

## LAND USE BYLAW 17-779 REVISIONS

Administration has made further on changes to the Draft Land Use Bylaw 17-779. You may view the entire document [HERE](#) or contact our Planning & Development Department and ask for a Development Officer to assist you.

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**Most recent updates to the Draft Land Use Bylaw** will reflect provisions for non-commercial use of recreational vehicles (RVs). Numbers are based on three main components such as:

1. The zoning of your property;
2. Parcel size and location, and
3. Whether the parcel (lands) are located inside or outside the Sturgeon Lake Area Structure Plan area.

**Table 4-2: Recreational Vehicle Regulations**

Land Use District	Parcel Size	Maximum Number of Recreational Vehicles
Agriculture One (A-1) District	Between 64.7 ha (160.00 ac) and 32. ha (79.1 ac)	5
Agriculture One (A-1) District	Between 32 ha (79.1 ac) and 8.1 ha (20 ac)	4
Agriculture One (A-1) District	Less than 8.1 ha (20 ac)	3
Agriculture Two (A-2) District	Between 32 ha (79.1 ac) and 8.1 ha (20 ac)	4
Country Residential One (CR-1) District <i>outside the Sturgeon Lake Area Structure Plan</i>	Between 8.1 ha (20 ac) and 1.2 ha (3 ac)	1
Country Residential One (CR-1) District <i>inside the Sturgeon Lake Area Structure Plan</i>	Between 8.1 ha (20 ac) and 1.0 ha (2.5 ac)	3
Country Residential Two (CR-2) District <i>outside the Sturgeon Lake Area Structure Plan</i>	Between 2.0 ha (5 ac) and 1.0 ha (2.5 ac)	1
Country Residential Two (CR-2) District <i>inside the Sturgeon Lake Area Structure Plan</i>	Between 1.0 ha (2.5 ac) and 0.39 ha (0.95 ac)	3
Country Residential Two (CR-2) District <i>inside the Sturgeon Lake Area Structure Plan</i>	Less than 0.39 ha (0.95 ac)	2
Country Residential Three (CR-3) District	Between 4.04 ha (10 ac) and 1.0 ha (2.5 ac)	4
Country Residential Three (CR-3) District	Between 1.0 ha (2.5 ac) and 0.39 ha (0.95 ac)	3
Country Residential Three (CR-3) District	Less than 0.39 ha (0.95 ac)	2
Hamlet Residential (HR) District	Greater than 465.0 m <sup>2</sup> (5,005.2 ft <sup>2</sup> )	1

Provisions under **Section 4.39 Campgrounds** (within Recreation and Rural Commercial Districts) are specific for campground development whereby they shall have regard for physical site suitability, accessibility and surrounding land uses. Development Permit application for campground development shall include a detailed plan showing natural contours, vegetation, vehicle and pedestrian circulation system, common areas, utilities, buildings, service areas and proposed campsites to the satisfaction of the Development Authority. Amendments or changes to the campsites for rearrangement, construction or moving of buildings, require development permit be applied for.

**Conservation Country Residential (CCR) District has been renamed Country Residential Three (CR-3) District**, with a revised purpose being: to provide for specific areas where multi-lot country residential development may take place in proximity to lakes and rivers while allowing for the development of residential and recreational uses in areas where the provision of municipal and/or community-type services would support such development.

**NEW OR REVISED DEFINITIONS INCLUDE:**

- **Accommodation, Clustered Leisure** requires a development permit for a resort facility or recreation area accommodation units to a maximum of four detached cabins or detached units intended for short-stay use on a private, seasonal basis and lacking certain components, conveniences or utilities commonly available as part of a year-round residence.
- **Craft Brewery and Distillery** means an establishment where beer, wine, or alcoholic spirits are produced on-site and are for retail sale. The facility must be appropriately licensed by the Alberta Liquor and Gaming Commission.
- Craft Brewery and Distillery will be considered a Discretionary Use in the Agricultural One (A-1), Agricultural Two (A-2), Hamlet Commercial (HC) and Rural Commercial (RC) Districts.
- **Removal of Agriculture, General** definition and use from the Agricultural (A-1) and the Agriculture (A-2) Districts. Therefore no permit is required for the rearing of livestock.

**The Draft Land Use Bylaw 17-779 will be considered at the January 22, 2018 Council meeting.** Should you require additional information on the Draft Land Use Bylaw 17-779 or wish to provide comments **prior to January 10, 2018**, please contact the Planning & Development Department by calling 1-780-524-7600 or Toll Free 1-888-524-7601 and ask for a Development Officer specific to your area.