

**BYLAW 17-025
OF
LAC LA BICHE COUNTY**

BEING A BYLAW OF LAC LA BICHE COUNTY IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 17-004, BEING THE LAND USE BYLAW OF THE LAC LA BICHE COUNTY.

WHEREAS Council has adopted the Lac La Biche County Bylaw 17-004 to be used as the Lac La Biche County Land Use Bylaw; and

WHEREAS IT IS DEEMED EXPEDIENT TO AMEND Bylaw 17-004 as set out in Section 692 of the Municipal Government Act, S.A. 2000, Chapter M-26, as amended.

NOW THEREFORE under the authority and subject to the provisions of the Municipal Government Act, and by virtue of all other powers enabling it, the Council of Lac La Biche County hereby assembled enacts as follows:

1. Schedule "A" of Land Use Bylaw 17-004 be amended such that Pt. of NW-26-66-15-W4M containing +/- 8.09 Ha (20.0 acres) in size more or less, as shown on attached Schedule 'A' be rezoned from Agricultural District (AG) to On-Site Estate Residential District 2 (OE2).
2. This Bylaw shall come into effect upon passing of third reading.

MOTION BY COUNCILLOR L'HEUREUX THAT BYLAW 17-025 BE GIVEN FIRST READING THIS 28th DAY OF NOVEMBER, 2017.

"Original Signed"
Mayor

"Original Signed"
Chief Administrative Officer

MOTION BY COUNCILLOR TKACHUK THAT BYLAW 17-025 BE GIVEN SECOND READING THIS 19TH DAY OF DECEMBER, 2017.

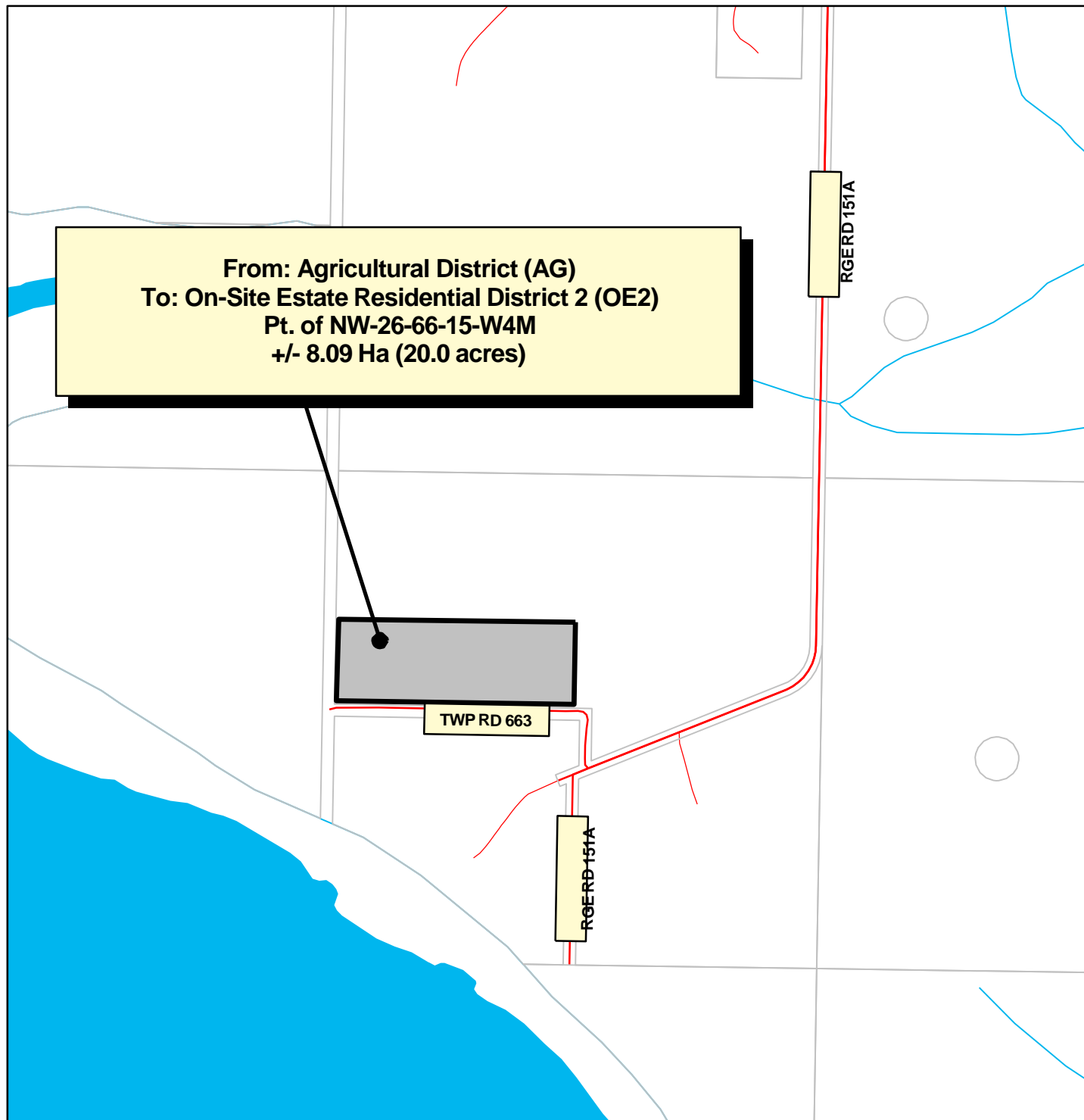
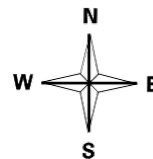
MOTION BY COUNCILLOR BORGUN THAT BYLAW 17-025 BE GIVEN THIRD READING THIS 19TH DAY OF DECEMBER, 2017.

"Original Signed"
Mayor

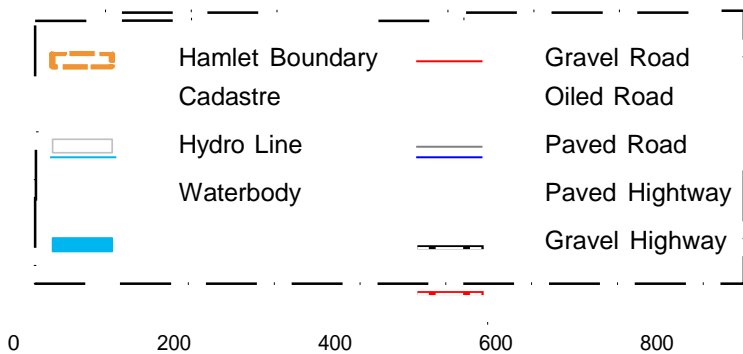
"Original Signed"
Chief Administrative Officer

SCHEDULE A

Bylaw No. 17-025



Scale 1:9380



Map Produced: October 24, 2017

Projection: UTM12 NAD83

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Base Map compiled from the Provincial Title Mapping Digital Base.
Spatial Data Warehouse Ltd., August, 2017

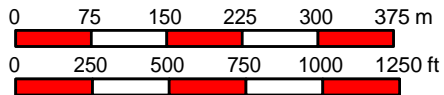
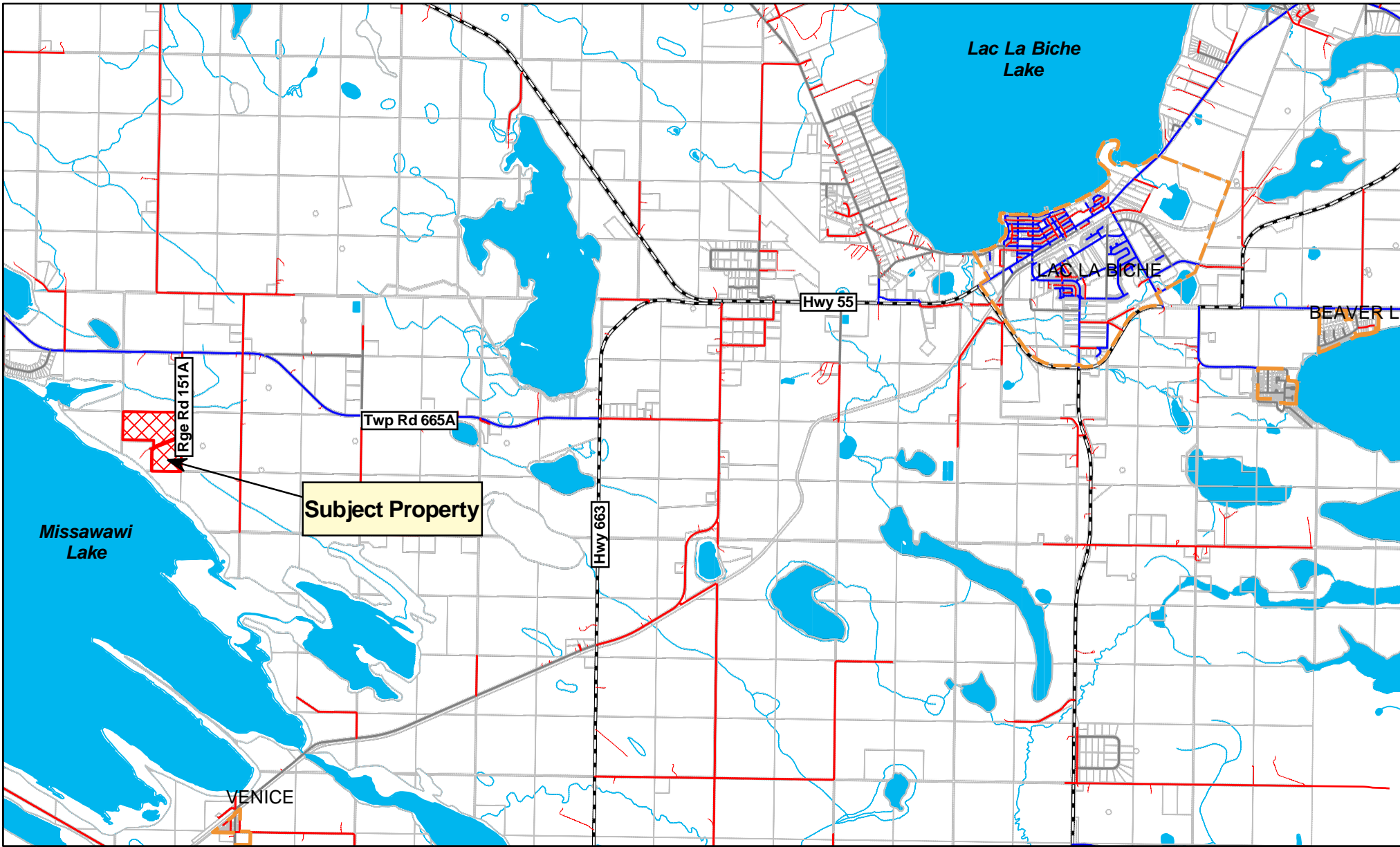
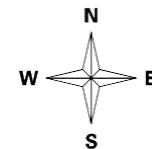
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GENERAL LOCATION MAP

File No. PD-17-007

NW-26-66-15-W4M



Scale 1:31,700

Legend

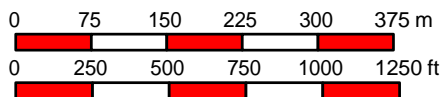
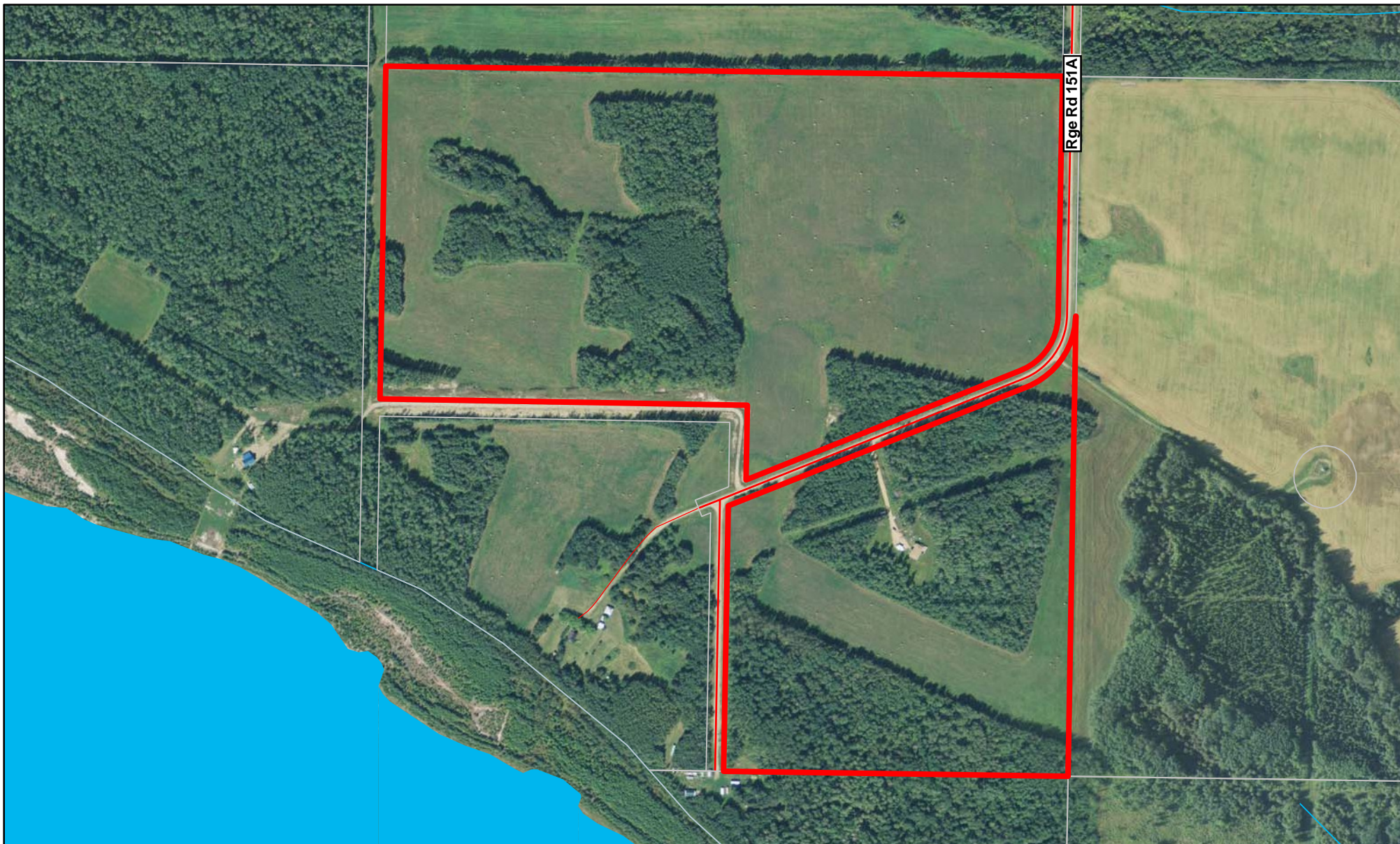
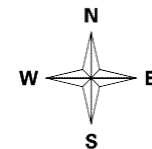
	COUNTY PAVED		RES OIL		SUBJECT PROPERTY
	COUNTY OIL		RES GRAVEL		HYDRO_LINE
	COUNTY GRAVEL		PROVINCIAL PAVED		HYDRO_AREA
	RES PAVED		PROVINCIAL GRAVEL		

Map Produced: October 13, 2017

Projection: UTM12 NAD83

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Scale 1:4700



Legend
SUBJECT PROPERTY
CADASTRE

Map Produced: October 13, 2017

Projection: UTM12 NAD83

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SITE PLAN

Date: 11/25/2017

Legal: Lot _____ Block _____ Plan _____ and Part 01 NvJ. Sec ; / p Twp (p& Rge /5" W4M

Name of Applicant: Leah + Alex LR

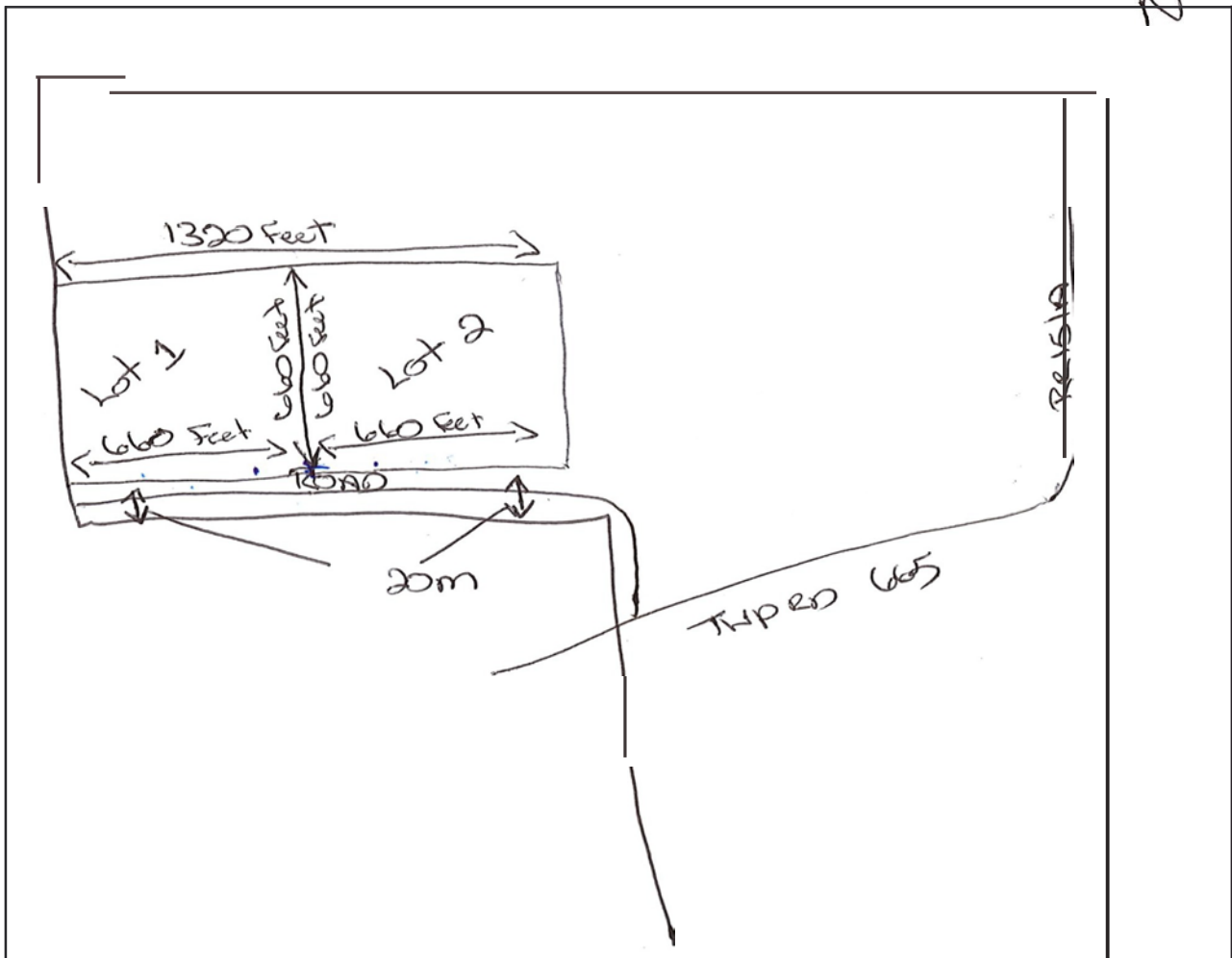
APPLICANT'S SIGNATURE: _____

Please indicate the following required information on sketch:

File Number: 17-17-007

REDISTRICTING (REZONING) APPLICATION SITE PLAN

- Location of EXISTING buildings.
- Location of any water bodies on subject property.
- All developed and undeveloped road allowances.
- Indicate the North direction.
- Location of all right-of-way and easements within or abutting the subject property.
- Indicate existing zoning of subject property.
- Existing and proposed accesses on property.



PD-17-007 Lett, Heather & Alex

NW-26-66-15-W4M

Photos captured by Sheera Bourassa on November 7, 2017.



View of proposed lot 1 facing
north.



View of proposed lot 2 facing
north west.



View of remnant farm land, facing
north towards Township Road 663.

B3.5 ON-SITE ESTATE RESIDENTIAL DISTRICT 2 (OE2)

B3.5.1 Purpose

The purpose of this district is to provide opportunities for larger lot estate residential living with water provided by well or cistern and on-site sewage disposal that surrounds serviced estate residential districts.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Dwelling, Single Detached • Home Based Business, Minor • Mobile Home • Sea Can 	<ul style="list-style-type: none"> • Animal Service Facility on lot of 4.0 ha (10.0 ac) • Bed and Breakfast • Child Care Facility • Group Home • Home Based Business, Major • Park Model • Secondary Suite

B3.5.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	<ul style="list-style-type: none"> • Minimum: • Maximum: 	<ul style="list-style-type: none"> • 2.0 ha (5.0 ac) • 4.0 ha (10.0 ac)
Lot Width:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 45.0 m (148.0 ft.)
Front Yard Setback:	<ul style="list-style-type: none"> • Internal Subdivision Road (Min): • External Road ROW (Min): • Provincial Highway ROW (Min): 	<ul style="list-style-type: none"> • 7.6 m (25.0 ft.) • 30.0 m (98.0 ft.) • 40.0 m (131.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • External Road ROW (Min): • Provincial Highway ROW (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 30.0 m (66.0 ft.) • 40.0 m (131.0 ft.) • 3.0 m (10.0 ft.)
Rear Yard Setback:	<ul style="list-style-type: none"> • External Road ROW (Min): • Provincial Highway ROW (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 30.0 m (66.0 ft.) • 40.0 m (131.0 ft.) • 3.0 m (10.0 ft.)
Height:	<ul style="list-style-type: none"> • Maximum: 	<ul style="list-style-type: none"> • 10.0 m (33.0 ft.)
Dwellings per Lot:	<ul style="list-style-type: none"> • Maximum: 	<ul style="list-style-type: none"> • Two (2) subject to Section C1.12

B3.5.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Keeping of Animals
 - a) No livestock or poultry excluding chickens, with the exception of dogs, cats and other such household pets as are typically kept indoors, shall be kept on lots of less than 1.2 ha (3.0 ac) in size;
 - b) On lots 0.61 Ha (1.5 ac) and larger, up to twelve chickens shall be permitted. Roosters shall not be permitted. On lots less than 0.61 Ha (1.5 ac) chickens shall not be permitted;
 - c) Subject to subsection (d), on a lot more than 1.2 ha (3.0 ac) in size, the following may be kept,

not more than a total of two (2) of the following: horses, cattle, pigs, donkeys, mules, goats, or exotic animals, or, alternatively, a total of twelve fowl or rabbits;

- d) A person may be allowed to keep animals, livestock or fowl in excess of the number specified in subsection (b) if, in the opinion of the Development Authority, the lot is suitable for such use and it is determined that the additional numbers would not create a nuisance for neighbouring properties;
- e) Chicken coops shall not be placed closer to the front property line than the principal dwelling; and
- f) No livestock or poultry may be reared solely for the purpose of commercial sale.

B3.5.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Dwelling, Single Detached/Mobile Home/Park Model	2 spaces per dwelling unit
Home Based Business, Minor	None Required
Home Based Business, Major	2 space in addition to residential requirement
Secondary Suite	1 space per suite
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Animal Service Facility	1 space per 4 animals boarded plus 1 stall per 4 employees
Bed and Breakfast	1 space per guest room in addition to residential requirement
Other Commercial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Child Care Facility	1 space per 4 children
Other Institutional Uses Not Listed	As required by the Development Authority

B.3.5.5 Accessory Buildings and Uses

Accessory Buildings or Uses may be permitted, at the discretion of the Development Authority, within the On-Site Estate Residential District 2 (OE2) prior to the erection of a principal building or use.