

**BYLAW 17-027
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 NE-16-65-11-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 STEDMAN THAT BYLAW 17-027 BE GIVEN FIRST READING THIS 28th DAY OF NOVEMBER, 2017.

"Original Signed"
Mayor

"Original Signed"
Chief Administrative Officer

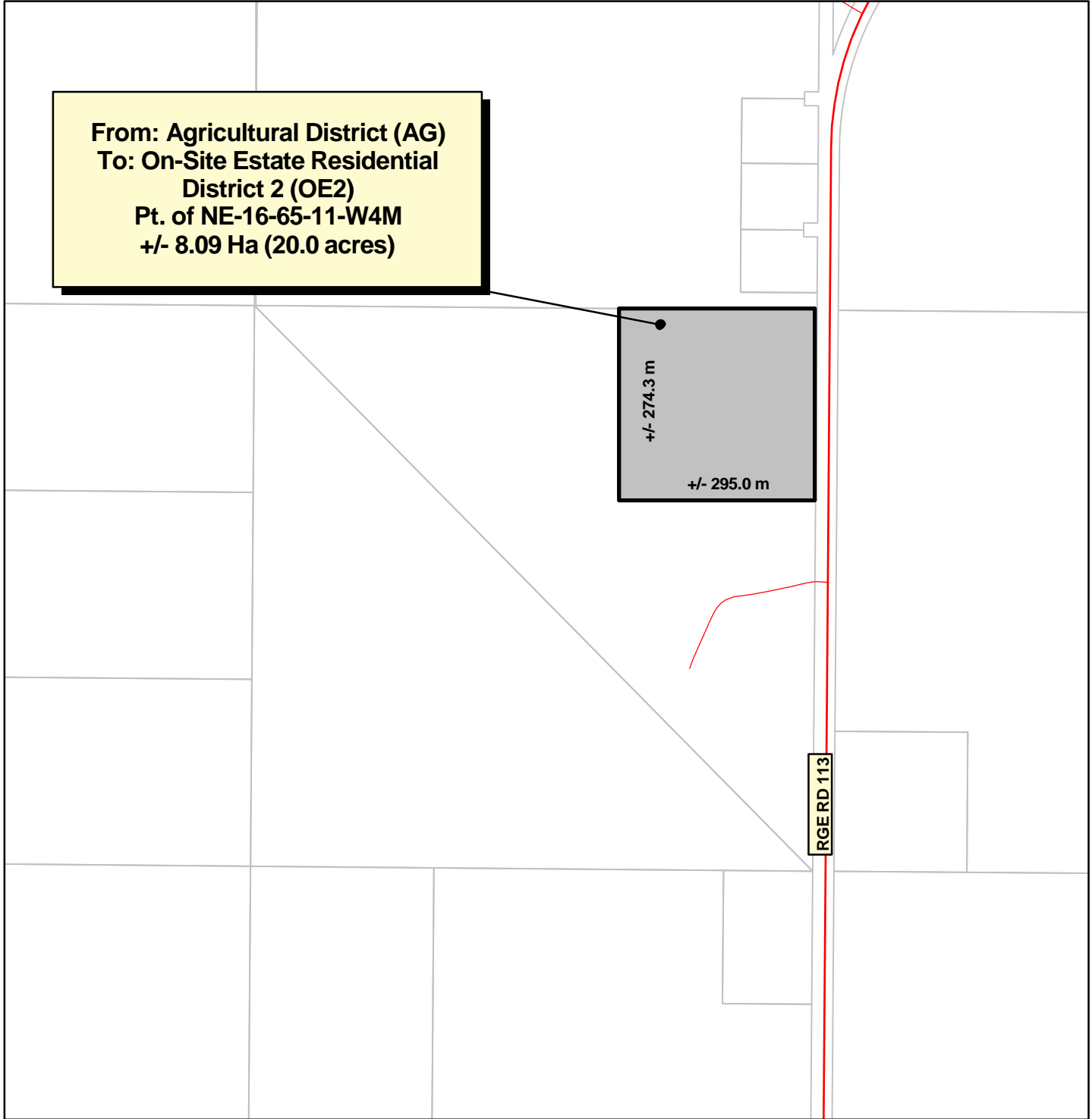
MOTION BY COUNCILLOR TKACHUK THAT BYLAW 17-027 BE GIVEN SECOND READING THIS 19TH DAY OF DECEMBER, 2017.

MOTION BY COUNCILLOR L'HEUREUX THAT BYLAW 17-027 BE GIVEN THIRD READING THIS 19TH DAY OF DECEMBER, 2017.

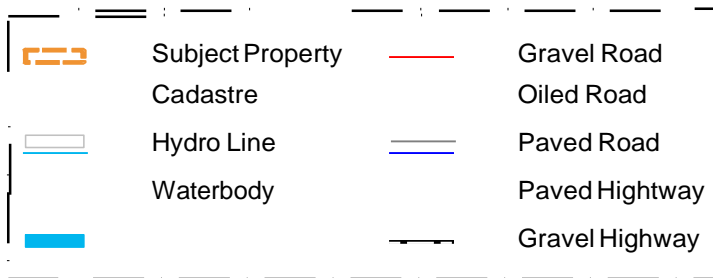
"Original Signed"
Mayor

"Original Signed"
Chief Administrative Officer

SCHEDULE A Bylaw No. 17-027



Scale 1:7500



0 200 400 600 800 1000 ft

0 60 120 180 240 300 m

Map Produced: November 21 2017

Projection: UTM12 NAD83

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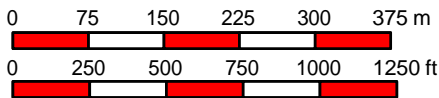
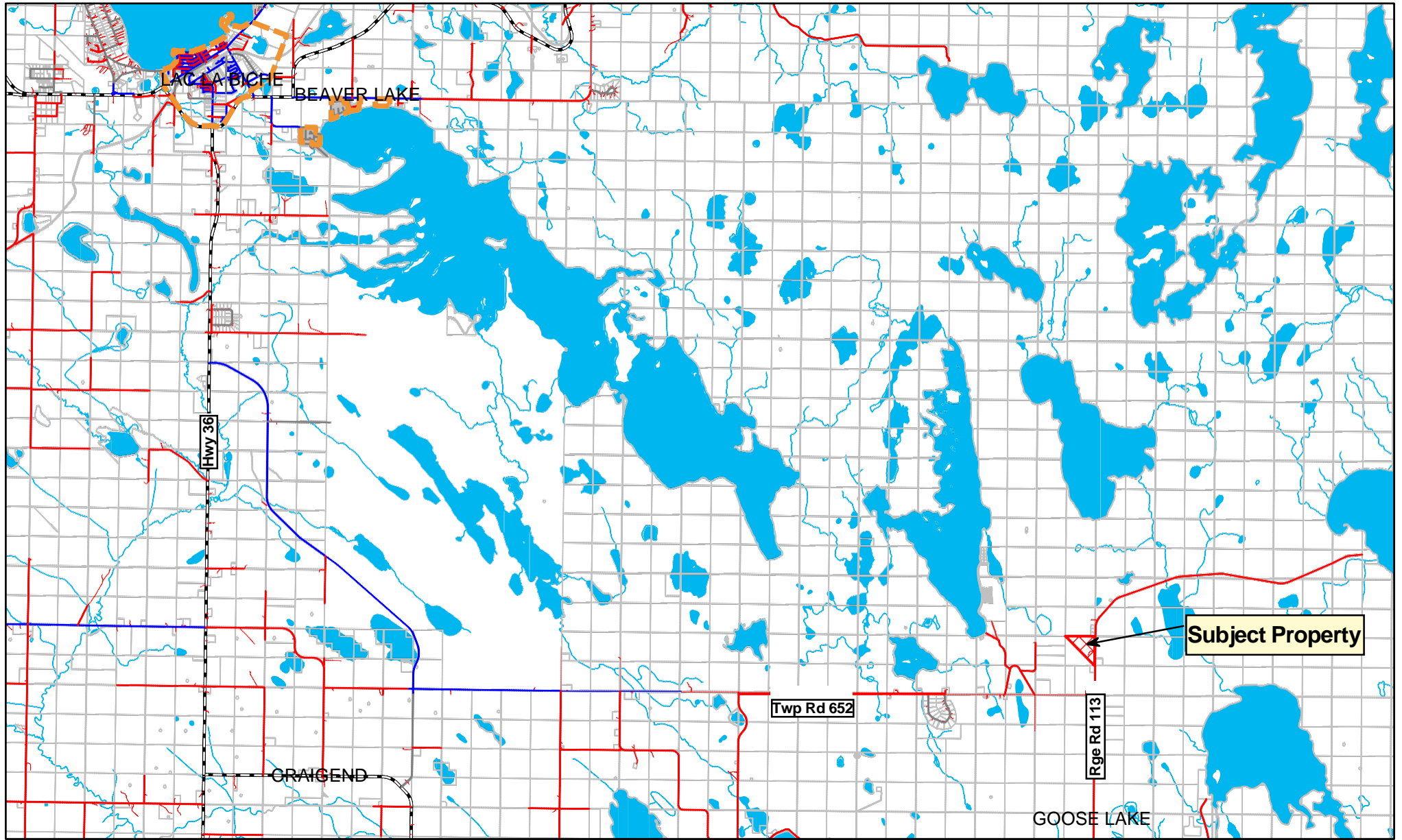
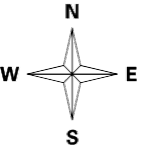
Base Map compiled from the Provincial Title Mapping Digital Base. Spatial Data Warehouse Ltd., July 20, 2017

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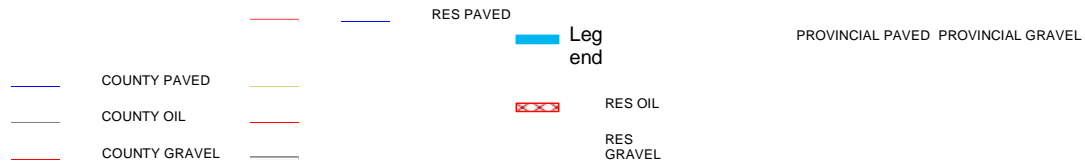
GENERAL LOCATION MAP

File No. PD-17-008

 NE-16-65-11-W4M



Scale 1:31,700



GENERAL LOCATION MAP

File No. PD-17-008
NE-16-65-11-W4M

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Produced: November 16,
2017

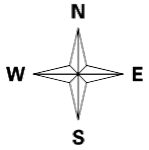
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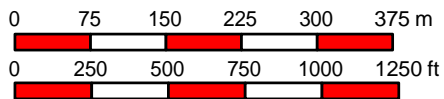
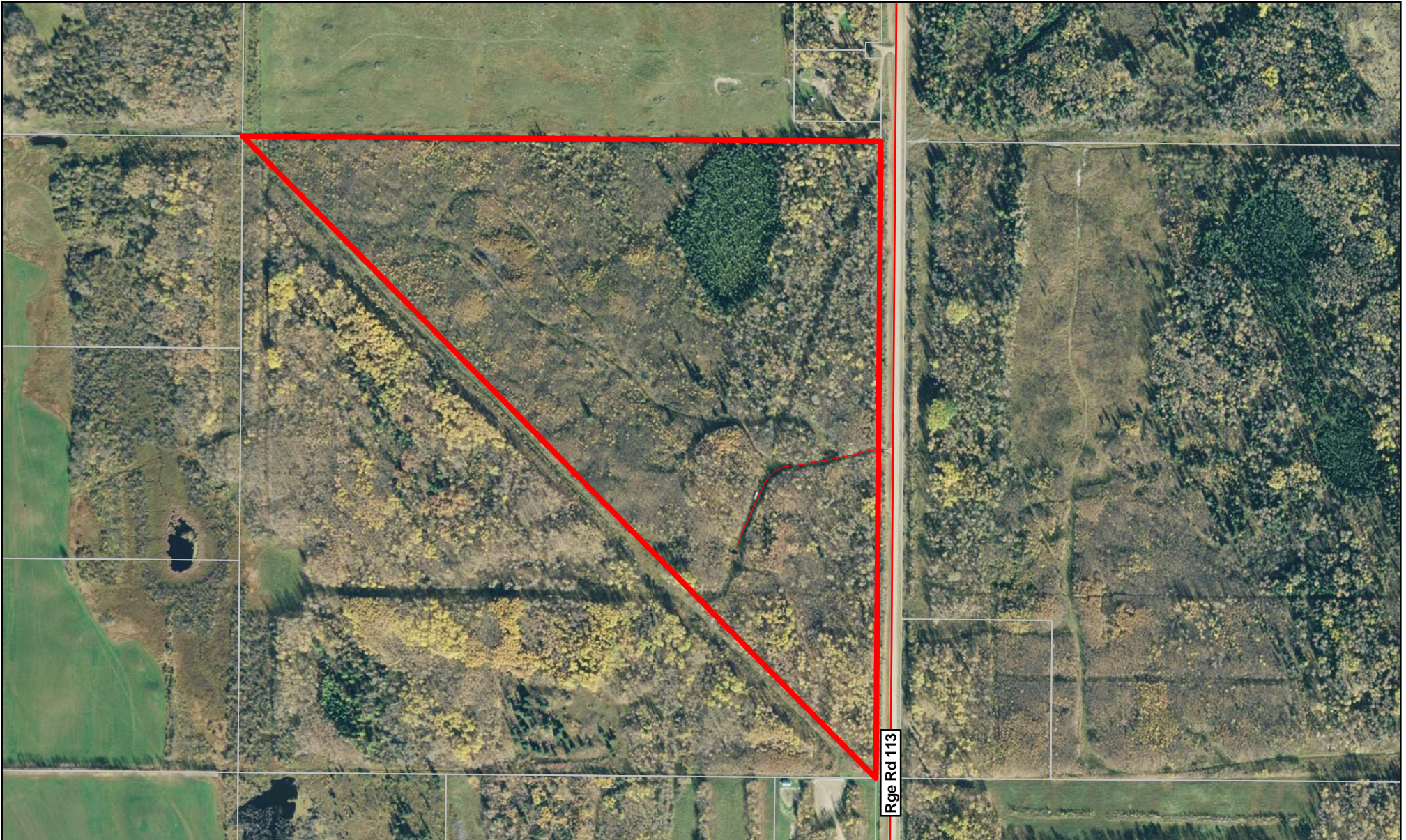
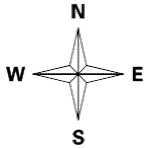
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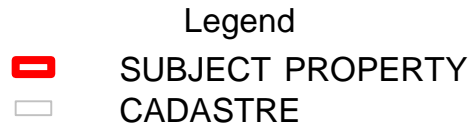
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Base Map compiled from the
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Digital Base. Spatial Data
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Scale 1:4700

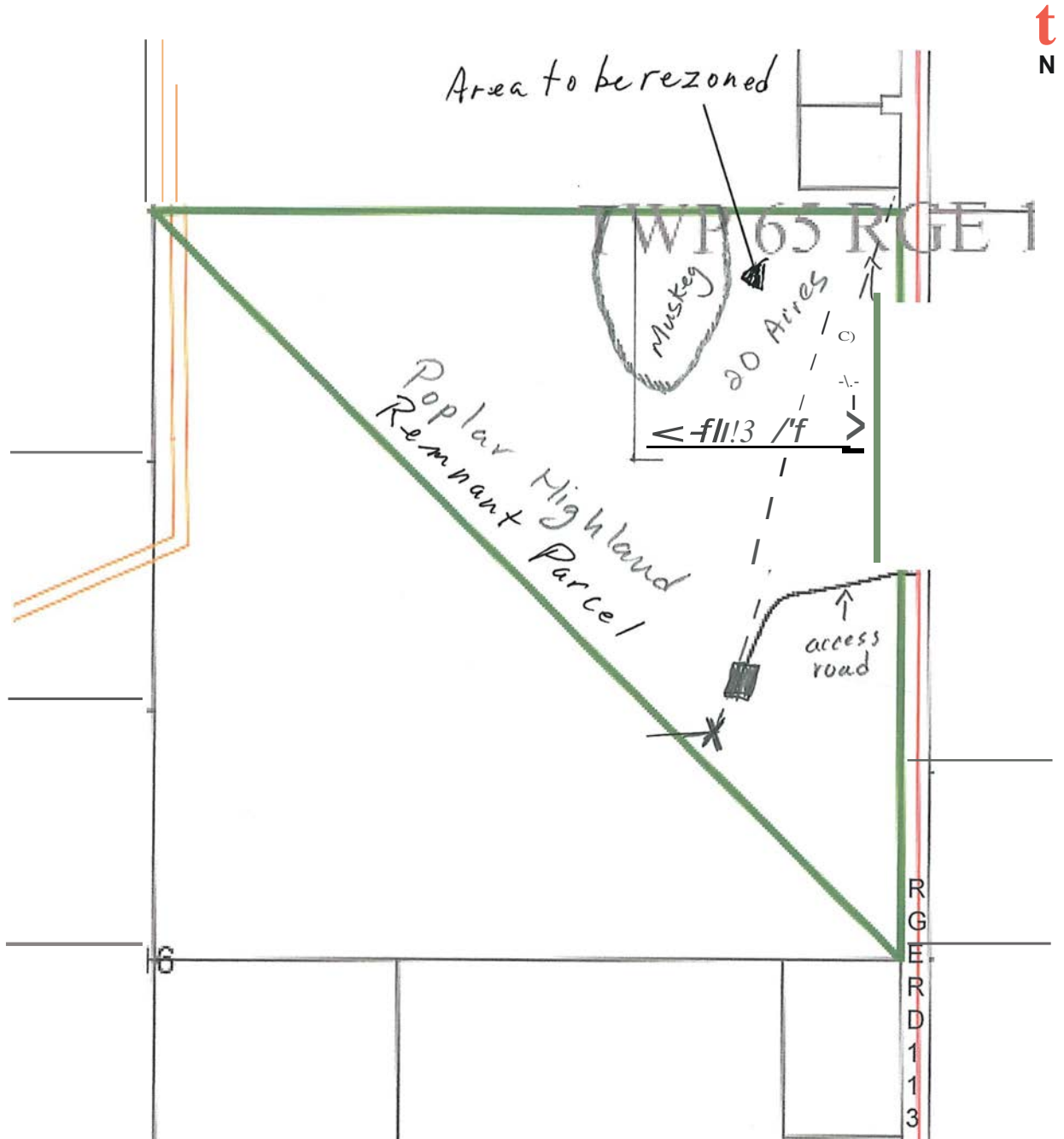


Map Produced: November 16, 2017 Projection: UTM12 NAD83

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NE-16-65-11-W4M



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Date: *Nov er*
Signature:

—> Pipeline

PD-17-008 Menard, Armand

NE-16-65-11-W4M

Photos captured by Sheera Bourassa on November 21, 2017.



View of area to be rezoned (all treed).



View of remnant land with approach from Range Road 113 (65262 Rge Rd 113).

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.