

## Public Hearing

Take notice that the Council of the County of Stettler No. 6 will hold a Public Hearing to hear representation concerning the proposed Bylaws:

**BYLAW 1624-19** to provide for the amendment of Land Use Bylaw No. 1443-10 as amended by increasing the maximum size of a Permitted Use Ancillary Building within the Country Residence Equestrian District from 1200 ft<sup>2</sup> (111.5 m<sup>2</sup>) to 1500 ft<sup>2</sup>(223.5 m<sup>2</sup>). Further to amend the maximum size of a Discretionary Use Ancillary Building within the Country Residence Equestrian District from 1,500 ft<sup>2</sup> (223 m<sup>2</sup>) to 3,000 ft<sup>2</sup> (278.70 m<sup>2</sup>). (as per Schedule '1' attached)

The bylaws may be reviewed at the County Administration Building located at 6602 – 44 Avenue, Stettler, Alberta during regular office hours, 8:30 a.m. to 4:30 p.m., Monday through Friday.

The Public Hearing to hear representation concerning **Bylaw 1624-19** is scheduled to be held **Wednesday December 11, 2019 at 1 P.M.** or as soon thereafter as possible, in the Council Chambers at the County Administration Building located at 6602 – 44 Avenue, Stettler, Alberta.

Any person wishing to comment on the proposed bylaw may do so in writing to the Planning and Development Officer, County of Stettler No. 6, Box 1270 Stettler, Alberta, T0C 2L0, or by email to [jdonovan@stettlercounty.ca](mailto:jdonovan@stettlercounty.ca) prior to December 11, 2019 or make representation at the Public Hearing.

Following the Public Hearing, Council may proceed with second and third reading to approve the bylaws.

Should you require additional information, please contact the Planning and Development Department at (403) 742-4441.

Dated: November 26, 2019

Jacinta Donovan  
Director of Planning Services

**96. COUNTRY RESIDENCE EQUESTRIAN DISTRICT (CR-E)**

**PURPOSE**

96.1 To accommodate a multi-lot Country Residential development on the N ½ 35-38-20-W4 that reflects the unique characteristics of the site and provides for the restricted keeping of horses pursuant to the policies in the Fix (Carlisle Estates) Area Structure Plan.

**LAND USES**

<p><b>96.2 Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• Agricultural Operation, subject to Section 96.9</li> <li>• Ancillary Building or Ancillary Use – maximum size of <del>1200 ft<sup>2</sup> (111.48 m<sup>2</sup>)</del> <u>1500 ft<sup>2</sup> (223 m<sup>2</sup>)</u></li> <li>• Detached Dwelling</li> <li>• Public or Private Road and Utility, except windmill and stand-alone solar panel in or adjacent to a hamlet or multi-lot subdivision</li> </ul>
---

<p><b>96.3 Discretionary Uses</b></p> <ul style="list-style-type: none"> <li>• Ancillary Building or Ancillary Use – maximum size of <del>1,500 ft<sup>2</sup> (223 m<sup>2</sup>)</del> <u>3000 ft<sup>2</sup> (278.70 m<sup>2</sup>)</u></li> <li>• Communication Antenna and Structure</li> <li>• Garden Suite</li> <li>• Home Business</li> <li>• Public or Private Road and Utility, windmill and stand-alone solar panel only in or adjacent to a hamlet or multi-lot subdivision</li> </ul>
--

**SITE REGULATIONS**

96.4 In addition to the General Land Use Regulations contained in Part Six of this Bylaw, the following regulations apply to every development in this District:

<b>Lot Area</b>	<ul style="list-style-type: none"> <li>• Minimum: 0.61 ha (1.5 acre)</li> <li>• Maximum: 2.0 ha (5 acre)</li> </ul>
<b>Lot Width</b>	N/A
<b>Lot Depth</b>	N/A
<b>Front Yard</b>	<ul style="list-style-type: none"> <li>• County road inside a hamlet or multi-lot subdivision boundary – all buildings 25 ft (7.62 m)</li> <li>• County road outside of a hamlet or multi-lot subdivision boundary – see Section 58.24</li> <li>• Highways and Secondary Roads – see Section 58.24</li> </ul>
<b>Rear Yard</b>	<ul style="list-style-type: none"> <li>• Road frontage: see Front Yard •</li> </ul>
<b>Side Yard</b>	<p>Internal lot:</p> <ul style="list-style-type: none"> <li>- All buildings except Ancillary Building: 25 feet (7.62 meters)</li> <li>- Ancillary Building: see Section 43</li> </ul>
<p>If a greater yard setback distance is required by the Alberta Building Code, that Code’s requirements shall be the minimum yard distance.</p>	
<b>Building Height (maximum)</b>	<p>Subject to Section 23.7, the lesser of:</p> <p>A. Height limitations of Figure 1:</p> <ul style="list-style-type: none"> <li>(i) Any application for the use and development of land within this District shall be subject to the height limitations as indicated on Figure 1 forming part of this District.</li> <li>(ii) The height limitation indicated on Figure 1 and the height of a proposed use will both be measured from the elevation of 2,686 ft (819.17 m) above sea level which is deemed to be the airport’s elevation.</li> </ul>

	<p>(iii) A development permit shall not be issued for any use which exceeds the height limitations shown on Figure 1.</p> <p>or</p> <p>B. General height limitations:</p> <p>(i) All buildings, except Ancillary Building: 32.8 ft (10 m)</p> <p>(ii) Ancillary Building: refer to Section 43.9 and further:</p> <p>(iii) All buildings:</p> <p>a. pitched roof – 22 ft (6.7 m) wall height at eaves</p> <p>b. flat roof – 22 ft (6.7 m) wall height at parapet</p>
<b>Floor Area</b>	Detached Dwelling: ground floor area of 1,100 ft <sup>2</sup> (102.2 m <sup>2</sup> )
<b>Site Coverage (maximum)</b>	N/A
<b>Floor Area Ratio (maximum)</b>	N/A

96.5 Development standards for uses not specified in Section 96.4 shall be determined by the Development Authority.

96.6 Any site development standard or additional regulation may be increased by the Development Authority as a condition of development permit approval, pursuant to Section 24.2.

**ADDITIONAL REGULATIONS**

Statutory Plans Take Precedence

96.7 The permitted and discretionary uses and the standards and regulations of this District are subject to the relevant provisions of the Municipal Development Plan and any applicable inter-municipal development plan or area structure plan.

Awareness of Agriculture

96.8 Landowners and residents within this District must be aware that the Agricultural District is often adjacent to this District, and that agricultural operations take precedence. Therefore they should plan and develop their lots in such a manner and at their own cost that agricultural nuisances are reduced.

Agricultural Operation

96.9 Each 3.0 acre (1.22 ha) or larger parcel in this District is permitted to keep a total of two (2) horses. No other livestock, poultry or other Agricultural Operation shall be permitted in this District.

**MINIMUM SERVICING REQUIREMENTS**

96.10 The minimum servicing requirements of this District are subject to the relevant provisions of the Municipal Development Plan and any applicable inter-municipal development plan or area structure plan.

96.11 Where a municipal water supply and/or sewage disposal system is available to service a property located within a hamlet or multi-lot subdivision in this District, new private utilities shall not be allowed.

96.12 Where a municipal sewage disposal system is not available, it is the landowner or applicant’s responsibility to comply with the Private Sewage Disposal Systems Regulation (Alberta

Regulations 229/1997) and the Alberta Private Sewage Systems Standard of Practice under the Safety Codes Act relative to the servicing of any development in this District by means of a private sewage disposal system.

96.13 The applicant for a subdivision in this District shall comply with the Water Act [Section 23(3) and related Water (Ministerial) Regulation (Section 9(1))] relative to the servicing of lots in the proposed subdivision by means of any private water source, namely to submit a professional groundwater or surface water assessment report as part of the application for subdivision [WA (Sec 23(3)(a)]. Where the Subdivision Authority has determined through the assessment report that the water source may be insufficient to support additional water use from the source, it may prohibit the servicing of the proposed subdivision by means of that water source. The professional assessment for any groundwater source shall follow Alberta Environment's Groundwater Evaluation Guideline available at the following website: <http://environment.alberta.ca/01326.html>.

96.14 Where a hamlet or multi-lot subdivision of six or more lots per quarter section existed prior to January 1, 1999 without a groundwater or surface water assessment, the applicant for a development permit in this District shall demonstrate to the Development Authority's satisfaction the sufficiency of a private water supply source for the proposed development. Where the Development Authority has determined through a professional groundwater or surface water assessment report that the water source may be insufficient to support additional water use from the source, it may prohibit the servicing of the proposed development by means of that water source. The professional assessment for any groundwater source shall follow Alberta Environment's Groundwater Evaluation Guideline available at the following website: <http://environment.alberta.ca/01326.html>.

96.15 For any development in this District, except those developments that are deemed approved pursuant to Section 16, storm water management facilities may be required to the satisfaction of the Development Authority.

#### **COMPLIANCE WITH RELEVANT LEGISLATION**

96.16 It is the landowner or applicant's responsibility to comply with relevant federal and provincial legislation such as the Safety Codes Act and/or the Public Highways Development Act.

