

BYLAW NO. 1160-19

**BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA**

**TO AMEND THE
MACKENZIE COUNTY LAND USE BYLAW
TO ADD HAMLET RESIDENTIAL 2A (H-R2A) ZONING DISTRICT
TO SECTION 9 OF THE LAND USE BYLAW**

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

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

WHEREAS, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw to add the Hamlet Residential 2A (H-R2A) zoning district to Section 9 of the Land Use Bylaw.

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

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

1.1 Hamlet Residential 2A (H-R2A)

Purpose

- 1.1.1. The purpose of the Residential 2A (H-R2A) district is to provide for entry-level dwellings to accommodate small lots within HAMLETS.



Permitted and Discretionary Land Use Classes

9.21.2. Land use classes within the following table shall be permitted or discretionary within the Hamlet Residential 2A (H-R2A) district of this BYLAW.

Permitted	Discretionary
ACCESSORY BUILDING	ASSISTED LIVING FACILITY
DWELLING - DUPLEX	DAY CARE HOME
DWELLING - SINGLE FAMILY	GARAGE – ATTACHED
	GARAGE – DETACHED
	HOME BASED BUSINESS MINOR

Regulations

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

Regulation	Standard
Max. Lot Dimensions	
DWELLING – SINGLE FAMILY	
Width	12m (39.4ft)
Depth	30.5m (100.0ft)
DWELLING - DUPLEX	
Width	20.00m (65.62ft)
Depth	30.5m (100.0ft)
Min. Setback	
Yard – Front	7.6m (25ft) or 4.5m (14.8ft)
Yard – Exterior Side	3.1m (10.0ft)
Yard – Interior Side	1.5m (5.0ft)
Yard – Rear	2.4m (8.0ft) with overhead utility servicing 1.5m (5.0ft) with underground utility servicing

Regulation

Standard

Yard – Front setback reduction if entire street is Hamlet Residential 2A (H-R2A)

Additional Regulations

9.21.4. All DEVELOPMENT shall provide:

- a. Provision and access to garbage storage;
- b. Lighting between DWELLING UNITS;
- c. Orientation of buildings and general site appearance;
- d. Safe pedestrian access to and from the public sidewalk fronting the building; and
- e. Parking areas adjacent to streets must be paved.

9.21.5. In addition to Section 8.32 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.

9.21.6. Buildings must be of new construction. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall complement the natural features and character of the site to the satisfaction of the Development Authority.

9.21.7. 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.

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

READ a first time this 27th day of November, 2019.

PUBLIC HEARING held this 14th day of January, 2020.

READ a second time this 14th day of January, 2020.

READ a third time and finally passed this 14th day of January, 2020.

(original signed)

Joshua Knelsen
Reeve

(original signed)

Lenard Racher
Chief Administrative Officer