

**LAC STE. ANNE COUNTY
PROVINCE OF ALBERTA
BYLAW 22-2017-03-2024**

A BYLAW TO AMEND LAC STE. ANNE COUNTY LAND USE BYLAW 22-2017 FOR THE REGULATION OF LAND USES AND DEVELOPMENT THAT DOES NOT REQUIRE A DEVELOPMENT PERMIT.

WHEREAS, pursuant to the Municipal Government Act, R.S.A. 2000, c.M-26, Part 17, Section 640 provides that a land use bylaw may regulate the use and development of land and buildings in a municipality, including:

- a. Imposing design standards,
- b. Regulating the development of buildings, and
- c. Providing of any other matter council considers necessary to regulate land use within the municipality.

AND WHEREAS, on April 11, 2019, the Council of Lac Ste. Anne County passed Bylaw #22-2017, the Lac Ste. Anne County Land Use Bylaw.

AND WHEREAS, the Council of Lac Ste. Anne County deems it necessary to amend the Land Use Bylaw by amending the section that defines development that does not require a development permit;

NOW THEREFORE, after due compliance with the relevant provisions of the Municipal Government Act, and Bylaw #22-2017, the Council of Lac Ste. Anne County, in the Province of Alberta duly assembled enact as follows:

1. The Lac Ste. Anne County Land Use Bylaw #22-2017 is hereby amended by:
 - a. Amending section 3.2.1(a) which states "maintenance or repair to any building, provided that such works do not include structural alterations or major works of renovation" which is amended to state "maintenance or repair to a building that is cosmetic in nature, but not including renovation, or structural alteration that would:
 - i. Change the nature of the building being repaired;
 - ii. Constitute an addition, or enlargement to the structure; and
 - iii. Modify the structural foundation, or structural supports including but not limited to load bearing beams, columns, walls, braces, and trusses."
 - b. Amending section 3.2.1(d) which states "Erection of a fence or other enclosure which is no higher than 1.8 metres (m) (6.0 feet [ft]) in height provided that there is no contravention of this or any other bylaw of the municipality and provided that such a fence or enclosure does not obstruct the visibility at roadway intersection" which is amended to state "Erection of a fence, gate, or other enclosure which is no higher than 1.83 metres (m) (6.0 feet [ft]) in height provided that the placement of the fence, gate, or enclosure is on or within the property lines and does not encroach on an adjacent property. Any fence, gate, or enclosure must not obstruct the visibility at roadway intersections according to the distances represented in section 10.1.48 and Figure 10.1.2: Sight Triangle."
 - c. Amending Section 3.2.1(e) which states "Construction, renovation, or on-site relocation of farm buildings, as defined in this bylaw, in conjunction with extensive agricultural operations, provided the development conforms to all applicable setbacks applied to parcels 12.1 hectares (ha) (30.0 acres) or more in size. (Please Note: a dwelling is not a Farm Building)" which is amended to state "Construction, renovation, or on-site relocation of Farm Buildings, that support the operations of an extensive agricultural operation within an agricultural district and that conforms to the setbacks applicable to

the district. Any enclosure that serves a Farm Building will not require a development permit subject to the specifications referenced in section 3.2.1(d). This bylaw does not regard a dwelling as a Farm Building.”

- d. Amending Section 3.2.1(k) which states “Signs exempted from development permit approval as described in Section 14 of this Bylaw” is amended to state “Signs exempted from development permit approval as described in section 14 of this Bylaw are specified within section 14.1.5, only these exact types, sizes and quantity of signs may be placed without a development permit in a residential, country residential, agricultural, industrial, or recreational district.”
- e. Amending Section 3.2.1(l) which states “Accessory buildings less than 9.29 m² (100.0 ft²) in area (applies to outside dimensions), including tarp structures. A building permit shall be required for Accessory Buildings 9.29 m² (100.0 ft²) or greater” which is amended to state, “Accessory buildings that do not exceed 10.0 m² (107.6 ft²) in area (applies to outside dimensions), including tarp structures. A building permit shall be required for Accessory Buildings greater than 10.0 m² (107.6 ft²).”
- f. Amending Section 3.2.1(q) which states “All decks and uncovered porches where the structure is less than 0.60 m (2.0 ft) above grade, provided all site setback requirements in the applicable land use district are met” which is amended to state, “All platform structures (such as decks, patios, porches, etc.) that remain uncovered (without roofs, awning, canopy, covers, etc.) and are less than 0.60m (2.0 ft) above grade, that conform to all site setbacks that are applicable to the land use district the structure is located within.”
- g. Add section 3.2.1(w) which states “Solar Energy Installations that are placed and maintained upon a structure that has a valid and subsisting development and building permit (if applicable). The size of the Solar Energy Installation cannot exceed the size of the roof of the building it is placed upon. **(No placement of a Solar Energy Installation will be exempt from acquiring building or electrical permits, or any other provincial application and approval process).**”
- h. Add section 15.1.175 which states ““Solar Energy Installation” means the development of a renewable or alternative energy generating unit that collects sunlight to convert into thermal or electrical energy.”
- i. Renumbering sections 15.1.175 to 15.1.189 into 15.1.176 to 15.1.190 respectively.

Read a first time this 23 day of MAY, 2024.


Reeve (SEAL)

County Manager

Public Hearing held the 27 day of June, 2024.

Read a second time this 27 day of June, 2024.


Reeve (SEAL)

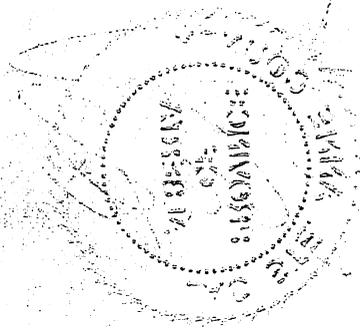
County Manager

Read a third and final time this 27 day of June, 2024.


Reeve (SEAL)

County Manager

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