

**BYLAW NO. 1224-21**  
**BEING A BYLAW OF**  
**MACKENZIE COUNTY**  
**IN THE PROVINCE OF ALBERTA**

**TO AMEND THE LAND USE BYLAW**

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

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

**WHEREAS**, the Council of Mackenzie County, in the Province of Alberta, has deemed it desirable to amend the Mackenzie County Land Use Bylaw to add Rural Country Residential 4 (RCR4) 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:

**Rural Country Residential 4 (RCR4) Purpose**

- 9.5.1 The purpose of the Rural Country Residential 4 (RCR4) district is to allow for single family dwellings and associated uses on large serviced MULTI-LOT country residences adjacent to HAMLET boundary.

**Permitted and Discretionary Land Use Classes**

- 9.5.2 Land use classes within the following table shall be permitted or discretionary within the Rural Country Residential 4 (RCR4) district of this BYLAW.

Permitted	Discretionary
ACCESSORY BUILDING	BED AND BREAKFAST BUSINESS
DWELLING - SINGLE FAMILY WITH ATTACHED GARAGE	DAY CARE HOME
SHOP – PERSONAL	HOME BASED BUSINESS MINOR
	RESIDENTIAL SALES CENTRE
	SECONDARY SUITE

\_\_\_\_\_  
\_\_\_\_\_

## Regulations

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

Regulation	Standard
<b>Lot Area</b>	
Min.	0.3ha (0.8 acre)
Max.	0.6ha (1.5 acres)
<b>Dwelling Size (excluding attached garage)</b>	
Min.	1500.0ft <sup>2</sup>
<b>Min. Setback from Highway, Road or Undeveloped Road Allowance</b>	
Right-of-way	41.2m (135.0ft)
Centre Line	64.0m (210.0ft)
Internal Subdivision Road	15.2 m (50 feet)
Or a greater distance as specified by Alberta Transportation	
<b>Min. Setback</b>	
Yard – Rear	7.6m (25.0ft)
Yard – Side	4.6m (15.0ft)

## Additional Regulations

- 9.5.4 In addition to Section 8.33 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.
- 9.5.5 The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall complement the natural features and the character of the site to the satisfaction of the Development Authority.
- 9.5.6 The Development Authority may decide on such other requirements as are necessary having due regard to the nature of the proposed DEVELOPMENT and the purpose of this LAND USE DISTRICT.

\_\_\_\_\_  
\_\_\_\_\_

9.5.7 Within the Rural Country Residential 4 (RCR4) district a SHOP-Personal shall have a maximum building:

- a. Area of 223.0 m<sup>2</sup> (2400.0ft<sup>2</sup>); and
- b. Height of 6.1m(20.0 ft)

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

READ a first time this 11<sup>th</sup> day of May, 2021

PUBLIC HEARING held 8<sup>th</sup> day of June, 2021.

READ a second time 8<sup>th</sup> day of June, 2021.

READ a third time and finally passed this 8<sup>th</sup> day of June, 2021.

---

(original signed)

---

Joshua Knelsen  
Reeve

(original signed)

---

Byron Peters  
Interim Chief Administrative Officer

---

---