

BYLAW NO. 1203-20
BEING A BYLAW OF
MACKENZIE COUNTY
IN THE PROVINCE OF ALBERTA

TO AMEND THE
MACKENZIE COUNTY LAND USE BYLAW
TO ADD A ZONING OVERLAY TO CHANGE THE MINIMUM SETBACKS ALONG
100 STREET IN THE HAMLET OF LA CRETE

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 change the setbacks along 100 Street in the Hamlet of La Crete.

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

1. That Mackenzie County Land Use Bylaw Section 8 General Regulations be amended with the following addition:

8.69 Zoning Overlay for 100A Street in the Hamlet of La Crete.

8.69.1 This Overlay applies to those commercial and industrial zoned lands that are adjacent or abutting the east side of 100 Street, from the north side of 94 Avenue to the south side of Township Road 1062/La Crete North Access. This Overlay is intended to ensure Setbacks within each of the applicable Land Use Districts are standardized and in alignment along adjacent sites on this corridor to ensure consistency of development along this corridor. This Overlay provides for a consistent setback line in order to allow for the recommended future widening of 100 Street in accordance with Policy DEV001 Urban Development Standards, which includes the closure of surplus right-of-way from 100A Street that is to be included within the 100 Street right-of-way.

8.69.2 Notwithstanding the regulations of the La Crete Main Street (LC-MS) district Section 9.30 and La Crete Heavy Industrial (LC-HI) district Section 9.32, the required minimum setbacks in respect of the frontage along 100 Street or 100A Street shall be measured from a conceptual line representing the future ultimate eastern edge of the 100 Street right-of

way as illustrated in Figure 27.

- a. For simplification, the minimum required setback for DEVELOPMENT along the east side of 100 Street is 20 meters (65 feet) from the existing 100 Street road right-of-way boundary.
2. That Mackenzie County Land Use Bylaw Section 9.30 La Crete Main Street (LC-MS) Additional Regulations be amended with the following addition:

9.30.17 Any DEVELOPMENT east of 100 Street shall have a minimum setback of 20 meters (65 feet) from the 100 Street road right-of-way.



Figure 27. Main Street in the Hamlet of La Crete

READ a first time this 10th day of November, 2020.

Public Hearing held this 27th day of January, 2021.

READ a second time this 27th day of January, 2021.

READ a third time and finally passed this 27th day of January, 2021.

(original signed)

Joshua Knelsen
Reeve

(original signed)

Lenard Racher
Chief Administrative Officer