELOPMENT STANDARDS**

Minimum Front and Exterior Side Yard:	7.0 m (23 feet)
Minimum Rear Yard:	7.0 m (23 feet)
Minimum Interior Side Yard:	3.1 m (10 feet)
Minimum Separation Between Buildings:	3.1 m (10 feet)
Minimum Common Landscape Area:	5%
Maximum Gross Density:	0 units/ha
Maximum BUILDING HEIGHT:	10.5 m (34.5 feet)
Minimum Landscape Area/Unit:	30%

**E. SPECIAL REQUIREMENTS: LAND UNITS**

The front yard for condominium land units may be measured from the edge of the road right-of-way. [Minimum 20 m (66 foot) road right-of-way].

**F. ADDITIONAL REQUIREMENTS**

- (a) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (b) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.

**G. OTHER REQUIREMENTS**

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 DISTRICT.



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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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**8.27 RURAL COUNTRY RESIDENTIAL 1 “RC1”**

The general purpose of this LAND USE DISTRICT is to provide for the DEVELOPMENT of multi-LOT country residences.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
a) ANCILLARY BUILDING/SHED b) DWELLING - SINGLE FAMILY c) GARAGE - ATTACHED d) GARAGE - DETACHED e) MANUFACTURED HOME - MODULAR	a) BED AND BREAKFAST BUSINESS b) DWELLING - SHOW HOME c) HOME BASED BUSINESS d) Keeping of LIVESTOCK e) SECONDARY SUITE

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

(a) **LOT Area:** Minimum: 1.2 ha (3.0 acres)  
Maximum: 2.0 ha (5 acres)

(b) **Minimum Setbacks:**

From a HIGHWAY, ROAD or undeveloped ROAD allowance:

41.2 m (135 feet) from right-of-way, or

64 m (210 feet) from centre line

**Or as required by Alberta Transportation, whichever is greater**

From an INTERNAL SUBDIVISION ROAD: 15.2 m (50 feet)

YARD - EXTERIOR SIDE: 15.2 m (50 feet) on a corner site or site abutting an “Agricultural” or “Forestry” DISTRICT

YARD - INTERIOR SIDE: 7.6 m (25 feet)

YARD – REAR: 7.6 m (25 feet)  
15.2 m (50 feet) for site abutting an “Agricultural” or “Forestry” DISTRICT.

**D. ADDITIONAL REQUIREMENTS**

(a) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.

(b) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural

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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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features and character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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.



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**SECTION EIGHT – LAND USE DISTRICT REGULATIONS**

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- (b) If MANUFACTURED HOMES are placed upon a BASEMENT, solid footings and concrete or wood block foundation wall, skirting or an approved equivalent is required so that the appearance, design and construction will complement the MANUFACTURED HOME. The undercarriage of the MANUFACTURED HOME shall be screened from view.
- (c) All ancillary structures to MANUFACTURED HOMES, such as patios, porches, additions, etc., shall be factory prefabricated units, or of a quality equivalent thereto, so that the appearance, design and construction will complement the MANUFACTURED HOME.
- (d) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (e) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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.

**8.29 RURAL COUNTRY RESIDENTIAL 3 “RC3” (Replaces former RC3 and RC4 of Bylaw 462/04)**

The general purpose of this LAND USE DISTRICT is to provide for the DEVELOPMENT of multi-LOT country residences.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
a) ANCILLARY BUILDING/SHED b) DWELLING - SINGLE FAMILY c) GARAGE - ATTACHED d) GARAGE - DETACHED e) OWNER/OPERATOR BUSINESS 1	a) BED AND BREAKFAST BUSINESS b) DWELLING - SHOW HOME c) CABIN d) COTTAGE e) GARDEN SUITE f) HOME BASED BUSINESS g) Keeping of LIVESTOCK h) MANUFACTURED HOME – MODULAR i) MANUFACTURED HOME - SINGLE WIDE j) SECONDARY SUITE

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) LOT Area:** Minimum: 1.2 ha (3.0 acres)  
Maximum: 2.0 ha (5 acres)

**(b) Minimum Setbacks:**

From a HIGHWAY, ROAD or undeveloped ROAD allowance:

41.2 m (135 feet) from right-of-way, or

64 m (210 feet) from centre line

**Or as required by Alberta Transportation, whichever is greater**

From an INTERNAL SUBDIVISION ROAD: 15.2 m (50 feet)

YARD - EXTERIOR SIDE: 15.2 m (50 feet) on a corner site or site abutting an “Agricultural” or “Forestry” DISTRICT

YARD - INTERIOR SIDE: 7.6 m (25 feet)

YARD – REAR: 7.6 m (25 feet)  
15.2 m (50 feet) for site abutting an “Agricultural” or “Forestry” DISTRICT.

**D. ADDITIONAL REQUIREMENTS**

## (a) Shops

Building Area (max): 223 sq m (2,400 sq feet)  
BUILDING HEIGHT (max): 6.1 m (20 feet)

- (b) All MANUFACTURED HOMES to be factory built with walls of pre-finished baked enamel aluminum siding, vinyl siding or the equivalent and peaked shingled roof, to the satisfaction of the Development Authority.
- (c) If MANUFACTURED HOMES are placed upon a BASEMENT, solid footings and concrete or wood block foundation wall, skirting or an approved equivalent is required so that the appearance, design and construction will complement the MANUFACTURED HOME. The undercarriage of the MANUFACTURED HOME shall be screened from view.
- (d) All ancillary structures to manufactured homes, such as patios, porches, additions, etc., shall be factory prefabricated units, or of a quality equivalent thereto, so that the appearance, design and construction will complement the MANUFACTURED HOME.
- (e) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (f) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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 DISTRICT.

**8.30 RURAL LIGHT INDUSTRIAL DISTRICT “RI1”**

The general purpose and intent of this LAND USE DISTRICT is to permit light industrial buildings and uses such as warehousing and service industrial uses that are carried on within the primary building and accessory buildings with limited outside storage. The Light Industrial district will act as a transition between General Industrial areas and nearby land uses that are potentially sensitive to the level of nuisance generated by heavy industry (e.g. noise, vibration, dust, odours, gases, particulate substances, toxic substances). No industrial uses that are likely to become a nuisance by reason of emission of odours, dust, smoke, gas, fumes, refuse matter or wastes are to be carried on in these areas. These areas are characterized by less intensive or expansive uses and will have a higher standard of visual quality, landscaping and screening than the General Industrial areas.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
<ul style="list-style-type: none"> <li>a) ACCESSORY</li> <li>b) AGRICULTURAL MACHINERY SALES AND SERVICE</li> <li>c) BUSINESS SUPPORT SERVICES</li> <li>d) EQUIPMENT RENTALS FACILITY</li> <li>e) PUBLIC UTILITY LOT</li> <li>f) TRADESMEN'S BUSINESS</li> <li>g) VEHICLE WASH</li> </ul>	<ul style="list-style-type: none"> <li>a) BULK FUEL/PROPANE SALES</li> <li>b) CARDLOCK</li> <li>c) CARETAKER'S RESIDENCE/SECURITY SUITE</li> <li>d) CONTRACTOR'S SERVICE</li> <li>e) HIGHWAY MAINTENANCE YARD</li> <li>f) LIGHT MANUFACTURING</li> <li>g) MACHINE SHOP</li> <li>h) MANUFACTURED HOME SALES AND SERVICE</li> <li>i) OIL FIELD SUPPORT SERVICES</li> <li>j) SEA CAN</li> <li>k) SIGNS</li> <li>l) TRUCK STOP</li> <li>m) WAREHOUSE</li> </ul>

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) LOT Size:** Minimum: 0.8 ha (2 acres)

**(b) FLOOR AREA (minimum):** 92.9 sq m (1,000 sq feet)

**(c) Minimum Setbacks:**

From a HIGHWAY, ROAD or undeveloped ROAD allowance:

41.2 m (135 feet) from right-of-way, or

64 m (210 feet) from centre line

**Or as specified by Alberta Transportation, whichever is greater**

All other property lines: 15.2 m (50 feet)

**D. ADDITIONAL REQUIREMENTS**

- (a) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (b) In addition a 20m vegetated buffer strip shall be provided for all development adjacent to Highway 35.
- (c) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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 DISTRICT.



**8.31 RURAL GENERAL INDUSTRIAL DISTRICT “RI2”**

The general purpose and intent of this LAND USE DISTRICT is to permit heavy industrial uses such as manufacturing, processing, assembly, distribution, service and repair that are suitable in areas without proximity to residential uses. Typically uses in this area will carry out a portion of their operations outdoors, where outside storage of raw materials or finished product may be required, and therefore the uses generally require a large amount of land. These uses are expected to emit odours, noise, particulate matter and light due to the character of their operations and can cause negative impacts on nearby sensitive land uses, as such; they are not necessarily compatible with non-industrial and residential uses.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
<ul style="list-style-type: none"> <li>a) ACCESSORY</li> <li>b) AGRICULTURAL MACHINERY SALES AND SERVICE</li> <li>c) BUSINESS SUPPORT SERVICES</li> <li>d) CONTRACTOR’S BUSINESS/YARD</li> <li>e) CONTRACTOR’S SERVICE</li> <li>f) EQUIPMENT RENTAL FACILITY</li> <li>g) PUBLIC UTILITY LOT</li> <li>h) TRADESMEN’S BUSINESS</li> <li>i) VEHICLE WASH</li> </ul>	<ul style="list-style-type: none"> <li>a) AGRICULTURAL SUPPLY DEPOT</li> <li>b) AUTO SALVAGE</li> <li>c) BULK FERTILIZER STORAGE AND/OR SALES</li> <li>d) BULK FUEL/PROPANE SALES</li> <li>e) CARDLOCK</li> <li>f) CARETAKERS RESIDENCE/SECURITY SUITE</li> <li>g) CONCRETE PRODUCTS MANUFACTURING</li> <li>h) ENVIRO-TANK</li> <li>i) GRAIN ELEVATOR</li> <li>j) HIGHWAY MAINTENANCE YARD</li> <li>k) INDUSTRIAL PLANT</li> <li>l) LUMBER YARD</li> <li>m) MANUFACTURED HOME SALES AND SERVICE</li> <li>n) NATURAL RESOURCE EXTRACTION INDUSTRY</li> <li>o) OIL FIELD SERVICE</li> <li>p) OIL FIELD SUPPORT SERVICES</li> <li>q) PETROLEUM FACILITY</li> <li>r) RAILROAD YARD</li> <li>s) SALVAGE YARD</li> <li>t) SEA CAN</li> <li>u) SERVICE STATION</li> <li>v) SEWAGE LAGOON</li> <li>w) SEWAGE TREATMENT PLANT</li> <li>x) SIGNS</li> <li>y) STORAGE YARD</li> <li>z) WAREHOUSE</li> </ul>

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) LOT Size:** Minimum: 0.8 ha (2 acres)

**(b) FLOOR AREA (minimum):** 92.9 sq m (1,000 sq feet)

**(c) Minimum Setbacks:**

From a HIGHWAY, ROAD or undeveloped ROAD allowance:

41.2 m (135 feet) from right-of-way, or

64 m (210 feet) from centre line

**Or as specified by Alberta Transportation, whichever is greater**

All other property lines: 15.2 m (50 feet)

**D. ADDITIONAL REQUIREMENTS**

**(a)** In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.

**(b)** In addition a 20 m vegetated buffer strip will be required for all development adjacent to Highway 35.

**(c)** The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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 DISTRICT.

**8.32 URBAN FRINGE “UF”**

The general purpose of this LAND USE DISTRICT is to control DEVELOPMENT around urban centres to those uses which require a larger LOT or parcel on which to operate, to protect future growth areas for urban centres, and to minimize conflicts between urban and rural uses in accordance with an approved INTER-MUNICIPAL DEVELOPMENT PLAN and/or MUNICIPAL DEVELOPMENT PLAN.

<b>A. DISCRETIONARY USES</b>	
a)	ANCILLARY BUILDING/SHED
b)	BED AND BREAKFAST BUSINESS
c)	CHURCH
d)	COMMUNICATION TOWER
e)	CEMETERY
f)	DWELLING - SINGLE FAMILY
g)	EXTENSIVE AGRICULTURE
h)	FARM SUBSIDIARY BUSINESS
i)	GARAGE - ATTACHED
j)	GARAGE - DETACHED
k)	GARDEN SUITE
l)	HOME BASED BUSINESS
m)	INSTITUTIONAL USE
n)	INTENSIVE AGRICULTURE 1
o)	KEEPING OF LIVESTOCK ( <b>BYLAW 857-12</b> )
p)	MANUFACTURED HOME - SINGLE WIDE
q)	MANUFACTURED HOME - DOUBLE WIDE
r)	MANUFACTURED HOME - MODULAR
s)	TEMPORARY/PORTABLE UNIT

**B. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) Density (maximum):**

- |                         |   |
|-------------------------|---|
| i) COUNTRY RESIDENTIAL: | 2 LOTS including the balance per unsubdivided quarter section |
| ii) All Other Uses:     | At the discretion of the Development Authority                |

**(b) LOT Area (maximum):**

- |                         |   |
|-------------------------|---|
| i) COUNTRY RESIDENTIAL: | 2.0 ha (5 acres)  |
| ii) FARMSTEAD:          | Minimum size required to accommodate on-site improvements |
| iii) All Other Uses:    | At the discretion of the Development Authority            |

Authority

**(c) Minimum Setbacks:**

From a HIGHWAY, ROAD or undeveloped ROAD allowance:

41.2 m (135 feet) from right-of-way, or

64 m (210 feet) from centre line

**Or as specified by Alberta Transportation, whichever is greater**

From an INTERNAL SUBDIVISION ROAD: 15.2 m (50 feet)

YARD - EXTERIOR SIDE: Same as setback from HIGHWAY, ROAD or undeveloped ROAD allowance

YARD - INTERIOR SIDE: 15.2 m (50 feet)

YARD – REAR: 15.2 m (50 feet)

**C. ADDITIONAL REGULATIONS**

- (a) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (b) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.

**D. OTHER REQUIREMENTS**

The Development Authority may decide on such other requirements as are necessary, having due regard to the future of the proposed DEVELOPMENT and the purpose of this LAND USE DISTRICT and may be subject to the AREA STRUCTURE PLAN.

**8.33 ZAMA CITY INDUSTRIAL “ZI”**

The general purpose of this LAND USE DISTRICT is to permit light, medium and heavy industrial DEVELOPMENT in Zama City west of Tower Road. The LAND USE DISTRICT accommodates manufacturing, oil and gas services, processing, assembly, distribution, service and repair uses that carry out a portion of their operation outdoors or require outdoor storage areas.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
<ul style="list-style-type: none"> <li>a) ANCILLARY BUILDING/SHOP</li> <li>b) CONTRACTOR’S BUSINESS/YARD</li> <li>c) MACHINE SHOP</li> <li>d) SEA CAN</li> <li>e) SHOP</li> <li>f) STORAGE YARD</li> <li>g) TRADESMEN’S BUSINESS</li> <li>h) TRUCK STOP</li> <li>i) VEHICLE WASH ESTABLISHMENT</li> <li>j) WELDING SHOP</li> </ul>	<ul style="list-style-type: none"> <li>a) AUTO SALVAGE</li> <li>b) BULK FERTILIZER STORAGE AND/OR SALES</li> <li>c) BULK FUEL/PROPANE SALES</li> <li>d) CARDLOCK</li> <li>e) CARETAKER’S SUITE/SECURITY SUITE</li> <li>f) CONCRETE PRODUCTS MANUFACTURING</li> <li>g) ENVIRO-TANK</li> <li>h) EQUIPMENT RENTAL FACILITY</li> <li>i) FOREST BASED FACILITY</li> <li>j) GRAIN ELEVATOR</li> <li>k) HIGHWAY MAINTENANCE YARD</li> <li>l) INDUSTRIAL CAMP</li> <li>m) INDUSTRIAL PLANT</li> <li>n) INDUSTRIAL, GENERAL</li> <li>o) MANUFACTURING FIRM</li> <li>p) OIL AND GAS FACILITIES</li> <li>q) OIL FIELD SERVICE</li> <li>r) PETROLEUM FACILITY</li> <li>s) PRESSURE VESSEL STORAGE</li> <li>t) SIMILAR INDUSTRIAL USES AS THE DEVELOPMENT AUTHORITY MAY CHOOSE TO PERMIT FROM TIME TO TIME.</li> </ul>

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) Density:** At the discretion of the Development Authority.

**(b) Minimum Setbacks:**

YARD - FRONT: 10 m (33 feet)

YARD - EXTERIOR SIDE: 9.1 m (30 feet)

YARD - INTERIOR SIDE: 3.1 m (10 feet)

YARD - REAR: 10 m (33 feet)

**D. ADDITIONAL REQUIREMENTS**

- (a) All new subdivision and DEVELOPMENT shall provide a landscaped BUFFER/SCREENING of not less than 10 metres depth along the common boundary of an interface with a residential or commercial district.
- (b) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (c) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment adjoining DEVELOPMENT and character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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.

**8.34 ZAMA CITY MIXED USE “MU”**

The general purpose of this LAND USE DISTRICT is to allow a variety of urban-type commercial land uses in the central area of Zama City. This area serves as the commercial centre of Zama City and also provides a transition between industrial areas to residential areas. This area is intended to accommodate a wide range of commercial, retail, services, light industrial uses and associated secondary residential units. No use is to be established that is, or will become, obnoxious by way of noise, odour or fumes.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
<ul style="list-style-type: none"> <li>a) AMUSEMENT FACILITY</li> <li>b) ANCILLARY BUILDING/SHED</li> <li>c) CHURCH</li> <li>d) CLUB HOUSE</li> <li>e) CONVENIENCE STORE</li> <li>f) DAY CARE FACILITY</li> <li>g) GENERAL SERVICES ESTABLISHMENT</li> <li>h) LAUNDROMAT</li> <li>i) MEDICAL FACILITY</li> <li>j) PROFESSIONAL OFFICE</li> <li>k) PUBLIC USE</li> <li>l) PUBLIC UTILITY LOT</li> <li>m) RESTAURANT</li> <li>n) RETAIL STORE</li> <li>o) SERVICE STATION</li> <li>p) TRADESMEN’S BUSINESS</li> <li>q) INSTITUTIONAL USE</li> </ul>	<ul style="list-style-type: none"> <li>a) AUTOMOTIVE EQUIPMENT AND VEHICLE SERVICES</li> <li>b) CARDLOCK</li> <li>c) CARETAKERS RESIDENCE/SECURITY SUITE</li> <li>d) CONTRACTOR’S BUSINESS/YARD</li> <li>e) DWELLING – APARTMENT</li> <li>f) DWELLING – ROW</li> <li>g) EQUIPMENT RENTALS FACILITY</li> <li>h) GARAGE – ATTACHED</li> <li>i) GARAGE – DETACHED</li> <li>j) HOME BASED BUSINESS</li> <li>k) INDUSTRIAL CAMP</li> <li>l) INTENSIVE RECREATIONAL USE</li> <li>m) LIQUOR STORE</li> <li>n) LUMBER YARD</li> <li>o) MOTEL or HOTEL</li> <li>p) OIL FIELD SERVICE</li> <li>q) OWNER/OPERATOR BUSINESS 2</li> <li>r) SECONDARY USE OF MANUFACTURED HOME – DOUBLE WIDE</li> <li>s) SEA CAN</li> <li>t) MANUFACTURED HOME – MODULAR</li> <li>u) MANUFACTURED HOME - SINGLE WIDE</li> <li>v) SHOP</li> <li>r) SIGNS</li> <li>s) STORAGE YARD</li> <li>w) TEMPORARY/PORTABLE UNIT</li> <li>x) TRUCK STOP</li> <li>y) VEHICLE WASH ESTABLISHMENT</li> <li>z) WELDING SHOP</li> </ul>

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) LOT Area:** Minimum: 0.4 ha (1.0 acre)  
Maximum: 2.0 ha (5 acres)

**(b) Minimum Setbacks:**

YARD - FRONT: 9.1 m (30 feet)

YARD - EXTERIOR SIDE: 9.1 m (30 feet)

YARD - INTERIOR SIDE: 3.1 m (10 feet)

YARD - REAR: 9.1 m (30 feet)

**D. ADDITIONAL REQUIREMENTS**

**(a)** In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority. Additionally,

i. New development along Tower Road shall provide a 3.0 metre landscaped buffer along the Tower Road lot boundary.

**(b)** In addition to 7.6 of this Bylaw the architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.

**(c)** No use is to be established that is, or will become, obnoxious by way of noise, odour or fumes.

**E. OTHER REQUIREMENTS**

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.



**8.35 ZAMA CITY RESIDENTIAL “ZR”**

The general purpose of this LAND USE DISTRICT is to permit residential uses in Zama City which are separate from industrial and commercial development.

<b>A. PERMITTED USES</b>	<b>B. DISCRETIONARY USES</b>
<ul style="list-style-type: none"> <li>a) DWELLING - DUPLEX</li> <li>b) DWELLING - SINGLE FAMILY</li> <li>c) GARAGE - ATTACHED</li> <li>d) GARAGE - DETACHED</li> <li>e) HOME BASED BUSINESS</li> <li>f) MANUFACTURED HOME - DOUBLE WIDE</li> <li>g) MANUFACTURED HOME – MODULAR</li> <li>h) MANUFACTURED HOME - SINGLE WIDE</li> </ul>	<ul style="list-style-type: none"> <li>a) BED AND BREAKFAST BUSINESS</li> <li>b) DWELLING – ROW</li> <li>c) DWELLING - SHOW HOME</li> <li>d) GARDEN SUITE</li> <li>e) SECONDARY SUITE</li> </ul>

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) Lot Dimensions (minimum):**

- LOT WIDTH: 22 m (72 feet)
- LOT DEPTH: 33.5 m (110 feet)

**(b) Minimum Setbacks:**

- YARD – FRONT: 7.6 m (25 feet)
- YARD – INTERIOR SIDE: 1.5 m (5 feet)
- YARD – EXTERIOR SIDE: 3.1 m (10 feet)
- YARD – REAR:
  - 2.4 m (8 feet) with overhead utility servicing
  - 1.5 m (5 feet) with underground utility servicing
  - 20.0 m (66 feet) from an industrial or commercial district.

**D. ADDITIONAL REQUIREMENTS**

- (a) All new subdivisions shall have underground servicing.
- (b) All new subdivisions shall provide a landscaped BUFFER of not less than 20 metres depth along an interface with an industrial or commercial district.
- (c) INDUSTRIAL CAMPS are not allowed in this District.
- (d) MANUFACTURED HOMES – DOUBLE WIDE and SINGLE WIDE shall be skirted from the base thereof to the ground with material similar to that of the siding materials. Painted plywood shall not constitute skirting.
- (e) 100% of YARD - FRONT areas shall be landscaped in accordance with section 7.28 of this BYLAW.
- (f) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (g) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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.

**8.36 ZAMA CITY RESIDENTIAL-BUSINESS “ZRB”**

The general purpose of this LAND USE DISTRICT is to permit residential uses in Zama City with accessory compatible owner/operator business uses which are safe for nearby residential uses. Uses should not be permitted where they involve the use of hazardous chemicals of types and quantities not generally associated with a residential use.

A. PERMITTED USES	B. DISCRETIONARY USES
a) ANCILLARY BUILDING/SHOP b) DWELLING - DUPLEX c) DWELLING - SINGLE FAMILY d) GARAGE - ATTACHED e) GARAGE - DETACHED f) HOME BASED BUSINESS g) MANUFACTURED HOME - DOUBLE WIDE h) MANUFACTURED HOME - MODULAR i) MANUFACTURED HOME - SINGLE WIDE j) OWNER/OPERATOR BUSINESS 2	a) BED AND BREAKFAST BUSINESS b) DWELLING – ROW c) DWELLING - SHOW HOME d) GARDEN SUITE e) SECONDARY SUITE f) CONTRACTOR’S SERVICE g) INUSTRIAL CAMPS h) OWNER/OPERATOR BUSINESS 1 i) OIL FIELD SERVICES

**C. DISTRICT REGULATIONS**

In addition to the Regulations contained in Section 7, the following standards shall apply to every DEVELOPMENT in this LAND USE DISTRICT.

**(a) Lot Dimensions (minimum):**

- LOT WIDTH: 22 m (72 feet)
- LOT DEPTH: 33.5 m (110 feet)

**(b) Minimum Setbacks:**

- YARD – FRONT: 7.6 m (25 feet)
- YARD – INTERIOR SIDE: 1.5 m (5 feet)
- YARD – EXTERIOR SIDE: 3.1 m (10 feet)
- YARD – REAR: 2.4 m (8 feet) with overhead utility servicing  
 1.5 m (5 feet) with underground utility servicing  
 20.0 m (66 feet) from an industrial or commercial district.

**D. ADDITIONAL REQUIREMENTS**

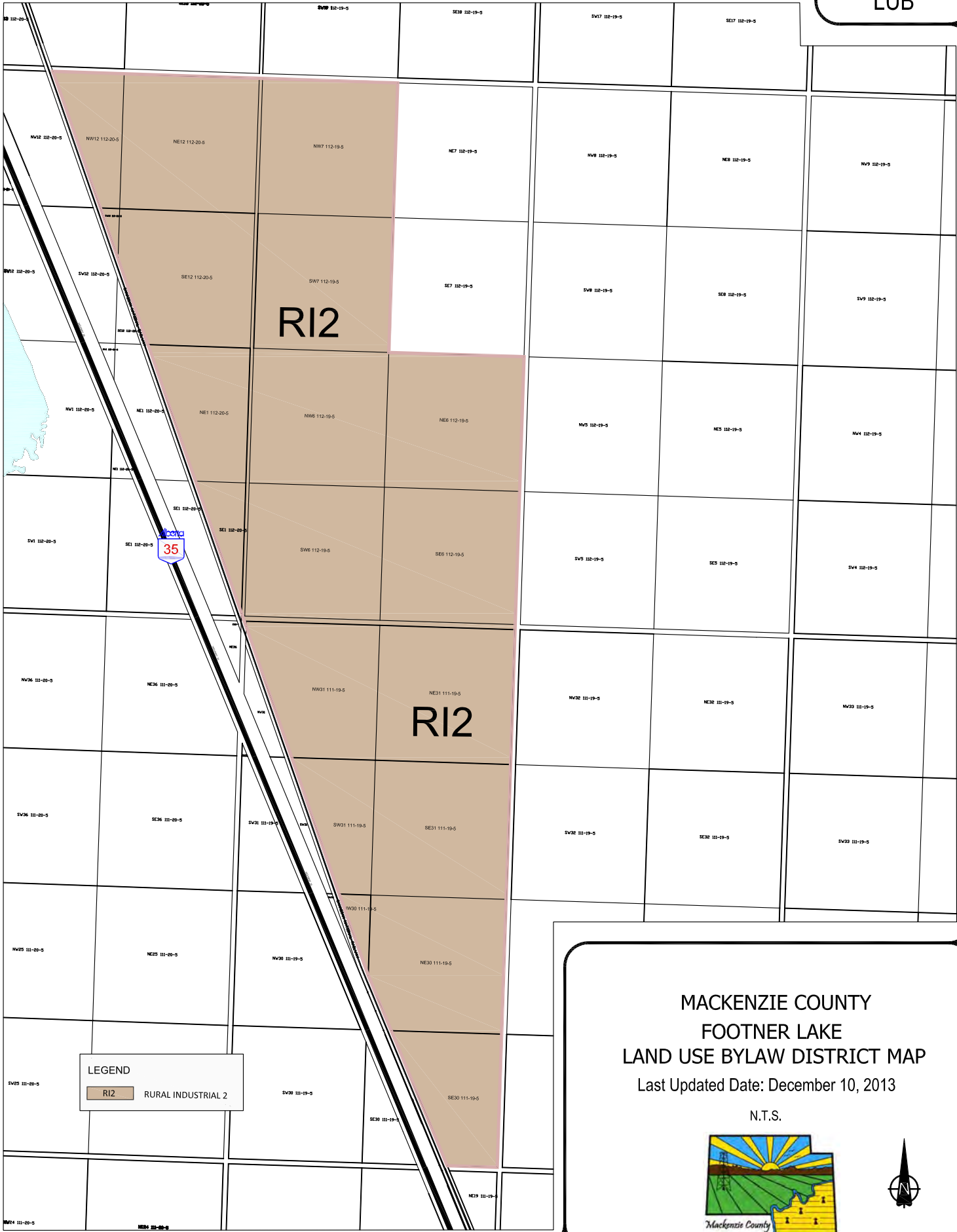
- (a) Commercial or Industrial land uses shall not:
- a. Include storage of bulk chemicals greater than 500 litres.
  - b. Involve the on-site use of vehicles primarily associated with the transportation of hazardous chemicals.
- (b) SHOPS
- i) Building Area (maximum): 185.81 sq m (2,000 square feet)
  - iii) Height of Door Opening (maximum): 4.87 m (16 feet)
- (c) All new subdivisions shall have underground servicing.
- (d) All new subdivisions shall provide a landscaped BUFFER of not less than 10 metres depth along the common boundary of an interface with an industrial or commercial district.
- (e) INDUSTRIAL CAMPS with more than 10 beds are not allowed in this District.
- (f) MANUFACTURED HOMES – SINGLE WIDE and DOUBLE WIDE shall be skirted from the base thereof to the ground with material similar to that of the siding materials.
- (g) 100% of YARD - FRONT areas shall be landscaped in accordance with section 7.28.
- (h) All outdoor storage and parking for commercial or industrial purposes shall be SCREENED to the satisfaction of the Development Authority.
- (i) In addition to Section 7.28 of this BYLAW, the Development Authority may require any DISCRETIONARY USE to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.
- (j) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall compliment the natural features and character of the site to the satisfaction of the Development Authority.

**E. OTHER REQUIREMENTS**

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.

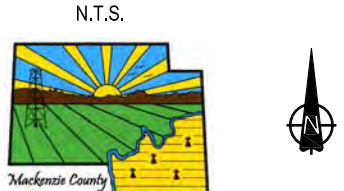
**SCHEDULE “A”**

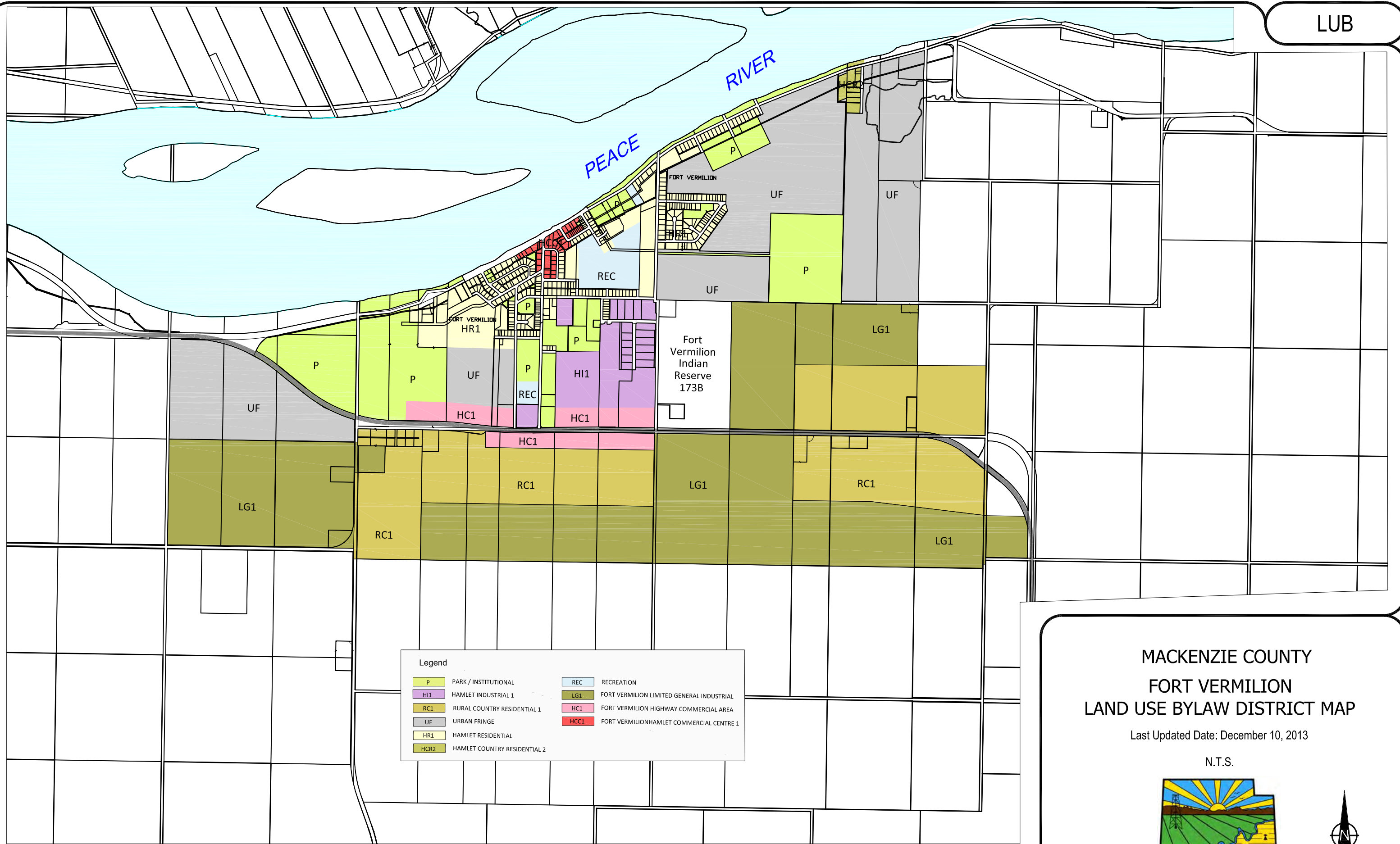
**LAND USE DISTRICT MAPS AND FLOOD PRONE LAND MAPS**



LEGEND  
 RI2 RURAL INDUSTRIAL 2

MACKENZIE COUNTY  
 FOOTNER LAKE  
 LAND USE BYLAW DISTRICT MAP  
 Last Updated Date: December 10, 2013





**Legend**

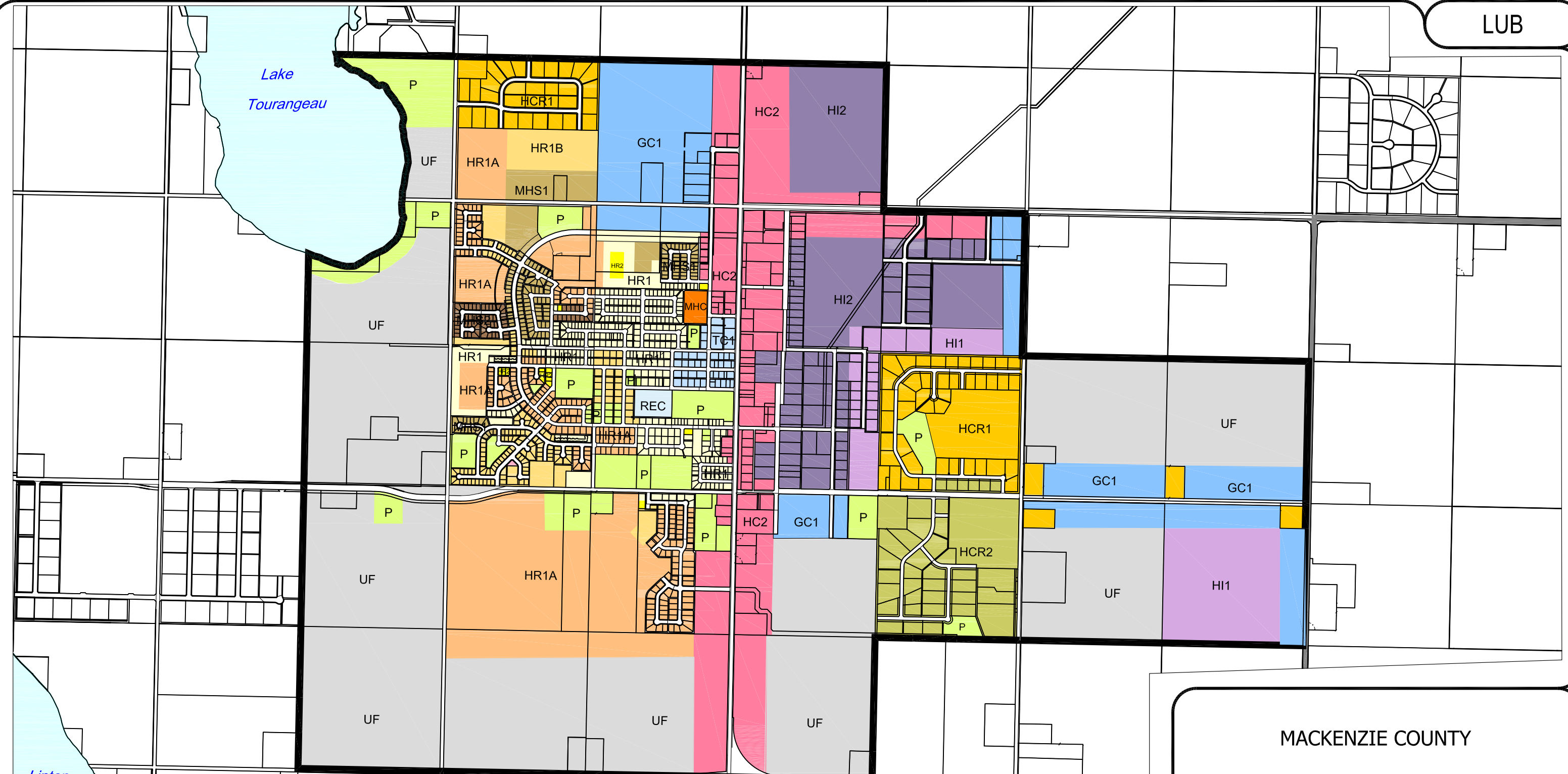
<b>P</b>	PARK / INSTITUTIONAL	<b>REC</b>	RECREATION
<b>HI1</b>	HAMLET INDUSTRIAL 1	<b>LG1</b>	FORT VERMILION LIMITED GENERAL INDUSTRIAL
<b>RC1</b>	RURAL COUNTRY RESIDENTIAL 1	<b>HC1</b>	FORT VERMILION HIGHWAY COMMERCIAL AREA
<b>UF</b>	URBAN FRINGE	<b>HCC1</b>	FORT VERMILION HAMLET COMMERCIAL CENTRE 1
<b>HR1</b>	HAMLET RESIDENTIAL		
<b>HCR2</b>	HAMLET COUNTRY RESIDENTIAL 2		

**MACKENZIE COUNTY  
FORT VERMILION  
LAND USE BYLAW DISTRICT MAP**

Last Updated Date: December 10, 2013

N.T.S.





**LEGEND**

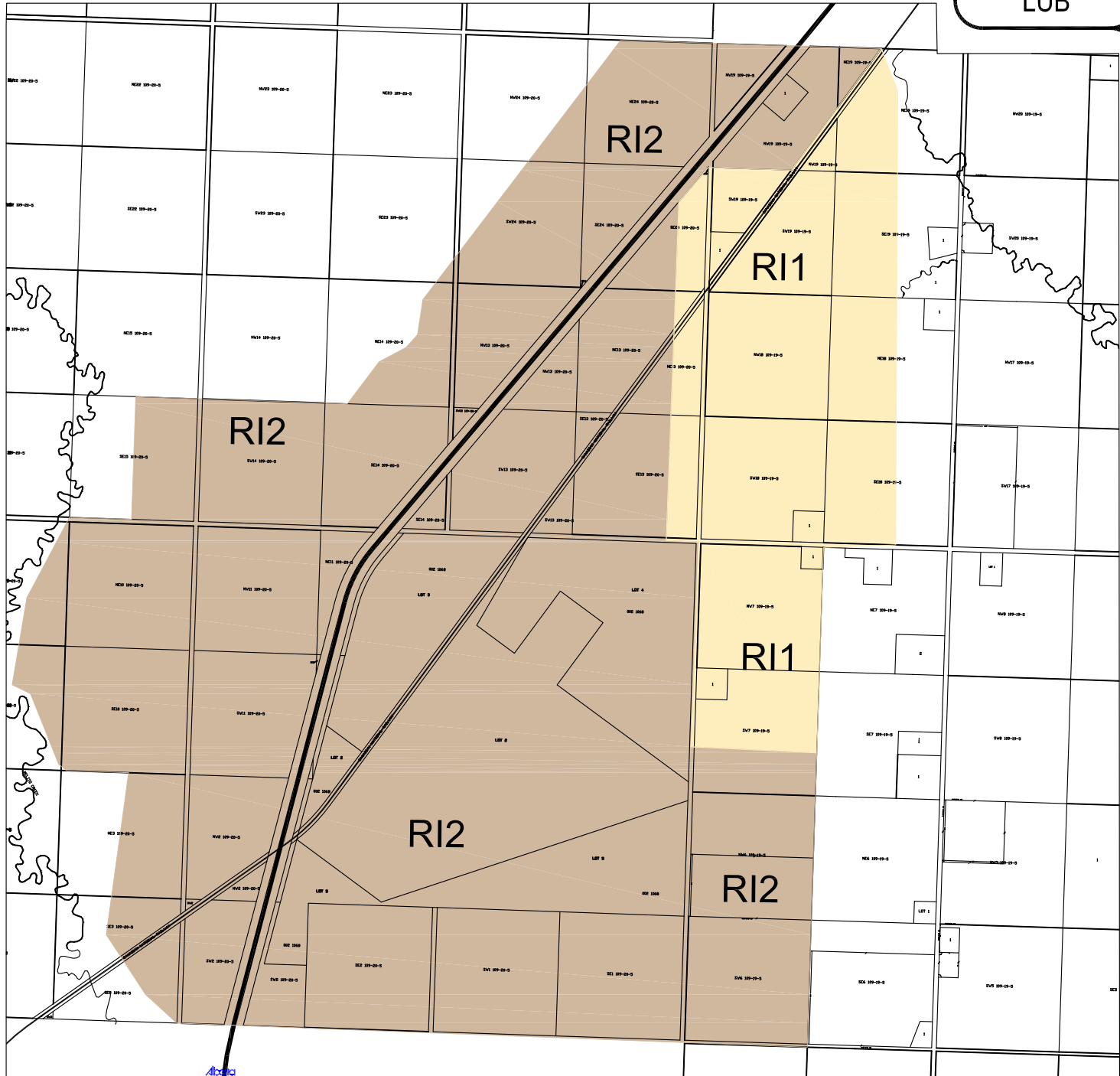
	HR1	HAMLET RESIDENTIAL 1		TC1	LA CRETE TOWN CENTRE COMMERCIAL
	HR1A	HAMLET RESIDENTIAL 1A		HC2	LA CRETE HIGHWAY COMMERCIAL
	HR1B	HAMLET RESIDENTIAL 1B		HI1	HAMLET INDUSTRIAL 1
	HR2	HAMLET RESIDENTIAL 2		HI2	HAMLET INDUSTRIAL 2
	HCR1	HAMLET COUNTRY RESIDENTIAL 1		P	PUBLIC / INSTITUTIONAL
	HCR2	HAMLET COUNTRY RESIDENTIAL 2		REC	RECREATION
	MHS1	MANUFACTURED HOME SUBDIVISION 1		UF	URBAN FRINGE
	MHS2	MANUFACTURED HOME SUBDIVISION 2		GC1	LA CRETE GENERAL COMMERCIAL
	MHC	MANUFACTURED HOME COMMUNITY			

MACKENZIE COUNTY  
 HAMLET OF LA CRETE  
 LAND USE BYLAW DISTRICT MAP  
 Last Updated Date: December 10, 2013  
 N.T.S.





LUB

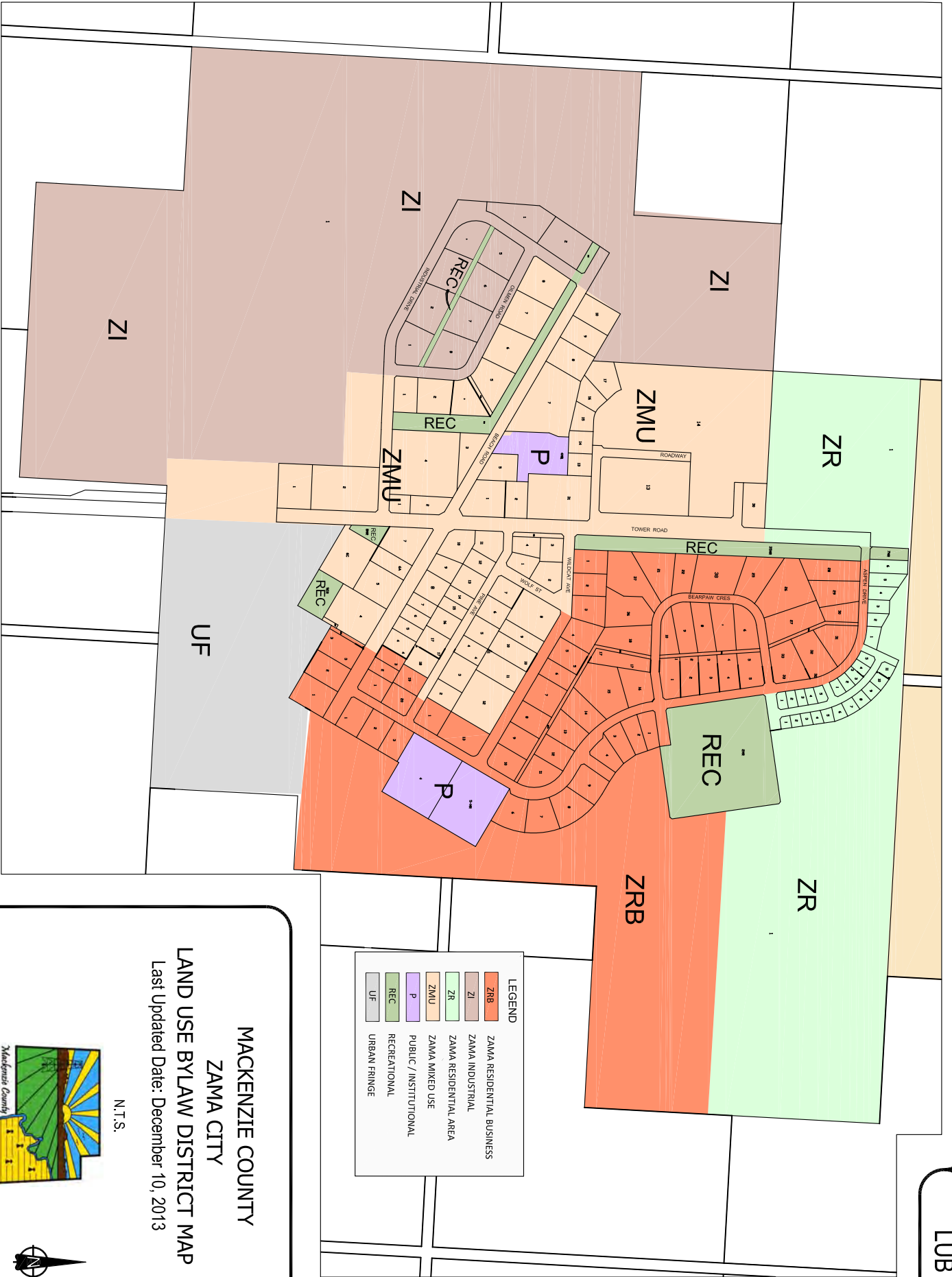


LEGEND

	RURAL INDUSTRIAL 1
	RURAL INDUSTRIAL 2

MACKENZIE COUNTY  
 MACKENZIE HIGHWAY  
 LAND USE BYLAW DISTRICT MAP  
 Last Updated Date: December 10, 2013  
 N.T.S.





**LEGEND**

ZRB	ZAMA RESIDENTIAL BUSINESS
ZI	ZAMA INDUSTRIAL
ZR	ZAMA RESIDENTIAL AREA
ZMU	ZAMA MIXED USE
P	PUBLIC / INSTITUTIONAL
REC	RECREATIONAL
UF	URBAN FRINGE

**MACKENZIE COUNTY**  
**ZAMA CITY**  
**LAND USE BYLAW DISTRICT MAP**  
 Last Updated Date: December 10, 2013

N.T.S.



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**SCHEDULE “B”**

**AIRPORT VICINITY PROTECTION AREAS**



**APPENDIX A**

**FORMS**

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**SECTION NINE – SCHEDULES AND APPENDICIES**

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This section contents to be added at a later date.

**APPENDIX B**

**DEVELOPMENT AGREEMENT AND CERTIFICATES**



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**SECTION NINE – SCHEDULES AND APPENDICIES**

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This section contents to be added at a later date.





**Implementing Area Structure Plans for Mackenzie County**  
Changes to the Municipal Development Plan and Land Use Bylaw

**November 2013**

**1102-03**

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### Appendix A: Open House Sign-in Sheets and Comment Forms

## **1 Introduction**

In August and September 2013 Mackenzie County Council adopted six new Area Structure Plans. These included updated plans for the hamlets of Fort Vermilion, La Crete and Zama City as well as the industrial Area Structure Plans called Footner, Mackenzie and Fort Vermilion.

The purpose of this report is to provide an overview of the proposed changes to the Municipal Development Plan and the Land Use Bylaw needed to implement the Area Structure Plans, as well as highlight the results of public consultation in respect of the proposed changes.

The Municipal Government Act Section 638 requires that all statutory plans of a Municipality are consistent with each other. Due to this relationship between the Municipal Development Plan and Area Structure Plans several amendments need to be undertaken to ensure consistency between the policies and maps of these documents.

The purpose of an Area Structure Plan is to set out the proposed land uses, density of population, location of infrastructure, and staging for a given area of land. These plans should seek to reflect the higher level policies of a Municipal Development Plan. A Land Use Bylaw is the mechanism by which the policies of an Area Structure Plan are implemented. To implement the intent of these planning documents the Land Use Bylaw should be amended to reflect their policies.

The first section of this report explains the proposed changes to the Municipal Development Plan, while the second section explains the changes proposed to the Land Use Bylaw. The final section sets out the results from public open houses and addresses each comment that was received.

For specific details of the changes, refer to proposed Municipal Development Plan and proposed Land Use Bylaw.

### **1.1 Reviewing Changes**

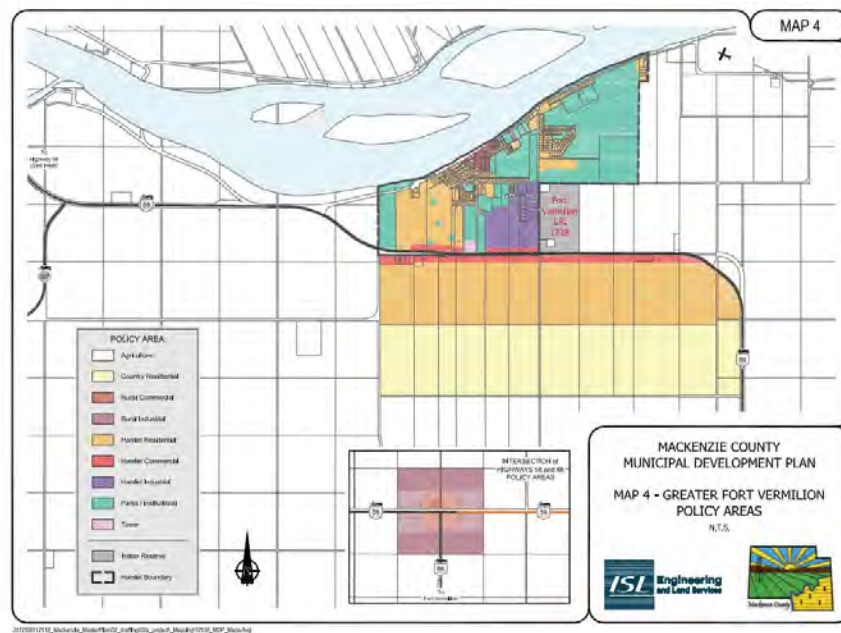
It is important to note that over time, as Area Structure Plans and Land Use Bylaws are being used, it is common for a Municipality to undertake a series of administrative amendments. We suggest that after six months to one year that Administration reviews their observations of the new Area Structure Plans, and the changes made to the Municipal Development Plan and Land Use Bylaw to implement them. This will ensure that improvements to the policies and regulations are undertaken in a timely manner.

## 2 Explaining Changes to the Municipal Development Plan

There are two general changes proposed to the Municipal Development Plan. The first one is to create generalized maps for land uses within each hamlet and create a strong link between the Area Structure Plans and the text and policies of the Municipal Development Plan. The second is to include new maps outlining the industrial Area Structure Plans and amend the text to refer to these new maps.

In respect of the first change, the Municipal Development Plan currently includes a land use concept map for each hamlet that is very specific as it prescribes land uses for every parcel of land within the hamlet. This serves in many ways as a higher level of Area Structure Plan. The downfall of this approach is that every time a land use change is made to an Area Structure Plan, the Municipal Development Plan must also change. This creates additional work for County Administration when changes to land uses occur to an Area Structure Plan that are inconsistent with those identified in the Municipal Development Plan.

Figure 1: Current Municipal Development Plan hamlet map for the Fort Vermilion area, including detailed land uses



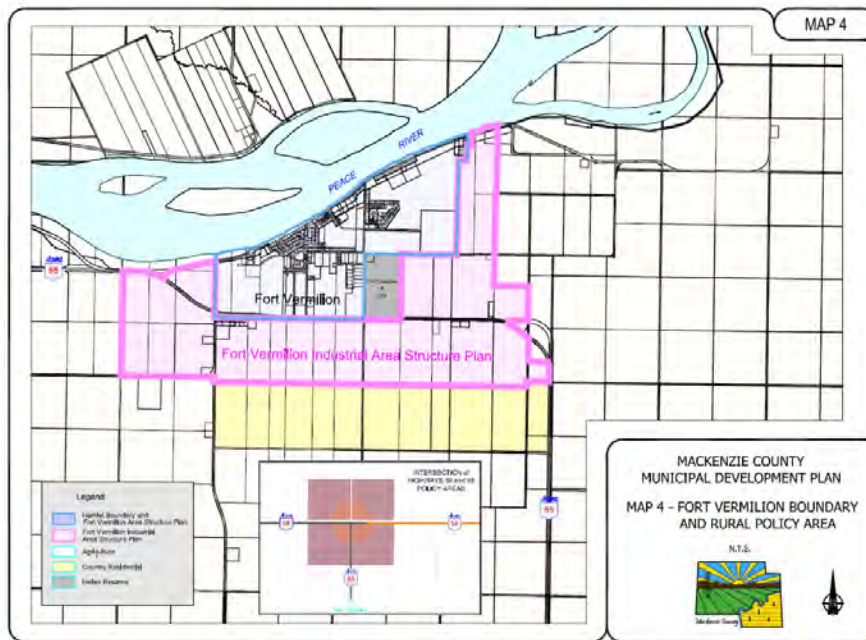
If the level of land use detail in the above map is retained in the Municipal Development Plan then all six new Area Structure Plans would necessitate mapping changes to the conceptual land use maps of the Municipal Development Plan. Changes would need to happen each time that one of the Area Structure Plans was updated or changed. This represents an inefficient approach to relating these different policy documents that we are seeking to improve.

The changes we are proposing to the Municipal Development Plan are intended to place more emphasis on the detailed land uses found in an Area Structure Plan and less on the land uses identified in the

Municipal Development Plan for the coincident lands. Instead of identifying site specific land uses within areas of land that are in both the Municipal Development Plan and Area Structure Plan, we propose that the Municipal Development Plan instead refers to the boundaries of the Area Structure Plans and leaves out the site specific land use detail. This approach places greater weight on the Area Structure Plan land use concepts and simplifies the process to amend or update and Area Structure Plan. Changes to the text and the maps of the Municipal Development Plan are proposed to implement this.

Additionally, new maps have been created for the industrial Area Structure Plans which identify the areas to which these plans apply.

Figure 2: Proposed new Municipal Development Plan hamlet map for the Fort Vermilion area, showing relation to Area Structure Plans



### **3 Explaining Changes to the Land Use Bylaw**

The purpose of the Land Use Bylaw is to regulate the use and development of land and buildings within the boundaries of the County to achieve the orderly and economic development of land. The purpose of the proposed changes to the Land Use Bylaw is to put additional or amended regulations in place to implement the policies found within the new Area Structure Plans. The sections of the Land Use Bylaw which are affected are Section Three: Definitions and Interpretation, Section Seven: General Regulations and Section Eight: Land Use District Regulations.

#### **3.1 Section Three: Definitions and Interpretation**

The purpose of Section Three: Definitions and Interpretation is to provide a clear understanding and meaning for all of the Permitted and Discretionary Uses found within each of the Land Use Districts in the Land Use Bylaw. The definitions provide clarity for both the public and the Development Authority on the type and nature of the uses that are contained with each District while also giving a broader understanding of the intention and make up of each District and its regulations.

The purpose of the proposed changes to Section Three is to assist in implementing the vision and policies of the new Area Structure Plans by adding eight new Uses to the Land Use Bylaw, which will both regulate and encourage specific types of development to locate in the Plan areas. The proposed new Uses are:

- Arts, Crafts and Photography Studio,
- Building Supply Centre,
- Business Support Services,
- Light Manufacturing,
- Oilfield Support Services,
- Recreational Vehicle Sales,
- Retail Garden Centre and Shared Parking.

These new Uses will assist, by their type and nature, in achieving the specific type of growth, character and purpose of each of the Land Use Districts within the Area Structure Plans.

For example, the addition of the Arts, Crafts and Photography Studio is a new use which has been added to the core commercial district of the Hamlet of Fort Vermilion to encourage the development of cultural retail stores to help develop the hamlet's tourism industry, diversify the retail sector and provide additional employment opportunities for residents and entrepreneurs. Another new use is Shared Parking which has been added to some of the commercial districts to allow for a site to service the parking needs of more than one use at a time. This will assist in reducing the total amount of parking needed in some commercial areas, allowing for more productive and economic use of land and reduce storm water runoff from overly large parking areas.

Incorporating these additional Uses and their definitions into Section Three will provide clarity for both the public and the Development Authority when processing development permits for new businesses which would be listed within these new use categories.



### **3.2 Section Seven: General Regulations**

The purpose of Section Seven: General Regulations is to provide a full list of regulations on a variety of items that must be adhered to in all Land Use Districts. General regulations provide detailed descriptions of requirements for various specific land uses or items associated with land uses. This section ensures that all land development and land uses are regulated in a manner that the County feels is essential to maintaining a high standard of land and building development. The purpose of the proposed changes to Section Seven is to provide additional regulations which will continue to ensure a high quality of building design and promote sustainable development practices, particularly within the new Commercial Land Use Districts that have been created to implement the Area Structure Plan policies.

The first amended regulation is 7.6 Building – Height, which has been renamed to 7.6 Building – Height, Design, Character and Appearance and now provides the County a greater degree of power to choose to require high quality design related to building form and design and site planning. One example of the new requirements under this expanded regulation is that a commercial building’s mechanical equipment shall be screened from view or incorporated into the roof envelope. This requirement focuses on the appearance and character of buildings which will assist with the promotion of contextual high quality development.

The second amended regulation is 7.28 Landscaping, Screening or Sound Barriers which has an additional requirement added which states that; “Low Impact Development (LID) features shall be incorporated into commercial developments. Examples of LID are; landscape conservation, green roofs, rain gardens and rain barrels”. This requirement focuses specifically on commercial districts with the purpose of adding sustainable development initiatives to reduce storm water runoff and provide increased landscaping in retail areas.

One new regulation is 7.47 Sea Cans, which provides regulations for the use of Sea Cans as storage containers. As Sea Cans can sometimes be out of character with surrounding development or not present a high quality image, restrictions are identified for which Districts and under what circumstances Sea Cans can be used. For example, Sea Cans cannot be stacked.

Incorporating these amendments to Section Seven will assist in implementing the policies within the new Area Structure Plans, particularly surrounding site development and building design, with a focus on increasing the quality and sustainability of new development.

### **3.3 Section Eight: Land Use District Regulations**

The purpose of Section Eight: Land Use District Regulations is to describe all the Land Use Districts that have been approved by Council within Mackenzie County. Each Land Use District is comprised of a purpose statement, a list of permitted and discretionary uses, a set of regulations which includes density, lot area and minimum setbacks, and other requirements.

The purpose of the proposed changes to Section Eight is to include fourteen new Land Use Districts to regulate land use and development within the Area Structure Plans and to delete seven Land Use Districts which will have been superseded. The new Land Use Districts are based on the existing ones, as well as the policies of the Area Structure Plans.

The new Land Use Districts are specific to each hamlet and industrial Area Structure Plan. In the current Land Use Bylaw, many of the Land Use Districts apply to more than one hamlet. This means, for example, that when an amendment is created to address a land use issue in Fort Vermilion it also affects the other two hamlets. This does not allow the Land Use Bylaw to reflect the differences between the three communities. By creating new Land Use Districts for each community there is an increase in flexibility as each community may choose to change the Land Use Bylaw regulations for hamlet specific reasons without impacting other hamlets.

### **3.3.1 Fort Vermilion Proposed Land Use Districts**

The following new Land Use Districts are proposed for Fort Vermilion:

- 8.5 Fort Vermilion Hamlet Commercial Centre "HCC1"*
- 8.6 Fort Vermilion Highway Commercial District "HC1"*
- 8.7 Fort Vermilion Limited General Industrial "LG1"*

The Hamlet Commercial Centre District will allow new development to reflect the unique character and history of the hamlet. The Highway Commercial District and the Limited General Industrial District are intended to foster commercial development in the vicinity of Highway 88.

### **3.3.2 Proposed Hamlet Industrial Districts**

As industrial development tends to be similar between Fort Vermilion and La Crete, the following two new districts are proposed. These create the ability to separate heavier and lighter industrial uses into different areas to increase compatibility with surrounding land uses.

- 8.10 Hamlet Industrial 1 "HI1"*
- 8.11 Hamlet Industrial 2 "HI2"*

### **3.3.3 La Crete Proposed Districts**

The following new Land Use Districts are proposed for La Crete:

- 8.17 La Crete General Commercial District "GC1"*
- 8.18 La Crete Highway Commercial District "HC2"*
- 8.19 La Crete Town Centre District "TC1"*

The La Crete General Commercial District is intended for commercial uses which do not require highway frontage. The Highway Commercial District is intended to represent the unique character of La Crete's major commercial street along 100 Avenue. The Town Centre District is intended to foster the development of a pedestrian friendly town centre that caters to small and medium format retail.

### **3.3.4 Rural Industrial Proposed Districts**

To implement the Mackenzie and Footner Industrial Area Structure Plans, new Land Use Districts were required.

*8.29 Rural Light Industrial District "RI1"*

*8.30 Rural General Industrial District "RI2"*

The Rural Light Industrial District excludes uses which are expected to be incompatible with residential uses in nearby areas. The Rural General Industrial District includes a variety of heavy and light industrial uses.

### **3.3.5 Zama City Proposed New Districts**

Zama City has four new districts:

*8.32 Zama City Industrial "ZI"*

*8.33 Zama City Mixed Use "MU"*

*8.34 Zama City Residential "ZR"*

*8.35 Zama City Residential-Business "ZRB"*

Zama City is a unique hamlet as it is closely tied to the oil and gas industry. These new districts recognize the need to support industrial and commercial activities while also striking a balance between residential and commercial needs.

### **3.3.6 Replaced Districts**

Seven Land Use Districts are being replaced by the new Districts. These include:

*8.4 Hamlet Commercial 1 "HC1"*

*8.5 Hamlet Commercial 2 "HC2"*

*8.8 Hamlet General "HG"*

*8.9 Hamlet Industrial 1 "HI1"*

*8.10 Hamlet Industrial 2 "HI2"*

*8.15 Highway Development "HD"*

*8.26 Rural Industrial "RI"*

## **3.4 Changes to Land Use Bylaw Maps**

In order to implement the changes to the Land Use Districts it is necessary to change some of the Land Use Bylaw District Maps for the hamlets and create new ones for the lands where industrial Area Structure Plans apply. These changes can be reviewed by comparing the current and proposed Land Use Bylaw District Maps for a given area of interest. Changes closely reflect the land use concepts of the Area Structure Plans.

## 4 Public Consultation Overview

From October 28 to October 31, 2013 Scheffer Andrew Ltd and Mackenzie County Administration held public open houses in Zama City, High Level, Fort Vermilion and La Crete from 7 to 9 pm. These were advertised in a local paper for two weeks ahead of time as well as on the County website.

### 4.1 Zama City Consultation Results

On October 28, 2013 an open house was held at the Cornerstone Building. There were four members of the public in attendance. With such a small group, a workshop style was used to review the materials. Comments and our proposed responses are included in the following table:

<b>Comment</b>	<b>Response</b>
Change 7.47 Sea Cans (a) to allow Sea Cans as a Principal Use in the Industrial District in Zama City.	Incorporated into proposed changes.
Change 7.47 Sea Cans (b) to allow Sea Cans as a use within the Commercial District in Zama City.	Incorporated into proposed changes.
Change 7.47 Sea Cans (d) to allow storage of hazardous materials in the Commercial and Industrial Districts when proper hazardous materials signage is applied.	Incorporated into proposed changes.
In the Zama City Mixed Use District add a liquor store/licensed facility as a Discretionary Use.	Incorporated into proposed changes.
In the Zama City Residential District add Manufactured Home – Single Wide as a permitted use.	Incorporated into proposed changes.
Remove Work Camp as a Discretionary use from proposed 8.35 Zama City Residential-Business District.	Incorporated into proposed changes.
Remove that portion of the proposed clause 8.35 Zama City Residential-Business District (D)(h) which would not allow plywood skirting around manufactured homes.	Incorporated into proposed changes.
Amend proposed clause 8.35 Zama City Residential-Business District (A)(i) to include allow for storage of bulk chemicals up to 500 litres.	Incorporated into proposed changes.
Mapping: change the public hall (Cornerstone Building site) to Recreation from Public/Institution.	No action. The Public/Institution District is an appropriate one for the property.
Allow temporary liquor sales from the clubhouse.	This would necessitate either adding a new use into the Recreation District or creating a new Land Use District to apply

	on this site. This would be best considered by the County through a separate process as this does not relate to implementation of the Area Structure Plans and was not the a topic during consultation.
Allow liquor sales in the Fort Vermilion Hamlet Commercial Centre District.	Incorporated into proposed changes.
General support for creating unique districts for each hamlet.	No action needed.
8.35 Zama City Residential-Business District (D)(h) allow Shop as a Discretionary Use, provided: accessory use only, 16 foot door maximum height, 2000 ft <sup>2</sup> maximum gross floor area.	Incorporated into proposed changes.
Ensure shops are allowed in the Zama City Industrial and Zama City Mixed Use Districts.	Already included.

#### 4.2 Town of High Level Consultation Results

An open house was held on October 29, 2013 at the Rural Hall, east of the Town of High Level. While there were seven members of the public in attendance, no comments were received in relation to the proposed changes to the MDP or LUB.

#### 4.3 Fort Vermilion Consultation Results

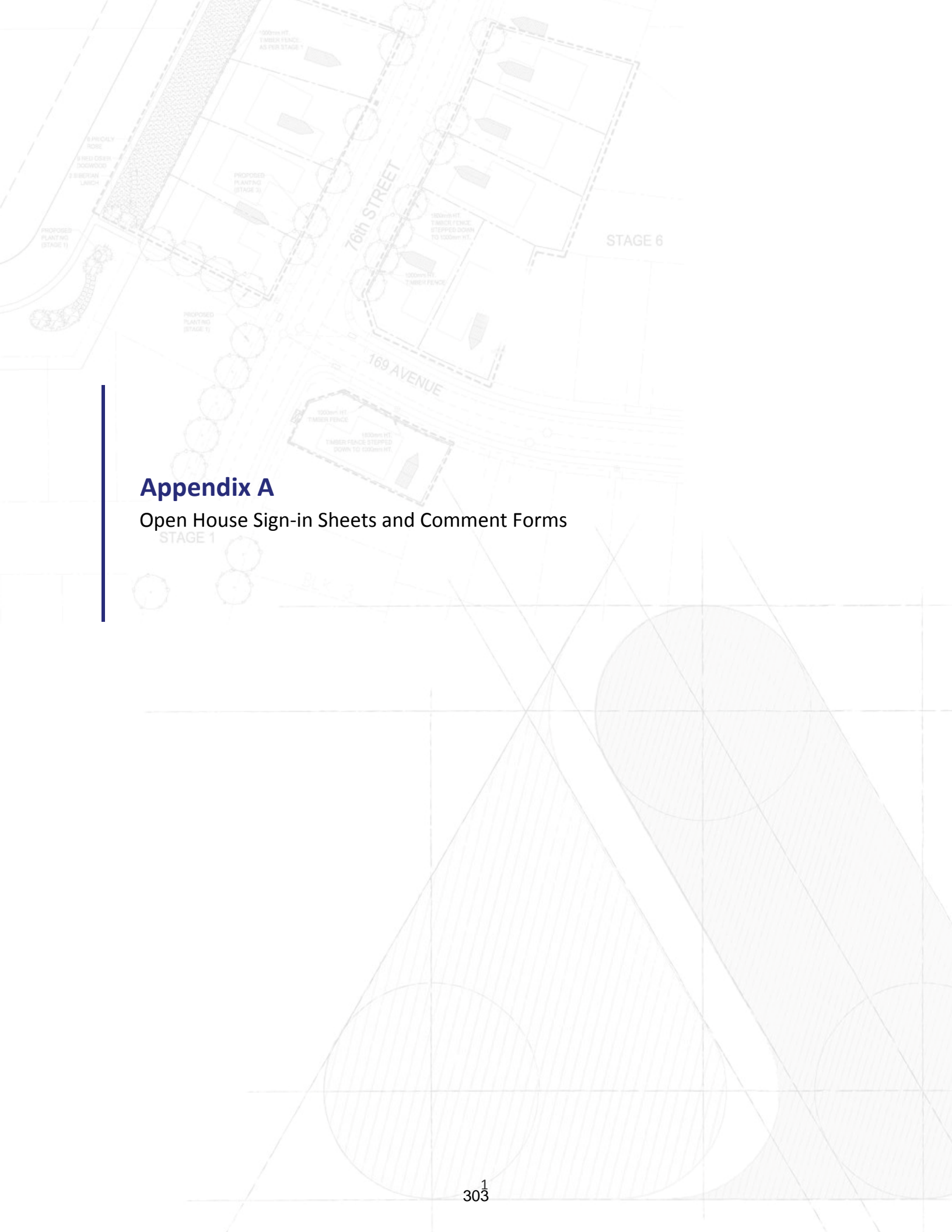
An open house was held on October 30, 2013 at the Recreation Complex in Fort Vermilion. There were 13 members of the public in attendance. There were two comments received from the public, these are outlined below.

<b><i>Comment</i></b>	<b><i>Response</i></b>
Remove Lot 3, Range 3 from the Fort Vermilion Industrial Area Structure Plan and allow it to remain agricultural.	The Fort Vermilion Industrial Area Structure Plan has been adopted by Council as a bylaw and there is a prescribed process for amending the Area Structure Plan which should apply in order for these properties to remain agricultural.
Why is the Country residential between the highway commercial and the industrial? It should be to the south of both of these uses.	By locating the country residential land uses closer to the hamlet of Fort Vermilion it is hoped that a stronger sense of community may be encouraged as these residential neighbourhoods develop over time.

#### 4.4 La Crete Consultation Results

There were 19 members of the public and County representatives in attendance on October 31, 2013 at the La Crete Heritage Centre. Only one comment was received, addressed below:

<b><i>Comment</i></b>	<b><i>Response</i></b>
Allow Retail Garden Centre in the Highway Commercial Area for La Crete.	Incorporated into proposed changes.
Leave a portion of the existing Country Residential as Country Residential on the east of 100 Avenue towards the south end.	No change proposed as the Area Structure Plan outlines the lands in question as within the Highway Commercial Area. If the County determines that Country residential is a more appropriate use then the La Crete Hamlet Area Structure Plan should be amended to reflect this decision.



## Appendix A

### Open House Sign-in Sheets and Comment Forms

STAGE 1





# Comment Form: Municipal Development Plan and Land Use Bylaw Update

Name Group Workshop

Address \_\_\_\_\_

Email \_\_\_\_\_ Phone \_\_\_\_\_

Please don't forget to tell us which section(s) of the Municipal Development Plan or Land Use Bylaw you are commenting on.

**Comments:**

7.47 (a) accessory to principal except in Ind land use district.

7.47 (d) --- Allowed in Ind/com so long as proper hazmat labels applied.

Mixed used. - add Discretionary Liquor store / licensed facility

Zoned Res - add Single wide manholes permitted.

Delete work camp pg 153.

Z.C. - road weight restrictions.

ZRB - error in numbering in regulations.

Plywood skirting - delete clause.

(D, a, i) - --- bulk. (500 l) --- exempt heating of buildings.

Change public hall / admin to R from P.

Please return this form tonight. If you need more time please email comments to [a.lucas@schefferandrew.com](mailto:a.lucas@schefferandrew.com) or fax to 403-228-9656 before November 08, 2013.

Thank you for your help in this process!



7  
1305

**Comment Form:  
Municipal Development Plan and Land Use Bylaw Update**

Name GROUP WORKSHOP

Address /

Email / Phone /

Please don't forget to tell us which section(s) of the Municipal Development Plan or Land Use Bylaw you are commenting on.

**Comments:**

- F.V. add liquor store to HCU
- Support for different zoning
- Garage - detached heights
- ZBR - Shop as discretionary use
  - ~~height change to 17' and 20'~~
  - Accessory use only.
  - ~~16'~~ door height; remove other heights
  - GFA to 2500 ft<sup>2</sup>
  - no building height.
- Check to see shops allowed in Zm, Z1

Please return this form tonight. If you need more time please email comments to [a.lucas@schefferandrew.com](mailto:a.lucas@schefferandrew.com) or fax to 403-228-9656 before November 08, 2013.

Thank you for your help in this process!



Mackenzie County



**OPEN HOUSE SIGN IN SHEET**

PROJECT Mackenzie County Municipal Development Plan and Land Use Bylaw Update  
 FACILITATOR Ben Petch DATE 29 Oct 13  
 PLACE/ROOM Renewal Hall TIME 7-9 pm

PRINT NAME	ADDRESS	PHONE	EMAIL
FAY RHODES	Box 312 HIGH LEVEL AB	780-926-3495	
	NE 22-109-18-WSH		
Henry + Nancy Klassen	Box 1073 High Level		
BILL WIEBE	Box 393 H L	926-3461	WTW@TELUS.NET
Tina Wiebe	Box 393 H L.	926-3461	wtw@telus.net
Beth Kappelan	MPC Member		
Wally Schroeder	Box 116 LaCrete	928-2055	wallysch@telus.net
Jack Eccles	MPC member.	926-6317	





**OPEN HOUSE SIGN IN SHEET**

PROJECT Mackenzie County Municipal Development Plan and Land Use Bylaw Update  
 FACILITATOR Ben Petch DATE 30 Nov 13  
 PLACE/ROOM Rec hall, Fort Vermilion TIME 7-9 pm

PRINT NAME	ADDRESS	PHONE	EMAIL
Vionna Mitchell	Box 232 Fort Vermilion	780-927-4200	vionnam@rusd.ab.ca
Amanda Paul	Box 846 Fort Vermilion	780-841-3709	amandapaul77@hotmail.com
Ricky Paul	Box 846 Fort Vermilion	780-841-3709	rickyp@mackenzie.com
Peter Bresbrecht	Box 487 La Crete	780-927-5443	
Irvine Charles	Box 97 Ft. Verm	780-927-4245	irvine98@hotmail.com
Deane [unclear]	Box 83 " "	780-927-4630	
Genny McKeon	Box 261 F.V.	927-3367	
Debbie Bueckert	Box 66 F.V.	780-841-9380	d-c-b64@yahoo.ca
Margit Bueckert	Box 66 F.V.	780-927-3256	
Stony Bueckert	Box 66 F.V.	780-927-3258	
George Schmidt	Box 220, F.V.	780-927-3816	schmidt.george@gmail.com
Jack Eccles	Box 823, La Crete	780-926-6317	
Wally Schroeder	Box 1166 La Crete	928-2055	wallysch@telus.net



Reginald & Genevieve McLean  
Box 261  
Fort Vermilion, AB  
T0H 1N0  
Phone: (780) 927-3367  
Fax: (780) 927-3167

October 30, 2013

Mackenzie County  
Box 640  
Fort Vermilion, Alberta  
T0H 1N0

Re: Industrial Area Structure Plan  
Lot 3, Range 3 and Lot 5, Range 3

We,( including our children and grandchildren), discussed the above Plan and oppose the Plan for Lot 3 Range 3; Lot 3 Range 5 to be left in the Plan.

We trust you will consider our request.

Sincerely,

  
Reg & Genny McLean

# Comment Form: Municipal Development Plan and Land Use Bylaw Update

Name Henry Buedert

Address \_\_\_\_\_

Email \_\_\_\_\_ Phone \_\_\_\_\_

*Please don't forget to tell us which section(s) of the Municipal Development Plan or Land Use Bylaw you are commenting on.*

**Comments:**

- Why is the residential between the Highway Commercial and light industrial?  
↳ Should be behind.

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Please return this form tonight. If you need more time please email comments to [a.lucas@schefferandrew.com](mailto:a.lucas@schefferandrew.com) or fax to 403-228-9656 before November 08, 2013.

*Thank you for your help in this process!*





### OPEN HOUSE SIGN IN SHEET

PROJECT Mackenzie County Municipal Development Plan and Land Use Bylaw Update  
 FACILITATOR Ben Petch DATE 31 Oct 13  
 PLACE/ROOM La Crete TIME 7-9

PRINT NAME	ADDRESS	PHONE	EMAIL
hanehambert	F.V.	6-0905	lessyl01@telus.net.
Helena Peters	LC	6-0928	
Peter Keefe	LC	6-1159	
George Janzen	LC	6-6024	
Maria Lang	L.C.	841-2480	
Randy Rodgers	L.S.	926-1591	
John Martens	LC PO box 1225	841 1628	
Josh Nielsen	LC	926-7405	
ANDREW O'ROURKE	LC	502-2227	
David Zacharias	LC.	841-1130	





**OPEN HOUSE SIGN IN SHEET**

PROJECT Mackenzie County Municipal Development Plan and Land Use Bylaw Update  
 FACILITATOR Ben Petch DATE 31 Oct 13  
 PLACE/ROOM La Crete TIME 7-9 pm

PRINT NAME	ADDRESS	PHONE	EMAIL
Wally Schroeder	Box 1166 La Crete	928-2055	wallysch@telus.net
JACK A. ECCLES	Box 823, La Crete	926-6317	
PETER BROWN	B-817 LC	926-6238	
CAROL KRADIN		928-2156	
BILL NEUFELD		928-2447	
Elm Derksen		926-0457	
John W. Duedgen	Box 335	928-2131	
Bill Duedgen	Box 512	928-2654	





**Comment Form:  
Municipal Development Plan and Land Use Bylaw Update**

Name Mary Janzen

Address Home Hardware 100-100 St.

Email \_\_\_\_\_ Phone \_\_\_\_\_

Please don't forget to tell us which section(s) of the Municipal Development Plan or Land Use Bylaw you are commenting on.

**Comments:**

Retail Garden Centre should be allowed in the Hamlets in the Highway Commercial area.

\_\_\_\_\_

Leave Portion of Country Residence as Country Residence on east side of 100 Ave. South End.

\_\_\_\_\_

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Please return this form tonight. If you need more time please email comments to [a.lucas@schefferandrew.com](mailto:a.lucas@schefferandrew.com) or fax to 403-228-9656 before November 08, 2013.

*Thank you for your help in this process!*







## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>December 10, 2013</b>
<b>Presented By:</b>	<b>Ron Pelensky, Director of Community Services &amp; Operations</b>
<b>Title:</b>	<b>Bylaw 923-13 Off-Highway Vehicles (Fort Vermilion &amp; La Crete)</b>

### **BACKGROUND / PROPOSAL:**

At the June 26, 2013 Council meeting, council discussed the issue of ATV's in the Hamlet of La Crete. Council made the following motion:

**MOTION 13-06-436**      **MOVED** by Councillor J. Driedger

That administration look into the options for banning ATV's from the Hamlet of La Crete and look into options of contract peace officers.

**CARRIED**

On September 10, 2013 Administration brought back a report which reviewed the following surrounding Town's and County's Off Road By-laws. The following are the highlights of each Town or County's bylaw.

#### **Town of Manning;**

Allow Off Highway vehicles in their Alleys between hrs of 7am to 11 pm and their max speed is 15kph

#### **Town of Rainbow Lake:**

Allow Off Highway vehicles on their roads and Alleys for the purpose of traveling from one place to another. They don't allow them in ditches and water courses during the summer and the maximum speed is 30kph

**Author:** R. Pelensky      **Reviewed by:** \_\_\_\_\_ **CAO** \_\_\_\_\_



On October 30, 2013 Mackenzie County Council approved the Off Highway bylaw 924-13 for Zama and gave first reading to the La Crete/Fort Vermilion Off Highway bylaw 923-13.

**MOTION 13-10-790**    **MOVED** by Councillor Bateman

That first reading be given to Bylaw 923-13 being the Off Highway Vehicles Bylaw for the Hamlets of Fort Vermilion and La Crete.

**CARRIED**

Administration sent a copy of the By-law changes to all the residences mailboxes in La Crete and Fort Vermilion.

We received two complaints from La Crete about the designated trail areas:

1. **A residence on 94<sup>th</sup> Ave in the hamlet of La Crete** has a concern with the trail going over their driveway.

As we are proposing the trail to start just before the driveway, administration is proposing to move the starting point east of the driveway.

2. **La Crete Polar Cats** - they are proposing a couple addition/changes to the designated trail (see map). The group also has a concern that the \$1,000 fine for no registration or displayed license plate is too high.

Administration has no concerns altering the designated trails to match their request. Council should debate what a reasonable fine for the above should be.

No complaints were received from Fort Vermilion residence.

**OPTIONS & BENEFITS:**

**Option 1**

That council amends La Crete/Fort Vermilion Bylaw 923-13 as per administration recommendations.

**Option 2**

That council ask administration to incorporate additional changes from the concerned parties and call for second reading of the Bylaw 923-13.

**Option 3**

That council accepts this report for information.

Author: R. Pelensky    Reviewed by: \_\_\_\_\_ CAO \_\_\_\_\_

**COSTS & SOURCE OF FUNDING:**

The proposed changes to the bylaw will not increase costs to the county.

**RECOMMENDED ACTION:**

That second reading be given to Bylaw 923-13 being the Off Highway Vehicles Bylaw for the Hamlets of Fort Vermilion and La Crete, as presented.

Author: R. Pelensky Reviewed by: \_\_\_\_\_ CAO \_\_\_\_\_

**BYLAW NO. 923-13**

**BEING A BYLAW OF THE  
MACKENZIE COUNTY  
IN THE PROVINCE OF ALBERTA**

**TO REGULATE THE CONTROL, USE AND OPERATION OF OFF-HIGHWAY  
VEHICLES WITHIN THE HAMLETS OF FORT VERMILION AND LA CRETE**

**WHEREAS** the Traffic Safety Act, being Chapter T-6, and the Municipal Government Act, being Chapter M-26, both of the Statutes of Alberta, provides that a Municipal Council may enact a Bylaw respecting the safety, health and welfare of people and the protection of people and property; and to regulate the control, use and operation of off-highway vehicles;

**AND WHEREAS** it is deemed expedient by the Council of Mackenzie County to pass a Bylaw to regulate the operation of off-highway vehicles within the Municipality;

**NOW THEREFORE** the Council of Mackenzie County, in the Province of Alberta, in regular session, duly assembled, enacts as follows:

**SECTION 1            NAME OF BYLAW**

This Bylaw may be cited as the “Off-Highway Vehicles Bylaw for the Hamlet of Fort Vermilion and La Crete”.

**SECTION 2            INTERPRETATION**

Where there is a conflict between this Bylaw and any other Bylaw pertaining to noise abatement in the Municipality, the provisions of this Bylaw shall apply.

**SECTION 3            DEFINITIONS**

In this Bylaw:

- a) “Alley” for the purpose of speed control means a utility laneway intended chiefly to provide utility companies and residents with access to their utilities, rear of buildings, and parcels of land, but not for primary access;
- b) “Council” means the Mackenzie County Council, duly assembled and acting as such;

- c) “Designated Trails” means trails, and areas designated by Council as such, and identified in this Bylaw;
- d) “Hamlet” means the area contained within the boundaries of the Hamlets of Fort Vermilion and La Crete in the Province of Alberta;
- e) “Helmet” means a rigid safety helmet with chin strap attached which has been CSA approved for off-highway use;
- f) “Highway” means any thoroughfare, street, road, trail, avenue, parkway, driveway, viaduct, lane, square bridge, causeway, trestleway, or other place, whether publicly or privately owned, any part of which the public is ordinarily entitled or permitted to use for the passage or parking of vehicles, and includes:
  - (i) sidewalks (including the boulevard portion of a sidewalk),
  - (ii) if a ditch lies adjacent to and parallel with the roadway, the ditch, and
  - (iii) if a highway right-of-way is contained between fences or between a fence and one side of the roadway, all the land between the fences, or all the land between the fence and the edge of the roadway, as the case may be:
- g) “Municipality” means the area contained within the boundaries of Mackenzie County;
- h) “Off-highway vehicle” means any motorized vehicle designated for cross-country travel on land, water, snow, ice, marsh or swamp land or on other natural terrain and, without limiting the generality of the foregoing, includes, when designed for such travel.
  - (i) 4-wheel drive or low pressure tire vehicles,
  - (ii) motor cycles and related 2-wheel vehicles,
  - (iii) amphibious machines,
  - (iv) all terrain vehicles,
  - (v) miniature motor vehicles,
  - (vi) snow vehicles,
  - (vii) mini-bikes, and
  - (viii) any other means of transportation which is propelled by any power other than muscular power or wind,



but does not include

- (ix) motor boats, or
- (x) any other vehicle exempted from all of the provisions of the Traffic Safety Act by the regulations;
- i) “Operator” means a person who drives or is on actual physical control of a vehicle;
- j) “Owner” means a person who owns, rents or has the exclusive use of that vehicle under a lease or for any period;
- k) “Peace Officer” means a member of the Royal Canadian Mounted Police, a Bylaw Enforcement Officer, or a Special Constable appointed pursuant to the provisions of the Police Act of Alberta;
- l) “Residential Area” means an area within the boundaries of a Hamlet that is zoned for residential use pursuant to the Municipality’s current Land Use Bylaw;
- m) “Roadway” means that part of a highway intended for use by vehicular traffic;
- n) “Street furniture” means every curb, sidewalk, pole, traffic sign, waste receptacle, tree, plant, grass, or any other property belonging to the Municipality that is capable of being marked, defaced or damaged in any way;
- o) “Summer” means that ground cover is clear of snow

Save as herein otherwise provided, the terms and expressions in this Bylaw have the same meaning as in the Traffic Safety Act, the Interpretation Act, and the Municipal Government Act respectively.

#### **SECTION 4**

#### **OPERATION OF OFF-HIGHWAY VEHICLES**

- a) No person shall operate an off-highway vehicle within the municipal boundaries of the Hamlet, except that
  - i) an operator of an off-highway vehicle is authorized to operate an off-highway vehicle within provincial legislation on any alley or roadway to transport the off-highway vehicle

- by the most direct and shortest route of travel, from a residence to exit and to enter a Hamlet; or
- ii) the use is for the purpose of acquiring service or maintenance on the off-highway vehicle; or
  - iii) the use is within the areas of a Hamlet zoned for Hamlet General pursuant to the Municipal Land Use Bylaw; or
  - iv) The Chief Administrative Officer may, upon application from an association or society registered under the Societies Act whose mandate involves the operation of off-highway vehicles, approve the use of off-highway vehicles within the boundaries of the Hamlet for a specific period of time as a special event.
- b) No person shall operate an off-highway vehicle on any portion of a:
- i) Recreation area,
  - ii) School ground,
  - iii) Park area,
  - iv) Developed or landscaped area,
  - v) Municipal airport including runway, airstrip, apron or other portion of the airport used for the movement of aircraft, or
  - vi) Private property without permission of the owner or occupant of such property, within the municipal boundaries of the Hamlet
  - vii) Landscaped road right of way in the summer months, unless it is designated as a trail in this bylaw.
- c) No person shall operate an off-highway vehicle anywhere within the municipal boundaries of the Hamlet between the hours of eleven (11) o'clock in the evening (p.m.) and seven (7) o'clock of the next forenoon (a.m.).
- d) No person shall operate an off-highway vehicle within the boundaries of the Hamlet in excess of:

- i) Twenty (20) kilometers per hour (12.4 miles per hour) on any alley, and
  - ii) Thirty (30) kilometers per hour (18.6 miles per hour) on all highways within the boundaries of the Hamlet except an alley.
- e) No person shall operate an off highway vehicle within Fort Vermilion, or La Crete Hamlet when there is;
- i) No certificate of registration to the off highway vehicle,
  - ii) The license plate is not properly affixed to the vehicle.
- f) No person shall in any way damage any street furniture on any highway or public place.
- g) The operator of, and passengers being carried or towed by, an off-highway vehicle within the Hamlet shall at all times wear a protection helmet, which has been CSA approved, when the off-highway vehicle is in motion.
- h) No person shall operate an off-highway vehicle in a manner that creates unnecessary noise.
- i) All off-highway vehicles must come to a complete stop before crossing a highway.
- j) All off-highway vehicles must adhere to all provincial and federal legislation.

## **SECTION 5**

### **ENFORCEMENT PROVISIONS**

- a) A person who contravenes any provision of this Bylaw is guilty of an offense.
- i) The owner of an off-highway vehicle that is involved in a contravention of this Bylaw is guilty of any offense unless he or she proves to the satisfaction of the Judge that at the time of the offense the off-highway vehicle was not being driven or was not parked or left by him or any other person with his consent, express or implied.

- ii) Notwithstanding sub-section b), if the owner was not driving the off-highway vehicle at the time the offense was committed, he is not in any event liable to imprisonment.
- b) A person who is guilty of an offense under Section 4 Subsection e), of this Bylaw is guilty of an offense and is liable on summary conviction to a fine of not less than one thousand (\$1,000.00) dollars plus reparations and in default of payment to imprisonment for a term not exceeding six (6) months.
- c) Except as otherwise provided in this Bylaw, a person who is guilty of an offense under this Bylaw for which a penalty is not otherwise provided is liable:
- d) For a first offense to a fine amount as stated in the Mackenzie County Fee Schedule Bylaw and in default of payment to imprisonment for a term of not more than thirty (30) days, and
- e) For a second or subsequent offense, to a fine amount as stated in the Mackenzie County Fee Schedule Bylaw and in default of payment to imprisonment for a term of not more than sixty (60) days.
- f) Nothing in Section 5, shall:
  - i) Prevent a person from exercising his right to defend any charge of contravening any provisions of this Bylaw, or
  - ii) Prevent a Peace Officer from laying an information or complaint in lieu of serving a voluntary payment ticket.
- g) Where a Peace Officer believes that a person has contravened any provisions of this Bylaw, he may serve upon such a person a voluntary violation ticket allowing payment of the penalty specified in this Bylaw and such payment shall be accepted by the Municipality in lieu of the offense.

**SECTION 6            SEIZURE OF OFF-HIGHWAY VEHICLE**

- a) A Peace Officer who, on reasonable and probable grounds, believes that an offense under the provisions of this Bylaw has been committed may seize and detain an off-highway vehicle in respect of which the offense was committed until the final disposition of any proceedings that may be taken under this Bylaw.

**SECTION 7            REPEAL**

- a) This Bylaw shall replace Bylaw 594/06.

The provisions of this Bylaw shall become into full force and effect upon receiving third and final reading.

READ a first time this 30<sup>th</sup> day of October, 2013.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

READ a third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

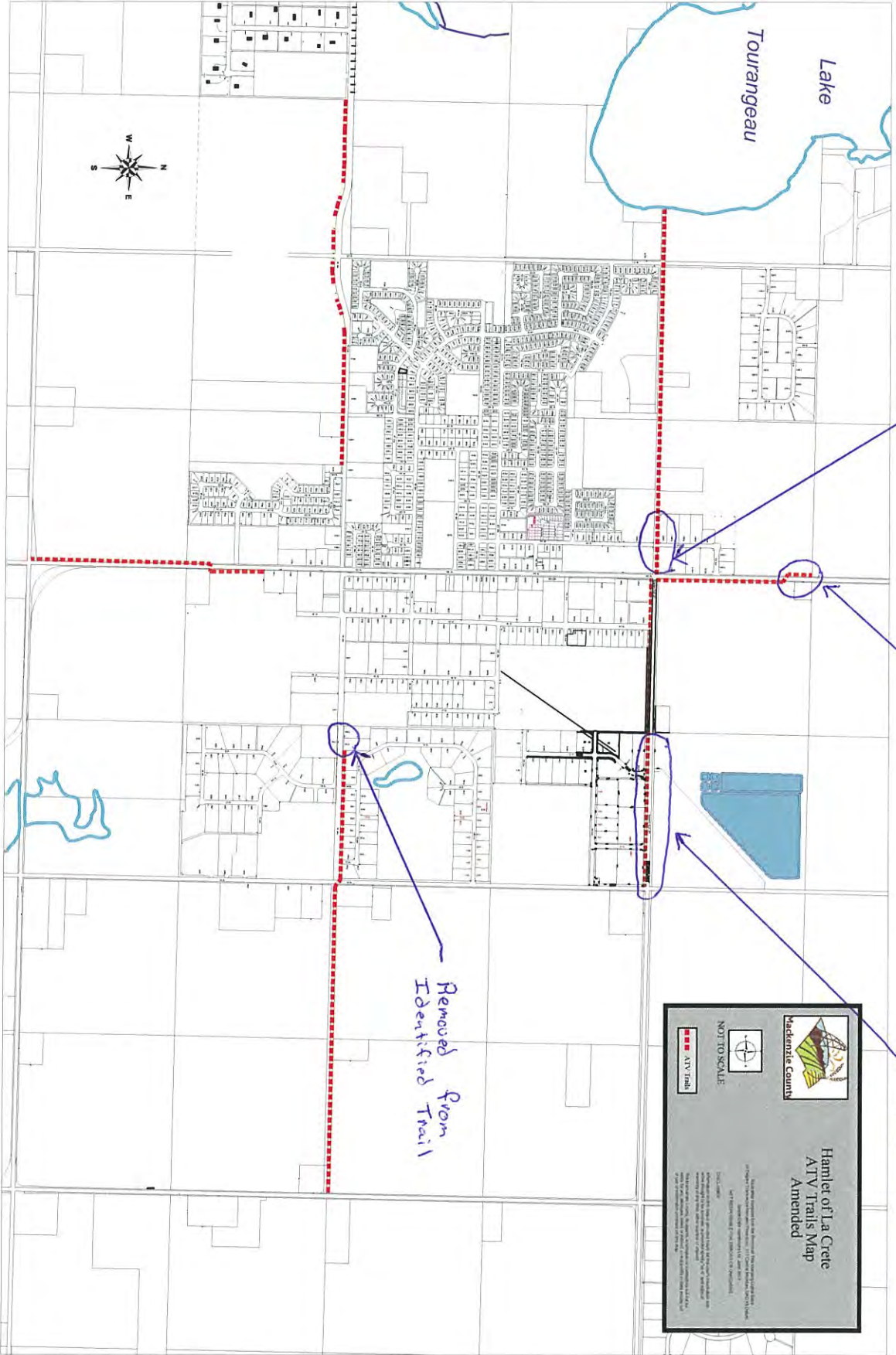
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Bill Neufeld  
Reeve

---

Joulia Whittleton  
Chief Administrative Officer





Added to Identified Trail

Changed to other side of road

Added to Identified Trail

Removed from Identified Trail


  
 Mackenzie County  
 Hamlet of La Crete  
 ATV Trails Map  
 Amended

NOT TO SCALE  
 Legend:  ATV Trail

This map is intended for use as a general guide only and does not constitute a warranty of any kind. The user assumes all responsibility for the accuracy and completeness of the information shown on this map. The user is advised to verify the accuracy of the information shown on this map before using it for any purpose. The user is also advised to consult the appropriate authorities for more information.

Good afternoon,

I am not sure who to contact but perhaps you can forward this on to the correct department.

We were down at our acreages just last week and found that our driveway has deteriorated considerably at the connection to the main road. This deterioration is due to local four wheel (etc.) traffic cutting across the front section of land between our yard and the main road which is town property (easement) and continuing on across our driveway which is creating deep ruts as the gravel is eroded away.

From what I read in the most recent "County Image" report on Bylaw 594/06 Off-Highway Vehicles it would appear that these type of vehicles are not to be used in town other than for the purposes stated. It appears that this section of property is being used for recreational purposes and is starting to be unwelcome and proposes a hazard.

Perhaps you could check into this and provide me with clarification on what is acceptable and/or if we are allowed to proceed with any kind of structure to block the continuing deterioration of our driveway and also the town property which now looks like a well used trail.

Thank you.

*Kathryn Roy*

Deputy Registrar, Operations  
Land Titles/GNWT  
Yellowknife, NT X1A 2L9  
Ph: 1-867-873-7491  
Toll Free: 1-877-743-3301  
Fax: 1-867-873-0243





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>December 10, 2013</b>
<b>Presented By:</b>	<b>John Klassen, Director of Environmental Services</b>
<b>Title:</b>	<b>Bridge File 81125</b>

**BACKGROUND / PROPOSAL:**

At the October 30<sup>th</sup> Council meeting administration proposed “as per an engineering recommendation” to pursue a temporary bridge structure for low level crossing area 4 miles East on Wilson Prairie Rd and ½ mile North (please see attached map) and the following motion was passed;

**MOTION 13-10-797**

**MOVED** by Councillor Driedger

That Mackenzie County pursues the installation of an 80 foot/75 tone bridge at the Teepee Creek, Range Rd 14-3, Bridge File 81125 location.

**CARRIED**

The Engineering firm performed a more detailed assessment of the location and has reversed their recommendation.

The assessment claims that without major road work performed in both directions the temporary bridge cannot be placed high enough to avoid water from flowing over the structure during peak spring runoff.

The recommendation now consists of Mackenzie County performing minor repairs to the road on an annual basis using rock and gravel until such a time as Provincial Bridge funding is reestablished and a permanent bridge structure is approved.

Administration concurs with the revised recommendation and will continue to seek provincial funding for a permanent structure.

**Author:** John Klassen      **Reviewed by:** \_\_\_\_\_ **CAO** \_\_\_\_\_

**OPTIONS & BENEFITS:**

Option 1:

To cancel the temporary bridge project for BF-81125.

Option 2:

To proceed with the Temporary bridge project for BF-81125 as per Motion 13-10-797.

**COSTS & SOURCE OF FUNDING:**

The cost estimate is \$320,000 which is currently included in the 2013 Capital budget.

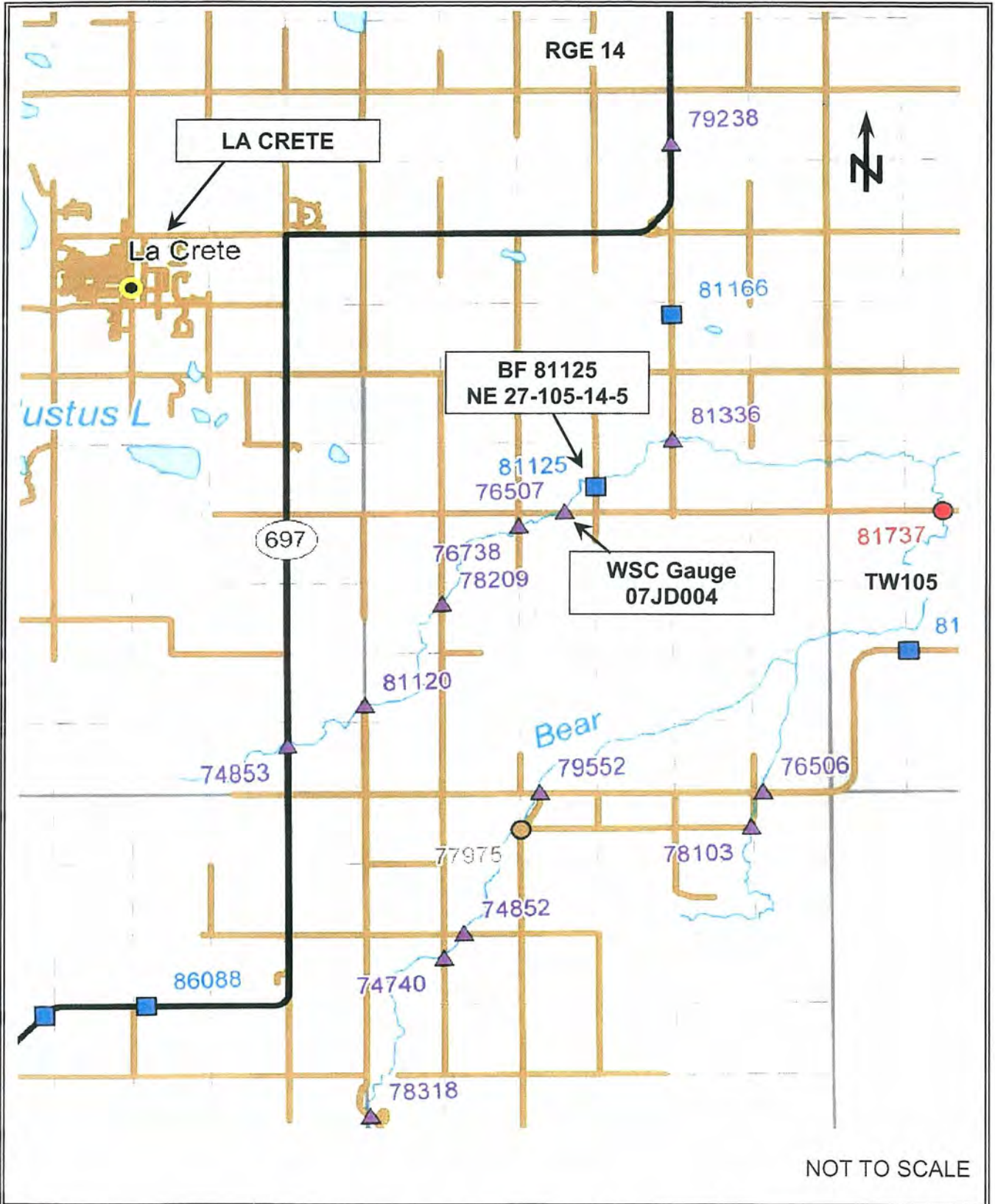
**COMMUNICATION:**


N/A

**RECOMMENDED ACTION:**

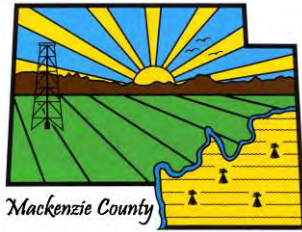
That the temporary bridge project for BF 81125 be canceled.

Author: John Klassen Reviewed by: \_\_\_\_\_ CAO \_\_\_\_\_



	LOCATION MAP	BRIDGE FILE 81125
	Teepee Creek, Range Road 143	





# MACKENZIE COUNTY

## REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>December 10, 2013</b>
<b>Presented By:</b>	<b>Byron Peters, Director of Planning &amp; Development</b>
<b>Title:</b>	<b>Waiver of Fees for Re-Zoning to REC 2</b>

**BACKGROUND / PROPOSAL:**

At the November 21<sup>st</sup> Municipal Planning Commission (MPC) meeting the following motion was made:

“That a recommendation be made to Council to waive the fee for any non-profit that applies to rezone their property to REC 2 if received before March 31, 2014, once the new Land Use Bylaw has passed.”

This motion was brought forward by the MPC because the roughly \$700 fee is quite substantial to the not for profit organizations, and was considered an easy way to help out the organizations.

**OPTIONS & BENEFITS:**

The options include:

**Option 1:**

Maintain the status quo and not waive the fee.

**Option 2:**

Waive the fee for the non-profits that apply to rezone their property to Rec 2. The benefit of this is helping to maintain the viability of the non-profit organizations.

**COSTS & SOURCE OF FUNDING:**

The fee for a zoning amendment is \$400, plus advertising costs. The advertising costs typically add up to roughly \$300. The \$400 fee would be in-kind, so essentially no cost to the County, leaving \$300/applicant as the real cost. We anticipate 5 or 6 applications,

**Author:** B. Peters      **Reviewed by:** \_\_\_\_\_ **CAO** \_\_\_\_\_

for a total cost of \$1500. The costs would be borne in the operating budget for the planning department.

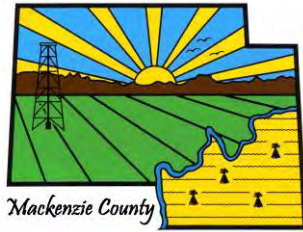
**COMMUNICATION:**

Letters would be sent to each of the eligible non-profit organizations explaining this opportunity.

**RECOMMENDED ACTION:**

That the fees be waived for any non-profit organization that applies to rezone their property to REC 2 if received before March 31, 2014.

Author: B. Peters Reviewed by: \_\_\_\_\_ CAO \_\_\_\_\_



## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>December 10, 2013</b>
<b>Presented By:</b>	<b>Byron Peters, Director of Planning &amp; Development</b>
<b>Title:</b>	<b>Safety Codes Fees</b>

**BACKGROUND / PROPOSAL:**

Currently the County charges Safety Codes Fees for building, electrical, plumbing, private sewage and gas permits. The current fees were established in consultation with Superior Safety Codes at which time the comparatives were made with other municipal jurisdictions. However, there is no penalty in place that allows administration to penalize contractors that do not acquire permits before beginning work.

There are a handful of contractors that rarely apply for and receive permits before they start a project, but are found out when our inspector is on site inspecting for building and electrical purposes. Superior Safety Codes, our contract inspector, has inquired whether the County Council will consider establishing penalties by doubling the cost of permits for contractors that do not apply for permits as they should.

Administration supports this penalty as it applies to contractors that regularly deal with the permit process but choose to ignore it. Administration does not recommend implementing a blanket penalty for everyone that begins work without a permit. Administration is not confident that everyone that should be getting permits actually applies for and gets permits, and we want to work with ratepayers as best we can to encourage them to get the required paperwork and permits in place.

**OPTIONS & BENEFITS:**

There are two primary options:

Option 1:

Do not levy penalties against contractors that do not acquire permits before beginning construction.

**Author:** B. Peters      **Reviewed by:** \_\_\_\_\_ **CAO**      JW

Option 2:

Implement a penalty, in the amount of double permit fees, for contractors that commence work prior to obtaining the required permits.

The advantages of implementing this fee would be reduced staff time chasing down contractors and following up with both the contractor and Superior Safety Codes. The primary advantage though is increased consumer protection and safety by ensuring their project is properly inspected.

**COSTS & SOURCE OF FUNDING:**

Negligible. Any costs would be borne by the Planning & Development Departments operating budget.

**COMMUNICATION:**

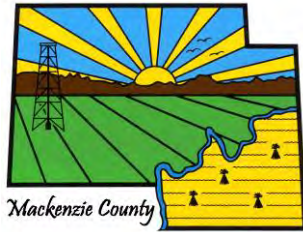
Letters would be sent to each contractor that regularly does work within the County, informing them of the new penalty. An article would also be placed in the County Image and a notice posted on Facebook.

**RECOMMENDED ACTION:**

That administration bring back the Fee Schedule Bylaw, implementing penalties in the amount of double permit fees for contractors that commence work prior to obtaining the required safety permits.

Author: B. Peters Reviewed by: \_\_\_\_\_ CAO \_\_\_\_\_





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>December 10, 2013</b>
<b>Presented By:</b>	<b>Alison Kilpatrick, Director of Corporate Services</b>
<b>Title:</b>	<b>2014 Operating Budget</b>

### **BACKGROUND / PROPOSAL:**

S. 242 of the Municipal Government Act states:

- (1) Each council must adopt an operating budget for each calendar year.
- (2) A Council may adopt an interim operating budget for part of a calendar year.
- (3) An interim operating budget for a part of a calendar year ceases to have any effect when the operating budget for that calendar year is adopted.

### **OPTIONS & BENEFITS:**

Council reviewed the proposed 2014 operating budget at the November 19, 2013 Special Council Meeting. Additional Special Council meetings are scheduled for December 18, 2013 and January 13, 2014 to review the 2014 budget.

### **COSTS & SOURCE OF FUNDING:**

N/A

### **COMMUNICATION:**

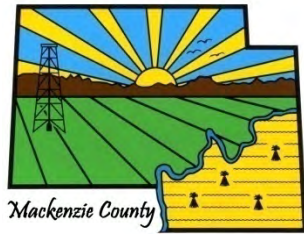
Internal: Directors, and Corporate Services.

### **RECOMMENDED ACTION:** (requires 2/3)

That an interim 2014 operating budget be approved in the amount of 50% of the 2013 operating budget.

**Author:** A. Kilpatrick      **Review Date:** \_\_\_\_\_      **CAO** JW





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>December 10, 2013</b>
<b>Presented By:</b>	<b>Alison Kilpatrick, Director of Corporate Services</b>
<b>Title:</b>	<b>Surplus ASB Operating Funds</b>

**BACKGROUND / PROPOSAL:**

Council approved \$584,903 for Structural Repair and Maintenance in Dept. 63, Agriculture (re: ASB). These funds are used to cover the cost of small drainage and erosion projects, etc. At the end of the 2013 construction season, the ASB has approximately \$221,000 remaining in the 2013 Structural Repair and Maintenance budget.

**OPTIONS & BENEFITS:**

Administration recommends the transfer of unused Structural Repair & Maintenance funds from the 2013 Operating Budget to the Municipal Drainage Reserve. In accordance with Policy ASB015, Water Management Projects Construction Eligibility and Prioritization, this transfer will permit the county to continue to work with ratepayers, industry and other levels of government to find solutions to water management concerns.

**COSTS & SOURCE OF FUNDING:**

2013 Operating Budget.

**COMMUNICATION:**

N/A.

**RECOMMENDED ACTION:** (Requires 2/3)

That all unused 2013 ASB Structural Repair & Maintenance funds be transferred to the Municipal Drainage Reserve at December 31, 2013.

Author: A. Kilpatrick Reviewed by: \_\_\_\_\_ CAO JW





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>December 10, 2013</b>
<b>Presented By:</b>	<b>Joulia Whittleton, Chief Administrative Officer</b>
<b>Title:</b>	<b>Bylaw 928-13 Well Drilling Equipment Tax</b>

### **BACKGROUND / PROPOSAL:**

The Municipal Government Act permits municipalities to apply a well drilling equipment tax. Alberta Regulation 201/2012 sets out the rates at which the tax is to be calculated.

### **OPTIONS & BENEFITS:**

After the recent review of the applicable legislature and the existing bylaws, administration was not able to locate the applicable County bylaw that permits administration to apply the tax, despite the years of the application.

Administration recommends Council approves the bylaw to assure appropriate compliance.

### **COSTS & SOURCE OF FUNDING:**

Annual operating revenues (based on the drilling activity)

### **COMMUNICATION:**

NA

Author: J. Whittleton Review Date: \_\_\_\_\_ CAO \_\_\_\_\_

**RECOMMENDED ACTION:** (requires 2/3)

Motion 1:

That first reading be given to Bylaw 928-13 being the Well Drilling Equipment Tax Bylaw.

Motion 2:

That second reading be given to Bylaw 928-13 being the Well Drilling Equipment Tax Bylaw.

Motion 3: (requires unanimous)

That consideration be given to proceed to third reading of Bylaw 928-13 being the Well Drilling Equipment Tax Bylaw.

Motion 4:

That third reading be given to Bylaw 928-13 being the Well Drilling Equipment Tax Bylaw.

Author: \_\_\_\_\_ Review Date: \_\_\_\_\_ CAO \_\_\_\_\_

**BYLAW NO. 928-13**

**BEING A BY-LAW OF  
MACKENZIE COUNTY,  
IN THE PROVINCE OF ALBERTA,**

**TO PROVIDE FOR A TAX ON WELL DRILLING EQUIPMENT**

**WHEREAS**, pursuant to Section 388 of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, as amended allows for Council to pass a well drilling equipment tax bylaw;

**NOW THEREFORE**, the Council of Mackenzie County, in the Province of Alberta, duly assembled, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized and required to impose a tax in respect of equipment used to drill a well for which a license is required under the Oil and Gas Conservation Act.
2. That the tax shall be calculated in accordance with the tax rate prescribed under Regulation 201/2012 as amended from time to time.
3. This Bylaw shall come into effect upon the third and final reading thereof.

First Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Second Reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Third Reading and Assent given on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

---

Bill Neufeld  
Reeve

---

Joulia Whittleton  
Chief Administrative Officer







Province of Alberta

MUNICIPAL GOVERNMENT ACT

**WELL DRILLING EQUIPMENT  
TAX RATE REGULATION**

**Alberta Regulation 201/2012**

Extract

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\*The year of first publication of the legal materials is to be completed.

### **Note**

All persons making use of this document are reminded that it has no legislative sanction. The official Statutes and Regulations should be consulted for all purposes of interpreting and applying the law.

(no amdt)

**ALBERTA REGULATION 201/2012**

**Municipal Government Act**

**WELL DRILLING EQUIPMENT TAX  
RATE REGULATION**

**Calculation of tax for 2013**

**1** The tax under Division 6 of Part 10 of the *Municipal Government Act* must be calculated in 2013 as follows:

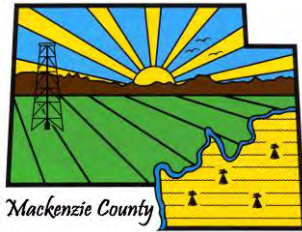
- (a) if the depth of the well is 900 metres or less, \$0.44 per metre of depth, with the minimum tax being \$290;
- (b) if the depth of the well is more than 900 metres but not more than 1500 metres, \$435 plus \$0.87 for each metre of depth exceeding 900;
- (c) if the depth of the well is more than 1500 metres but not more than 1800 metres, \$957 plus \$1.02 for each metre of depth exceeding 1500;
- (d) if the depth of the well is more than 1800 metres but not more than 2400 metres, \$1450 plus \$2.18 for each metre of depth exceeding 1800;
- (e) if the depth of the well is more than 2400 metres but not more than 3000 metres, \$2900 plus \$5.22 for each metre of depth exceeding 2400;
- (f) if the depth of the well is more than 3000 metres but not more than 3600 metres, \$6382 plus \$8.27 for each metre of depth exceeding 3000;
- (g) if the depth of the well is more than 3600 metres but not more than 4200 metres, \$11 893 plus \$17.40 for each metre of depth exceeding 3600;
- (h) if the depth of the well is more than 4200 metres but not more than 4800 metres, \$23 496 plus \$21.76 for each metre of depth exceeding 4200;
- (i) if the depth of the well is more than 4800 metres, \$38 000 plus \$26.11 for each metre of depth exceeding 4800.

**Expiry**

**2** For the purpose of ensuring that this Regulation is reviewed for ongoing relevancy and necessity, with the option that it may be repassed in its present or an amended form following a review, this Regulation expires on December 31, 2013.

**Coming into force**

**3** This Regulation comes into force on January 1, 2013.



## MACKENZIE COUNTY

### REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>December 10, 2013</b>
<b>Presented By:</b>	<b>William (Bill) Kostiw, Director of Infrastructure Development &amp; Government Relations</b>
<b>Title:</b>	<b>Rural Water Connection Charges (Fee Schedule Bylaw 912-13)</b>

**BACKGROUND / PROPOSAL:**

The County has tendered the High Level (South) water Line project that connects High Level water to Ainsworth Plant.

There are several residents/ratepayers that may wish to connect during the construction period. The contract includes a set price to install these connections during the contract.

**OPTIONS & BENEFITS:**

The County's fee schedule has a winter and a summer fee for these hookups: \$8,000 during the summer and \$9,000 during the winter.

Based on the current bylaw, the County brings a connection to the property line and installs a metering chamber and pays for it.

The suggestion is that we allow the hookups at the summer rate of \$8,000 to those that sign up to hookup during the construction. The rationale for this is that a hookup during the construction is cheaper in comparison to undertaking individual hookups later.

**COSTS & SOURCE OF FUNDING:**

2014 Operating Budget

County's cost will be \$4,000 plus the metering chamber costs. The individual property owners are responsible for installing the line and connections on their property.

**Author:** B. Kostiw      **Review Date:** \_\_\_\_\_      **CAO** \_\_\_\_\_

**COMMUNICATION:**

Administration drafted a letter that will be sent to the property owners along the line advising of the opportunity to connect and the associated costs.

**RECOMMENDED ACTION:**

That Council authorizes charging the summer fee of \$8,000 to the rural water line customers that signup for a hookup prior to the construction of the High level Rural (South) water line.

Author: \_\_\_\_\_ Review Date: \_\_\_\_\_ CAO \_\_\_\_\_



## Mackenzie County

P.O. Box 640, 4511-46 Avenue, Fort Vermilion, AB T0H 1N0  
P: (780) 927-3718 Toll Free: 1-877-927-0677 F: (780) 927-4266  
www.mackenziecounty.com  
office@mackenziecounty.com

Date

Landowner

Dear Landowner:

**RE: HIGH LEVEL RURAL (SOUTH) WATER LINE**

This letter is to inform you of Mackenzie County's intent to install a treated water supply line to the Ainsworth Plant. The potable water will be transmitted from the Town of High Level. Through the public tendering process, the contract has been awarded to Northern Road Builders.

The County will be able to supply water to ratepayers adjacent to the transmission line at the cost as per the County's Fee Schedule Bylaw (applicable section of Bylaw is attached). Please note that council authorized charging \$8,000 (summer rate) to those who connect during the transmission line construction. If your property is adjacent to the transmission line, the County would bring the service to your property line. You will be responsible for installation and connection on your property. The water supply will be limited to a trickle system at approximately two gallons per minute; therefore, you would require a holding tank.

If your property is not adjacent to the transmission line, please advise us of your wish to connect in the future, as we develop plans for the lateral extensions.

The intent is to commence the construction the middle of December and complete by the end of January 2014. The tie-in to your property can be conducted at the time of the transmission line construction.

If you wish to receive this service at the time of the line construction, please contact Ron Pelensky or Bill Kostiw at the County's Fort Vermilion office at (780) 927-3718 by January 2, 2014.

Name  
Page 2  
Date

Thank you and have a great Holiday Season!

Yours truly,

Joulia Whittleton  
Chief Administrative Officer

c:     Jacquie Bateman, Ward 9 Councillor  
        William (Bill) Kostiw, Director of Infrastructure Development and  
        Government Relations  
        John Klassen, Director of Environmental Services  
        Ron Pelensky, Director of Community Services and Operations





## MACKENZIE COUNTY REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>December 10, 2013</b>
<b>Presented By:</b>	<b>Joulia Whittleton, Chief Administrative Officer</b>
<b>Title:</b>	<b>First Nations – Municipal Community Infrastructure Partnership Program</b>

### **BACKGROUND / PROPOSAL:**

The Federation of Canadian Municipalities (FCM) offers community workshops to bring First Nations and municipalities together. These workshops create new partnerships, strengthen existing relationships, and build capacity to develop service agreements on water, wastewater, solid waste, fire, animal control, etc.

The Community Infrastructure Partnership Program (CIPP) is successful because of FCM's ability to renew communities' resolve to work through issues that may stall progress. Community commitment is key to continued success.

CIPP workshops receive very positive feedback-sessions are insightful, relevant, and set a good basis for future collaboration.

First Nations or municipalities can host a workshop, but here are two fundamental conditions that will set you up for a successful workshop experience:

- Leadership commitment to champion goals-communities should send experienced senior members to help further the process both during and after the workshop
- Commitment to exploring potential service agreements on areas such as water or wastewater for example

### **OPTIONS & BENEFITS:**

Workshops are based on the toolkit and deliver customized information for communities. These workshops lead to better partnerships and agreements and more joint initiatives because they offer a non-threatening environment that encourages open

**Author:** \_\_\_\_\_ **Reviewed by:** \_\_\_\_\_ **CAO** \_\_\_\_\_

and frank discussion. Participants have a chance to actively engage with the resource materials.

Typical topics covered at a workshop include:

- Reflecting on local history
- Brainstorming potential future service agreements
- Checking in on the health of the current relationship
- Identifying barriers and opportunities for healing
- Discussing partner expectations
- Exploring tips for building positive relationships
- Investigating new areas for collaboration
- Setting a realistic timeline of next steps
- Identifying champions in the community to lead each next step

**COSTS & SOURCE OF FUNDING:**

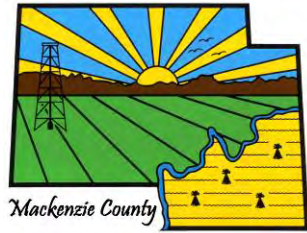
Workshops are free to the host communities. All we need from you is your commitment to the process. CIPP covers the cost of the workshop, including the location, catering, speakers and materials.

**COMMUNICATION:**

**RECOMMENDED ACTION:**

That Mackenzie County submit an application to the Federation of Canadian Municipalities to host a workshop under the First Nations – Municipal Community Infrastructure Partnership Program.

Author: \_\_\_\_\_ Reviewed by: \_\_\_\_\_ CAO \_\_\_\_\_



# MACKENZIE COUNTY

## REQUEST FOR DECISION

<b>Meeting:</b>	<b>Regular Council Meeting</b>
<b>Meeting Date:</b>	<b>December 10, 2013</b>
<b>Presented By:</b>	<b>Joulia Whittleton, Chief Administrative Officer</b>
<b>Title:</b>	<b>Information/Correspondence</b>

**BACKGROUND / PROPOSAL:**

The following items are attached for your information, review, and action if required.

- Correspondence – Frank Oberle (Timber Damage Assessment Fees)
- Correspondence – Town of Rainbow Lake (Mackenzie Regional Golf Tournament)
- Correspondence – Town of Rainbow Lake (Agricultural Land Development West of High Level)
- Correspondence – Alberta International and Government Relations (Trade Agreements)
- Correspondence – Alberta Municipal Affairs (MSI Funding Allocations)
- Correspondence – La Crete Agricultural Society (Canada Day Committee)
- Correspondence – Thorhild County (Support for Reinstatement of Bridge Funding Program)
- AAMDC Member Bulletin – Trails in Alberta Highway Rights-of-Way: Policies, Guidelines, and Standards Available for Review and Comment
- AAMDC Member Bulletin – AAMDC Affects Significant Changes to Bill 28
- Brownlee LLP Emerging Trends in Municipal Law 2014
- MMSA Geotechnical and Environmental Assessments
- 
- 
- 
- 
- 
- 
- 

**Author:** C. Gabriel                      **Review by:** \_\_\_\_\_ **CAO** \_\_\_\_\_

**RECOMMENDED ACTION:**

That the information/correspondence items be accepted for information purposes.

Author: C. Gabriel Review by: CAO



Legislature Office  
420 Legislature Building  
10800 – 97 Avenue  
Edmonton, Alberta T5K 2B6  
Phone (780) 415-8700  
Fax (780) 415-8738

LEGISLATIVE ASSEMBLY  
ALBERTA

Constituency Office  
9907 101 Avenue  
P.O. Box 6299  
Peace River, Alberta T8S 1S2  
Phone (780) 624 - 5400  
Fax (780) 624 - 5464

**Frank Oberle, MLA**  
Peace River Constituency  
Associate Minister of Services  
For Persons with Disabilities  
Human Services

November 15, 2013

Our Reference: AR 55727

Reeve Bill Neufeld  
Mackenzie County  
PO Box 640  
4511 – 46 Avenue  
Fort Vermilion, AB T0H 1N0



**MACKENZIE COUNTY  
FORT VERMILION OFFICE**

Dear Reeve Neufeld:

Thank you for your letter dated October 8, 2013, regarding the timber damage assessment fees collected after the Government of Alberta issues a recreational lease. I have consulted with my colleague the Honourable Diana McQueen, Minister of Environment and Sustainable Resource Development, and I am pleased to provide you with the following information.

Under the *Public Lands Act* all dispositions are required to pay timber damage assessment fees. These fees represent compensation for the loss of standing timber and, if the land in question is within a forest management agreement area, the loss of annual allowable cut. It also includes a discounted payment to cover future costs that may be incurred to maintain the productive forest area through reforestation of these or other sites.

I understand that Mackenzie County is seeking to take over the operation of Provincial Recreation areas within its boundaries and apply to the Government of Alberta for recreational leases for these areas. There is no requirement for the county to pay timber damage assessment fees for existing provincial recreation areas. However, if the county plans to expand the current size of these recreation sites, Environment and Sustainable Resource Development would assess the requirement for fees.

Timber damage assessment fees are based on the area impacted and the volume of timber removed. Any proposed future expansion of the recreation areas by Mackenzie County is

likely to involve the loss of productive forested land base in forest management agreement areas held by several timber companies. This would have a notable impact on their future business activities.

I can assure you that the fees and charges associated with dispositions are in place to ensure that Albertans receive fair compensation for the use of publicly owned resources, including our forest resource. Thank you for bringing your concerns to my attention.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'F' and 'O' followed by a long horizontal line extending to the right.

Frank Oberle, MLA  
Peace River Constituency

cc: Honourable Diana McQueen  
Minister of Environment and Sustainable Resource Development



TOWN OF

RAINBOW LAKE

Box 149  
65 Imperial Drive  
Rainbow Lake, AB  
T0H 2Y0  
Ph: 780-956-3934  
Fx: 780-956-3570

20 November 2013,

Simone Wiley  
Chief Administrative Officer  
Town of High Level  
10511-103<sup>rd</sup> Street  
High Level, AB, T0H 1Z0

Joulia Whittleton  
Chief Administrative Officer  
Mackenzie County  
P.O. Box 640  
Fort Vermilion, AB, T0H 1N0

Dear Simone, Joulia,

**RE: MACKENZIE REGIONAL GOLF TOURNAMENT**

Please be advised that the Town of Rainbow Lake Council approved the following motion on October 7<sup>th</sup>, 2013:

**Resolution No. 323-13**

**Councillor Farris**

**MOVED:**

That Council directs Administration to advise Mackenzie County that the Town of Rainbow Lake will participate in the Mackenzie County Invitational Charity Golf Tournament if all three Municipalities contribute each year.

CARRIED

Please feel free to contact me at 1-780-956-1701 or [dfletcher@rainbowlake.ca](mailto:dfletcher@rainbowlake.ca) if you have any questions or concerns.

Sincerely,

Dan Fletcher  
Chief Administrative Officer

RECEIVED  
NOV 27 2013

MACKENZIE COUNTY  
FORT VERMILION OFFICE

08 November 2013,

Joulia Whittleton  
Chief Administrative Officer  
Mackenzie County  
P.O. Box 640  
Fort Vermilion, AB, T0H 1N0

Dear Joulia,

**Re: AGRICULTURAL LAND DEVELOPMENT WEST OF HIGH LEVEL**

On October 7<sup>th</sup>, 2013 the Town of Rainbow Lake Council passed the below resolution in support of Mackenzie County's Agricultural Land Development West of High Level initiative.

9.3 *Mackenzie County Request for Support - Agricultural Land Development West of High Level*

**Resolution No. 320-13      Councillor Smith      *MOVED:***  
*That Council directs Administration to provide a letter to Mackenzie County in support of their initiative to re-zone lands west of High Level for Agricultural Use.*  
**CARRIED**

Please feel free to contact me at 1-780-956-1701 or [dfletcher@rainbowlake.ca](mailto:dfletcher@rainbowlake.ca) if you have any questions or concerns.

Sincerely,



Dan Fletcher  
Chief Administrative Officer

RECEIVED  
19 2013

MACKENZIE COUNTY  
FORT VERMILION OFFICE





ALBERTA

INTERNATIONAL AND INTERGOVERNMENTAL RELATIONS

*Office of the Minister*

RECEIVED  
DEC 3 2013

November 25, 2013

Mr. Bill Neufeld  
Reeve  
Mackenzie County  
PO Box 640  
Fort Vermilion, Alberta  
T0H 1N0

**MACKENZIE COUNTY  
FORT VERMILION OFFICE**

Dear Mr. Neufeld:

Over the past few years, many municipal organizations have sought advice concerning the obligations of the trade agreements and how to operationalize them within their jurisdiction. It is clear that Alberta's municipal organizations take these obligations seriously and are endeavouring to comply to the best of their knowledge and ability.

To assist in this effort, the Government of Alberta, in collaboration with the Governments of British Columbia and Saskatchewan, has developed *Guidelines to the Procurement Obligations of Domestic and International Trade Agreements*. These Guidelines are a tool that will help municipal organizations to better align their procurement practices with the existing obligations of the trade agreements. A municipal organization that follows these Guidelines should be assured that its actions will generally meet the applicable obligations of the trade agreements. I would point out, however, that the Guidelines do not constitute legal advice and do not in any way replace the specific obligations of the trade agreements themselves.

The trade agreements aim to reduce barriers to trade in order to increase competitiveness, economic growth and stability within our region. As such, they help ensure a fair and level playing field for Alberta suppliers seeking to expand into markets outside of the province. In addition, they ensure a competitive market for public sector procurement within Alberta.

Municipal procurement is subject to two trade agreements: the *New West Partnership Trade Agreement* (NWPTA) (formerly the TILMA) and the *Agreement on Internal Trade* (AIT). For this reason, the Guidelines deal extensively with these two agreements.

(Municipalities form part of the MASH sector, and the details specified in the Guidelines as applicable to the MASH sector are those that pertain to municipalities.) In addition, the Guidelines address existing international procurement obligations to which, currently, only the provincial government is subject. More will be added concerning the *Comprehensive Economic and Trade Agreement* between Canada and the European Union at a later stage.

.../2

Alberta

Mr. Bill Neufeld  
Page 2

The Guidelines are intended to help your organization find answers to the many questions that may arise. For example, the Guidelines clarify that both the NWPTA and the AIT allow for sole sourcing during unforeseeable situations of urgency, such as the flooding emergency earlier this year. (It is important to note that this exception pertains only to the actual period of the emergency and not to the subsequent, longer period of reclamation and reconstruction during which the existing trade obligations apply.)

Also, the Guidelines point out that municipalities have considerable flexibility when procuring professional services such as consulting engineering or architectural services by permitting them to take into account criteria such as professional competence, qualifications of personnel and past experience. In fact, the Guidelines outline a long list of criteria that can be used when evaluating and selecting a professional services provider. In addition, municipalities can run a prequalification process as long as the prequalification is publicly tendered and the process is non-discriminatory, open, fair and transparent throughout the entire process.

The *Guidelines to the Procurement Obligations of Domestic and International Trade Agreements* can be found on the following websites:

- my ministry's website at [international.alberta.ca/947.cfm](http://international.alberta.ca/947.cfm) under "Quick Links";
- the Alberta Purchasing Connection at [www.purchasingconnection.ca/](http://www.purchasingconnection.ca/); and
- the NWPTA website at [www.newwestpartnershiptrade.ca](http://www.newwestpartnershiptrade.ca).

For questions regarding the trade agreements in general, please contact Mr. Shawn Robbins, Executive Director, Domestic Trade Policy, Ministry of International and Intergovernmental Relations, at 780-422-1129 or by email at [shawn.robbs@gov.ab.ca](mailto:shawn.robbs@gov.ab.ca). For questions on the Guidelines or how to operationalize them, please contact Mr. Bill Moulton, Executive Director, Procurement Services, Service Alberta, at 780-427-4120 or by email at [bill.moulton@gov.ab.ca](mailto:bill.moulton@gov.ab.ca).

I would like to take this opportunity to thank you and your organization for your continued commitment to respecting Alberta's obligations under the trade agreements.

Sincerely yours,



Cal Dallas  
Minister



ALBERTA  
MUNICIPAL AFFAIRS

Office of the Minister

RECEIVED  
AR69825  
DEC 3 2013

MACKENZIE COUNTY  
FORT VERMILION OFFICE

November 26, 2013

Reeve Bill Neufeld  
Mackenzie County  
PO Box 640  
Fort Vermilion, AB T0H 1N0

Dear Reeve Neufeld: *Bell*

Thank you for your project applications under the capital funding component of the Municipal Sustainability Initiative (MSI).

I am pleased to inform you that the following projects have been accepted as qualifying projects under the capital funding guidelines. Your municipality may apply the following amounts of your MSI capital funding allocation to the qualifying costs of these projects:

CAP-5367	Sander Plow Truck Equipment - Hamlet of Zama	\$ 165,000
CAP-5368	Lagoon Upgrade - Hamlet of La Crete	\$1,095,792

Please ensure that your local MLAs are contacted prior to any announcement or milestone you are planning for these projects. I would like to recognize the Honourable Frank Oberle, MLA, Peace River, and Pearl Calahasen, MLA, Lesser Slave Lake, for their continued support for this program.

In order to recognize your success through these projects, and to recognize the contribution that the MSI has made in achieving this success, please include them in a published list of MSI-funded projects that is available to the public.

As per the MSI capital guidelines, I may select specific projects that merit enhanced public recognition. If one or more of the above projects are selected, my ministry will contact you to develop a joint communication plan.

I wish you, your council, and the municipality's staff continued success with these projects.

Sincerely,

Doug Griffiths  
Minister

copy: Honourable Frank Oberle, MLA, Peace River  
Pearl Calahasen, MLA, Lesser Slave Lake  
Joulia Whittleton, Chief Administrative Officer, Mackenzie County

**LA CRETE AGRICULTURAL SOCIETY**

**BOX 791**

**LA CRETE, ALBERTA**

**T0H 2H0**

**(780)928-4447**

**lcagric@telus.net**

**lacreteheritagecentre.com**

Mackenzie County  
Joulia Whittleton, CAO  
Box 640  
Fort Vermilion, AB  
T0H 1N0

December 3, 2013

Dear Joulia:

The Canada Day committee in La Crete was set up in 2009 and consisted of five individuals – one representative from each of the following groups: La Crete & Area Chamber of Commerce, La Crete Ag Society, Northern Lights Recreation Centre, La Crete Support Services, and the Youth Activity Centre. The representative from the Northern Lights Recreation Centre dropped out after the first year and the Youth Activity representative dropped out the following year. That left three of us to try and pull together a big event and the committee is quite discouraged. However, we do see the community come out for the event and participate well in the parade.

The committee would like for the County to consider placing two of the La Crete County office staff on the Canada Day committee to ensure the ongoing viability of the event.

Please let us know what you decide so we know whether or not to make an application to Canadian Heritage for the cost of the fireworks. The grant deadline is in mid-January.

Sincerely:



Susan Siemens  
La Crete Agricultural Society

Cc: Bill Neufeld, Peter Braun, John W. Driedger, Elmer Derksen, and Josh Knelsen

RECEIVED  
DEC 5 2013

MACKENZIE COUNTY  
FORT VERMILION OFFICE



Box 10, Thorhild, AB T0A 3J0  
Ph: 780-398-3741  
Fax: 780-398-3748  
Toll Free: 1-877-398-3777  
www.thorhildcounty.com

November 25, 2013

Jim Rennie, Mayor  
Woodlands County  
P.O. Box 33  
Fort Assiniboine, AB  
T0G 1A0

Dear Mayor Rennie:

Thorhild County would like to express its support of your municipality's efforts to urge the Province to reinstate funding for the replacement, repair, and maintenance of bridges and culverts. The discontinuation of this program will have a tremendous negative impact on our budget as well as those of all other small rural municipalities. There is great concern that our county will have to close or severely restrict access to local area bridges, due to anticipated funding shortfalls. With the concerted efforts of several other municipalities, we remain hopeful that the Province will reconsider its decision to cancel the program and continue to provide adequate funding for this important component of rural infrastructure.

Sincerely,

Wayne Croswell, Reeve  
Thorhild County

cc: Honourable Jeff Johnson, Minister of Education, MLA for Athabasca-Sturgeon-Redwater  
Honourable Ric McIver, Minister of Transportation  
Alberta rural municipalities

RECEIVED  
NOV 28 2013

MACKENZIE COUNTY  
FORT VERMILION OFFICE

## ***Trails in Alberta Highway Rights-of-Way: Policies, Guidelines, and Standards Available for Review and Comment***

Alberta Transportation has completed a policy manual entitled *Trails in Alberta Highway Rights-of-Way: Policies, Guidelines, and Standards* (attached). They have requested the input of the AAMDC before proceeding with the policies.

AAMDC members will have four weeks to read the manual and submit comments or concerns. Please submit by email to Wyatt Skovron, Policy Analyst, at [wyatt.skovron@aamdc.com](mailto:w Wyatt.skovron@aamdc.com). The submission period will close on **Thursday, December 19, 2013**.

The manual contains five guiding principles, two of which are relevant to AAMDC members.

Guiding principle No. 2 states that:

*“Alberta Transportation will work with local municipalities to enable development of other trail systems in the highway right-of-way when guidelines can be met.”*

This principle requires that municipalities, rather than a trail proponent (local snowmobiling club, ATV club, etc.) enter into an agreement with Alberta Transportation to ensure that any part of a trail on a highway right-of-way meets provincial standards.

Guiding principle No. 4 states that:

*“A trail in the highway right-of-way will be the responsibility of the local municipality unless it is part of the provincial trail system, in which case it will be the responsibility of the mandated provincial authority.”*

This principle requires that municipalities are responsible for the construction, maintenance, and liabilities of trails on a highway right-of-way, unless the trail is part of the provincial trail system.

While these principles establish specific municipal responsibilities in applying for approval to construct trails and properly maintaining existing trails, the AAMDC encourages members to read the report in its entirety and identify any concerns with the technical details of how Alberta Transportation proposes trails be constructed on highway rights-of way. Many trails link two urban centres, yet pass through rural municipalities. In these cases, urban centres often receive economic benefits while rural municipalities are burdened with maintenance costs. In such cases, the AAMDC believes that it is imperative that rural municipalities have a voice in establishing trail design, location, and maintenance expectations.

Enquiries may be directed to:

Wyatt Skovron  
Policy Analyst  
780.955.4096

Kim Heyman  
Director, Advocacy & Communications  
780.955.4077

## AAMDC Affects Significant Changes to Bill 28

The AAMDC has continued to work diligently on your behalf regarding Bill 28. We are pleased that our advocacy efforts on the minister's task force have resulted in substantive amendments to the bill. At this point, and through consultation with you, we are confident that the proposed amendments address your concerns. As a result we were able to sign off on the negotiated changes.

Details of the revised bill are now available in the Government of Alberta's November 28, 2013 new release available [here](#). As expected, the revised bill includes the following changes:

- wording to explicitly clarify that the establishment of new Growth Management Boards is voluntary;
- enforcement provisions to be amended to ensure penalties are focused on organizations rather than individuals, and on fines, rather than imprisonment;
- require Growth Management Boards to develop and implement an appeal/dispute resolution process; and
- require Growth Management Board annual reports to be tabled in the Legislature.

Thank you for your active engagement in this timely initiative. The AAMDC appreciates and depends on member involvement to ensure we continue to be the rural voice in Alberta. The AAMDC prides itself on having an effective working relationship with the government and, as such, we appreciate the Minister's willingness to hear our concerns and come to a satisfactory resolution. Our long-standing method of collaborative, open dialogue with a view to solutions-based outcomes surely facilitated the "win" on this piece of legislation.

If you have any questions or comments, please contact any of the AAMDC task force representatives noted below.

Gerald Rhodes  
Executive Director  
[gerald@aamdc.com](mailto:gerald@aamdc.com)  
Phone 780.955.4077  
Mobile 780.893.3783

Bob Barss  
President  
[bbarss@aamdc.com](mailto:bbarss@aamdc.com)  
Mobile 780.842.7309

Al Kemmere  
Director, District 2  
[akemmere@aamdc.com](mailto:akemmere@aamdc.com)  
Mobile 403.507.3345



B R O W N L E E  
L L P  
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# Emerging Trends

## In Municipal Law 2014

### THE LATEST ISSUES IMPACTING MUNICIPALITIES

#### Leading Through the Crisis

Emergency management during the state of local emergency and after

#### Council Governance 2.0

Beyond the orientation basics

#### Runaway Boards

(Breakout Session – Topic 1)

How to ensure that municipally controlled corporations remain under municipal control and influence

#### Things That Go Bang in the Night

(Breakout Session – Topic 2)

Mitigating emergencies through land use planning

#### Bear Pit Session

*Your Questions Answered*

### Calgary

Thursday, February 13, 2014

Coast Plaza Hotel & Conference Centre

1316 – 33<sup>rd</sup> Street, NE

Phone: 403.248.8888

8:00AM – 3:30PM (Reception to follow)

**Registration and Continental Breakfast  
at 8:00AM**

### Edmonton

Thursday, February 20, 2014

Northlands EXPO Centre

7300-116 Avenue

8:00AM – 3:30PM (Reception to follow)

**Registration and Continental Breakfast  
at 8:00AM**

SEE REVERSE SIDE FOR REGISTRATION DETAILS

Practitioners in the following practice areas will be present throughout the day to answer your questions:

Administrative Law, Construction & Procurement, Employment & Labour, Environmental, Expropriations, Municipal Corporations, Municipal Enforcement, Municipal Utilities & Utility Regulation, Planning & Development, Privacy & Access to Information, Property Taxation and Assessment, Real Estate





Register by faxing or mailing this sheet to:

Attention: Karen Monk

**Brownlee LLP**

Suite 2200, 10155 - 102 Street

Edmonton, Alberta T5J 4G8

Phone: (780) 423-7514 Toll Free: 1-800-661-9069

Fax: (780) 424-3254

Or Register via E-mail: [kmonk@brownleelaw.com](mailto:kmonk@brownleelaw.com)

**Yes**, I will be attending in:  **Calgary Feb 13/14**  **Edmonton Feb 20/14**

(Please include names of all individuals attending)

<b>Name(s) &amp; Position:</b>		
<b>Breakout Session Preferred:</b>	<input type="checkbox"/> <b>TOPIC #1</b>	<input type="checkbox"/> <b>TOPIC #2</b>
<b>Municipality:</b>		
<b>Address:</b>	<b>City:</b>	<b>PC:</b>
<b>Phone:</b>	<b>Fax:</b>	
<b>E-Mail:</b>		

**Registration Fee**  
\$125/person (no GST)  
***Municipal Intern Registration Fee***  
***\$75.00***

- If mailing, please send a cheque payable to Brownlee LLP along with your registration form
- Credit Card payments can be made online at: [www.brownleelaw.com/payment/](http://www.brownleelaw.com/payment/)
- If sending a fax or e-mail, we will e-mail you an invoice for the total

**Your registration fee includes continental breakfast, lunch, coffee breaks and a materials booklet to take home**

Cancellation Courtesy: If you are unable to attend after having registered, please let us know by January 17<sup>th</sup> in order to be reimbursed your fee.

**Registration Deadlines: January 17, 2014 for both Calgary & Edmonton Seminars**

# MACKENZIE MUNICIPAL SERVICES AGENCY

In Association with

## Nichols Environmental (Canada) Ltd and Brownlee LLP

Are pleased to present a Seminar on

## GEOTECHNICAL AND ENVIRONMENTAL ASSESSMENTS

**Thursday, January 30, 2014**

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- TOPICS: *Why, What, When, Who and How of Geotechnical and Environmental Assessments*
- Legal Considerations of Geotechnical & Environmental Impact Assessments*
- PRESENTERS: *Tawnya Anderson, B.Sc., EP, Environmental Scientist  
Nichols Environmental (Canada) Ltd.*
- Kelley Fiske-Nielsen, B.A., LL.B., Associate  
Brownlee LLP*
- WHERE: *Sawridge Inn and Conference Centre  
Peace River, Alberta*
- DATE & TIME: *Thursday, January 30, 9:00 a.m. to 3:30 p.m.*
- FEE: *\$225 per person*
- WHO SHOULD ATTEND: *Chief Administrative Officers; Development Officers; Bylaw Enforcement Officers; Land Use Planners; Municipal Councillors.*
- 

**Pre-registration is required by January 15th. Please complete the attached registration form and return to:**



**Mackenzie Municipal Services Agency  
P.O. Box 450 Berwyn AB T0H 0E0  
Fax: 780-338-3811 or [info@mmsa.ca](mailto:info@mmsa.ca)**

**For additional information contact our office at 780-338-3862  
or email [info@mmsa.ca](mailto:info@mmsa.ca)**

# MACKENZIE MUNICIPAL SERVICES AGENCY

## Geotechnical and Environmental Assessments Seminar

Thursday, January 30, 2014  
 Sawridge Inn and Conference Centre  
 Peace River, Alberta  
 9:00 A.M. to 3:30 P.M.

### REGISTRATION FORM

Municipality:			
Address:			
Phone:	Email:	Contact:	
	Name	Position	\$225.00/person
1			
2			
3			
4			
5			
6			
7			
TOTAL			

Payment By:	✓	
<i>Cheque</i>		<i>No.</i>
<i>Invoice</i>		<i>P.O. No (if applicable):</i>

**RETURN BY JANUARY 15 TO:** Mackenzie Municipal Services Agency  
 Box 450 Berwyn AB T0H 0E0  
 Fax: (780) 338-3811 Email: [info@mmsa.ca](mailto:info@mmsa.ca)