

LAND USE BYLAW



*Prepared by the County of Stettler No. 6 Council and Planning and Development Services
Bylaw No. 1443-10 adopted March 9, 2011*

Current as of:

*Amending Bylaw 1481-12 adopted June 12, 2013
Amending Bylaw 1519-14 adopted July 23, 2014
Amending Bylaw 1560-16 as adopted July 13, 2016
Amending Bylaw 1533-14 adopted August 10, 2016
Amending Bylaws 1559-16, 1567-16, 1569-16 and 1571-16 as
adopted September 14, 2016
Amending Bylaw 1590-18 as adopted March 14, 2018
Amending Bylaw 1597-18 as adopted September 12, 2018
Amending Bylaw 1602-18 as adopted November 13, 2018
Amending Bylaw 1611-19 as adopted November 6, 2019
Amending Bylaw 1624-19 as adopted December 11, 2019*

*Amending Bylaw 1631-20 as adopted April 22, 2020
Amending Bylaw 1634-20 as adopted May 13, 2020
Amending Bylaw 1644-20 as adopted December 9, 2020
Amending Bylaw 1654-21 as adopted March 10, 2021
Amending Bylaw 1656-21 as adopted May 12, 2021
Amending Bylaw 1657-21 as adopted May 12, 2021
Amending Bylaw 1658-21 as adopted May 12, 2021
Amending Bylaw 1659-21 as adopted May 12, 2021
Amending Bylaw 1661-21 as adopted June 9, 2021
Amending Bylaw 1664-21 as adopted September 8, 2021
Amending Bylaw 1665-21 as adopted September 8, 2021*

98 COUNTRY RESIDENCE RECREATIONAL DISTRICT (CRR)

PURPOSE

98.1 To provide for the development of country residences in the vicinity of recreational amenities. This District does not apply to stand-alone parcels and must be developed as a serviced or un-serviced multi-lot subdivision. The maximum parcel size discourages the keeping of livestock or other agricultural pursuits, and these are not allowed in this District.

LAND USES

<p>98.2 Permitted Uses</p> <ul style="list-style-type: none"> • Ancillary Building or Ancillary Use – standard size, subject to Section 43.10 • Detached Dwelling • Recreational Vehicle, subject to Section 98.14 • Public or Private Road and Utility, except windmill and stand-alone solar panel in or adjacent to a hamlet or multi-lot subdivision

<p>98.3 Discretionary Uses</p> <ul style="list-style-type: none"> • Ancillary Building or Ancillary Use – oversized, subject to Section 43.10 • Communication Antenna and Structure • Garden Suite • Home Business • Land Reclamation • Manufactured Home • Public or Private Road and Utility, windmill and stand-alone solar panel only in or adjacent to a hamlet or multi-lot subdivision • Recreational Vehicle – Park Model Recreational Unit subject to Section 98.14

SITE REGULATIONS

98.4 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:

Lot Area	<ul style="list-style-type: none"> • Minimum: 1 acre (0.4047 ha) • Maximum: 3.0 acre (1.21 ha) • Developable land: 1.0 acre (0.4047 ha)
Lot Width	N/A
Lot Depth	N/A
Front Yard	<ul style="list-style-type: none"> • County road inside a hamlet or multi-lot subdivision boundary – all buildings 25 ft (7.62 m) • County road outside of a hamlet or multi-lot subdivision boundary – see Section 58.25 • Highways and Secondary Roads – see Section 58.25
Rear Yard	<ul style="list-style-type: none"> • Road frontage: see Front Yard • Internal lot:
Side Yard	<ul style="list-style-type: none"> - All buildings except Ancillary Building: 25 feet (7.62 meters) - Ancillary Building: see Section 43
If a greater yard setback distance is required by the Alberta Building Code, that Code’s requirements shall be the minimum yard distance.	
Building Height (maximum)	<p>Subject to Section 23.7:</p> <ul style="list-style-type: none"> • All buildings, except Ancillary Building: 26.25 ft (8 m)

	<ul style="list-style-type: none"> • Ancillary Building: refer to Section 43.9 and further: • All buildings: <ul style="list-style-type: none"> - pitched roof – 22 ft (6.7 m) wall height at eaves - flat roof – 22 ft (6.7 m) wall height at parapet
Floor Area	Detached Dwelling or Manufactured Home: ground floor area of 900 ft ² (83.6 m ²)
Site Coverage (maximum)	30%
Floor Area Ratio (maximum)	N/A

98.5 Development standards for uses not specified in Section 98.4 shall be determined by the Development Authority.

98.6 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

98.7 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

98.8 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.

MINIMUM SERVICING REQUIREMENTS

98.9 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.

98.10 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.

98.11 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.

98.12 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>.

- 98.13 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>.
- 98.14 A development permit for a Recreational Vehicle or a Recreational Vehicle – Park Model Recreational Unit may be issued subject to Section 69 and shall include a condition that the dwelling unit is connected to a certified public or private sewage disposal system while being placed on a site; and further, the use of a Recreational Vehicle as a dwelling unit shall comply with the regulations in Section 0.
- 98.15 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

- 98.16 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.