

**BYLAW NO. 1158-19**  
**BEING A BYLAW OF**  
**MACKENZIE COUNTY**  
**IN THE PROVINCE OF ALBERTA**

**TO AMEND THE**  
**MACKENZIE COUNTY LAND USE BYLAW**  
**TO ADD THE DEFINITION OF DWELLING-MULTI-FAMILY TO SECTION 2.3.1, TO**  
**ADD REGULATIONS FOR DWELLING-MULTI-FAMILY TO SECTION 8.19, AND TO**  
**ADD DWELLING-MULTI-FAMILY AS A DISCRETIONARY USE TO THE HAMLET**  
**RESIDENTIAL 1 “HR1” AND HAMLET RESIDENTIAL 2 “HR2” DISTRICTS**

**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 by adding the definition of Dwelling-Multi-Family to Section 2.3.1, adding regulations for Dwelling-Multi-Family to Section 8.19, and to add Dwelling-Multi-Family as a discretionary use to the Hamlet Residential 1 “HR1” and Hamlet Residential 2 “HR2” districts.

**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 2.3.1 Interpretation be amended with the following definition addition:

Dwelling-Multi-Family: means a residential building containing three (3) or more dwelling units separated by common walls and located on a separate individual lot, each dwelling unit having at least one (1) separate at-grade entrance.

2. That the Mackenzie County Land Use Bylaw 1066-17, Section 8.19 Land Use District Regulations be amended with the following regulation additions:

8.19 Dwelling-Multi Family

8.19.1 Multi Family dwellings must provide an appropriate balance of developed, parking and green space on each lot and/or within each multi-family site.

8.19.2 Multi-Family dwellings must have the proper setbacks in relation to their zoning districts, as well as exterior finishes, whether permanent or temporary, orientation and massing that is compatible with those

commonly found in Residential Zones and that is appropriate to the neighbourhood.

8.19.3 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 the LAND USE DISTRICT.

- That the Mackenzie County Land Use Bylaw Section 9.17.2 be amended to include the Dwelling-Multi-Family as a Discretionary Use within the Hamlet Residential 1 (H-R1) District:

Hamlet Residential 1 (H-R1)

Permitted	Discretionary
ACCESSORY BUILDING	BED AND BREAKFAST BUSINESS
BUILDING DEMOLITION OF REMOVAL	DAY CARE FACILITY
DWELLING - SINGLE FAMILY	DAY CARE HOME
GARAGE - ATTACHED	DWELLING – DUPLEX
GARAGE - DETACHED	DWELLING – GROUP HOME
MANUFACTURED HOME - MOBILE	DWELLING-MULTI-FAMILY
MANUFACTURED HOME - MODULAR	DWELLING – ROW
SECONDARY SUITE	DWELLING – STACKED ROW HOUSING
	HOME BASED BUSINESS MEDIUM
	HOME BASED BUSINESS MINOR
	RESIDENTIAL SALES CENTRE
	TOURIST HOME

4. That the Mackenzie County Land Use Bylaw Section 9.20.2 be amended to include Dwelling-Multi-Family as a Discretionary Use within the Hamlet Residential 2 (H-R2) District:

Hamlet Residential 2 (H-R2)

Permitted	Discretionary
ACCESSORY BUILDING	ASSISTED LIVING FACILITY
DWELLING – APARTMENT	DAY CARE HOME
DWELLING - DUPLEX	DWELLING - GROUP HOME
DWELLING – ROW	DWELLING-MULTI-FAMILY
DWELLING – STACKED ROW HOUSING	DWELLING - SINGLE FAMILY
	GARAGE – ATTACHED
	GARAGE – DETACHED
	HOME BASED BUSINESS MINOR
	RESIDENTIAL SALES CENTRE
	SECONDARY SUITE
	TOURIST HOME

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

READ a first time this 23<sup>rd</sup> day of October, 2019.

PUBLIC HEARING held this 27<sup>th</sup> day of November, 2019.

READ a second time this 27<sup>th</sup> day of November, 2019.

READ a third time and finally passed this 27<sup>th</sup> day of November, 2019.

(original signed)

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Joshua Knelsen  
Reeve

(original signed)

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Lenard Racher  
Chief Administrative Officer