

LAC STE. ANNE COUNTY
PROVINCE OF ALBERTA
BYLAW 22-2017-07-2023

A BYLAW TO AMEND THE LAC STE. ANNE COUNTY LAND USE BYLAW 22-2017 FOR THE CREATION OF A DIRECT CONTROL DISTRICT FOR THE LAKE MATCHAYAN CLUB.

WHEREAS Section 641(1) of the *Municipal Government Act*, RSA 2000, c M-26, the council of a municipality that has adopted a municipal development plan, if it wishes to exercise particular control over the use and development of land or buildings within an area of the municipality, may in its land use bylaw designate that area as a direct control district.

AND WHEREAS on the 11th day of April 2019 the Council of Lac Ste. Anne County adopted the Lac Ste. Anne County Land Use Bylaw.

AND WHEREAS the Council of Lac Ste. Anne County has deemed it necessary to redistrict the Lake Matchayan Club to a more appropriate Land Use District for their current and desired land uses.

NOW THEREFORE, after due compliance with the relevant provisions of the Municipal Government Act and Bylaw #22-2017, the Council duly assembled hereby enact as follows:

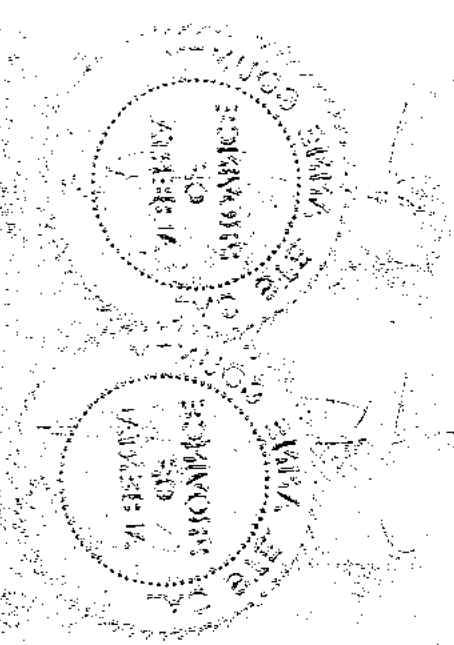
- 1) Lac Ste. Anne County Bylaw No. 22-2017-07-2023, is hereby adopted in accordance with attached Schedule "A", "B" and "C":
 - a. Redistricting the lands legally described in Schedule "A" from Country Residential Ranch (CRR) District to Direct Control (DC) District.
 - b. Amending Land Use Bylaw Map 6 Region F to reflect the redistricting of the lands legally described and shown in Schedule "A" as a Direct Control (DC) District.
 - c. Create the 26 DC (23-01) district described and shown in Schedule "C" to be included in the Appendix A section of the Land Use Bylaw.
- 2) That this Bylaw comes into full force and effect upon third reading of this Bylaw.

First Reading carried the 14th day of September, A.D. 2023.


Reeve (SEAL)
County Manager (SEAL)

Second Reading carried the 12th day of October, A.D. 2023.

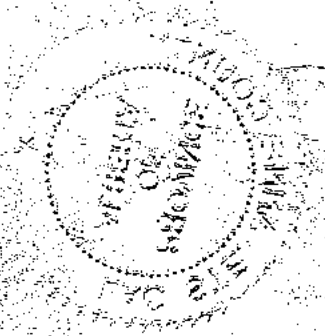

Reeve (SEAL)
County Manager (SEAL)



Third Reading carried the 12th day of October, A.D. 2023.


Reeve (SEAL)

County Manager (SEAL)

Schedule "A"

Bylaw No. 22-2017-07-2023

A BYLAW TO AMEND THE LAC STE. ANNE COUNTY LAND USE BYLAW 22-2017 FOR THE CREATION OF A DIRECT CONTROL DISTRICT FOR THE LAKE MATCHAYAN CLUB

That part of the lands legally known as SE 32-54-01-W5M, be amended from Country Residential Ranch "CRR" under Land Use Bylaw 22-2017-07-2023, to Direct Control District (DC) under Land Use Bylaw 22-2017-07-2023. Land described under Schedule "A".

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 54

SECTION 32

ALL THAT PORTION OF THE SOUTH EAST QUARTER NOT COVERED BY THE WATERS OF LAKE MATCHAYAN AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 10TH DAY OF DECEMBER A.D. 1903, CONTAINING 57.4 HECTARES (141.70 ACRS) MORE OR LESS

EXCEPTING THEREOUT:

A) 2.55 HECTARES (6.30 ACRES) MORE OR LESS TAKEN FOR RIGHT OF WAY OF THE ST. ALBERT WESTERLY BRANCH OF THE CANADIAN NORTHERN ALBERTA RAILWAY AS SHOWN ON RAILWAY PLAN 6054AO

B) 0.178 HECTARES (0.44 ACRES) MORE OR LESS AS SHOWN ON ROAD PLAN 8749AU

C) ALL THAT PORTION CONTAINING 47.8 HECTARES (118 ACRES) MORE OR LESS DESCRIBED IN CERTIFICATE OF TITLE 175T105

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

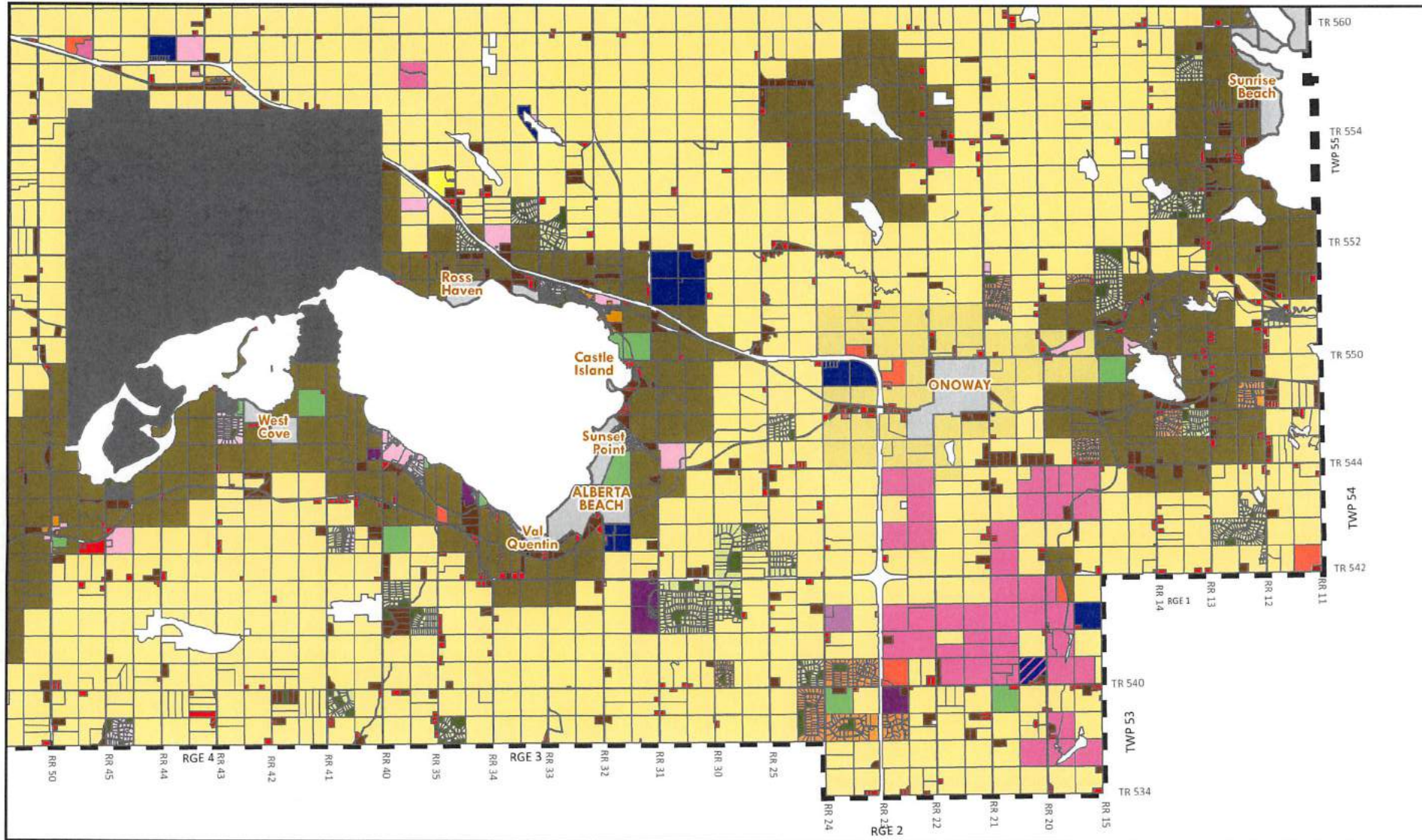
MUNICIPALITY: LAC STE. ANNE COUNTY

Schedule "B"

Bylaw No. 22-2017-07-2023

A BYLAW TO AMEND THE LAC STE. ANNE COUNTY LAND USE BYLAW 22-2017 FOR THE CREATION
OF A DIRECT CONTROL DISTRICT FOR THE LAKE MATCHAYAN CLUB

*That Land Use Bylaw Map 6 Region F is amended to reflect the redistricting of the lands
legally described and shown under Schedule "A" as a Direct Control (DC) District.*



Lac Ste. Anne County
Land Use Bylaw



LAC STE. ANNE COUNTY

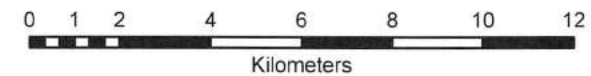
LUB

- AG1
- AG1, AR
- AG1, CREC
- AG2
- AGF

- AP
- AR
- CL
- CLR
- CR3
- CRE
- CREC
- CRR
- CRS
- CRX
- County Land
- DC
- HC
- HD

- HD, IN
- IN
- IN, CRS
- INT
- MHS
- REC
- UR
- UR, IN
- UR, CREC
- Alexis Nakota Sioux
- Municipal Boundaries
- County Boundary

Map 6
Region 'F'



Schedule "C"

Bylaw No. 22-2017-07-2023

A BYLAW TO AMEND THE LAC STE. ANNE COUNTY LAND USE BYLAW 22-2017 FOR THE CREATION
OF A DIRECT CONTROL DISTRICT FOR THE LAKE MATCHAYAN CLUB

*That the Land Use Bylaw be amended to include the 26 DC (23-01) district for Lake
Matchayan Club.*

26 DC 23-01

Lake Matchayan Club

Purpose

The purpose of this District is solely to accommodate the existing Lake Matchayan Club. The Lake Matchayan Club is a registered non-profit Alberta Society that has been in existence since 1945. The area has been developed and operated as a family oriented recreational retreat for the benefit of the Club's members. The club is made of 16 seasonal sites, a recreational area, and a large Conservation Easement.

In addition to having common recreational and community facilities, the members have access to unsubdivided sites of varying sizes. These sites are governed by the Lake Matchayan Club. The sites are used by the members to locate cabins and sheds for seasonal recreational living.

It is the purpose of the Lake Matchayan Club to provide a recreational area for their members to enjoy within a safe, family and community setting while experiencing the lake and maintaining and preserving the land upon which the club is situated.

Regulations

26.1.1 Principal uses within this district are outlined in Table 26.1.

26.1.2 Accessory uses within this district are outlined in Table 26.2.

26.1.3 Parcel development regulations for this district are outlined in Table 26.3. Regulations not outlined shall be subject to the discretion of the Development Authority.

26.1.4 The existing camp, buildings, amenities, and structures located within the area of the adoption date of this Bylaw shall be considered to be permitted and conforming uses for the purposes of the bylaw.

Use Definitions

26.1.5 For the purposes of this DC 23-01 District only, the following definitions shall be used:

- a. "Accessory Building" means a building separate and subordinate to the principal building (including such a building on a site or a seasonal site), the use of which is incidental to that of the principal building and is located on the same site but and may include a building or structure used for sleeping accommodation.
- b. "Accessory Use" means the use of a building or land that is incidental to and subordinate to the principal use of the site which it is located.
- c. "Cabin" mean a self-contained building with provisions for sleeping and may include cooking and toilet facilities.
- d. "Communication Tower" means an accessory structure, either freestanding or attached to a building, the purpose of which is to support a telecommunication antenna for the transmitting or receiving of television, radio, internet, or telephone. For these purposes this does not include a structure of use that require approval from Industry Canada.

- e. "Garage" means an Accessory Building or part of the principal building designed and used primarily for the storage of non-commercial motor vehicles and other equipment and includes a carport.
- f. "Mobile Home" means a dwelling unit which is constructed with a heavy transport chassis that allows for the permanent or temporary attachment of a hitch and wheel assembly to enable the relocation of the dwelling.
- g. "Modular Home" means a finished section(s) of a complete dwelling built in a factory for transport to the site for installation. Finished means fully enclosed on the exterior and interior but need not include interior painting, taping, and installation of cabinets, floor covering, fixtures, heating systems, and exterior finishes.
- h. "Recreational Facility" means any building, structure, or equipment for either active or passive recreation, excluding washroom and changing facilities.
- i. "Temporary Storage" means outdoor storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structure or the material alteration of the existing state of the land.

Table 26.1 – Principal Uses

Principal Uses	Permitted	Discretionary
Cabin	P	
Mobile Home	P	
Modular Home	P	

Table 26.2 – Accessory Uses

Accessory Uses	Permitted	Discretionary
Accessory Building/Accessory Use		D
Communication Tower		D
Garage	P	
Recreational Facility	P	
Temporary Storage		D

Table 26.3 – Parcel Development Regulations

Regulation	Standard
Density	Max: 1 principal use per site
Floor Area (Principal Building)	Max: 92.9 m ² (1,000 ft ²)
Structure Height	Max: 8.2 m (27 ft)
Min. Setbacks	Rear: 7.5 m (24.61 ft) Side: 6.0 m (19.69 ft) Front: 10.0 m (32.81 ft) 25.0 m (82.02 ft) from any Municipal roadway From Lakeshore: As established by the Lac Ste. Anne County Environmental Inventory.

Additional Regulations

26.1.6 The Lake Matchayan Club bylaws, policies and Board govern site development and the use of common areas by the members of the Club and their guests. For clarity and uniformity these land use regulations are included in the DC 23-01 District to apply to all new Development Permits on the Parcel.

26.1.7 All development permit applications shall have written approval by the Lake Matchayan Club prior to their submission to Lac Ste. Anne County. The written approval shall describe the type of structure and placement within the district.

26.1.8 For a Cabin, Mobile Home, or Modular Home located on a site:

- a) Shall not have a basement.
- b) The maximum age of a structure when it's first located on to a site shall be twenty (20) years.
- c) The foundation shall be poured concrete, concrete pads, screw pile, pressure treated wood posts, concrete pile and grade beam system, or floating concrete slab.
- d) The exterior finish shall be stone, brick, vinyl, metal stucco, or wood. All exteriors shall be kept in a neat and clean appearance.

26.1.9 No structure on a site shall be used as a permanent residence, and occupancy shall be restricted from November 1st to March 31st.

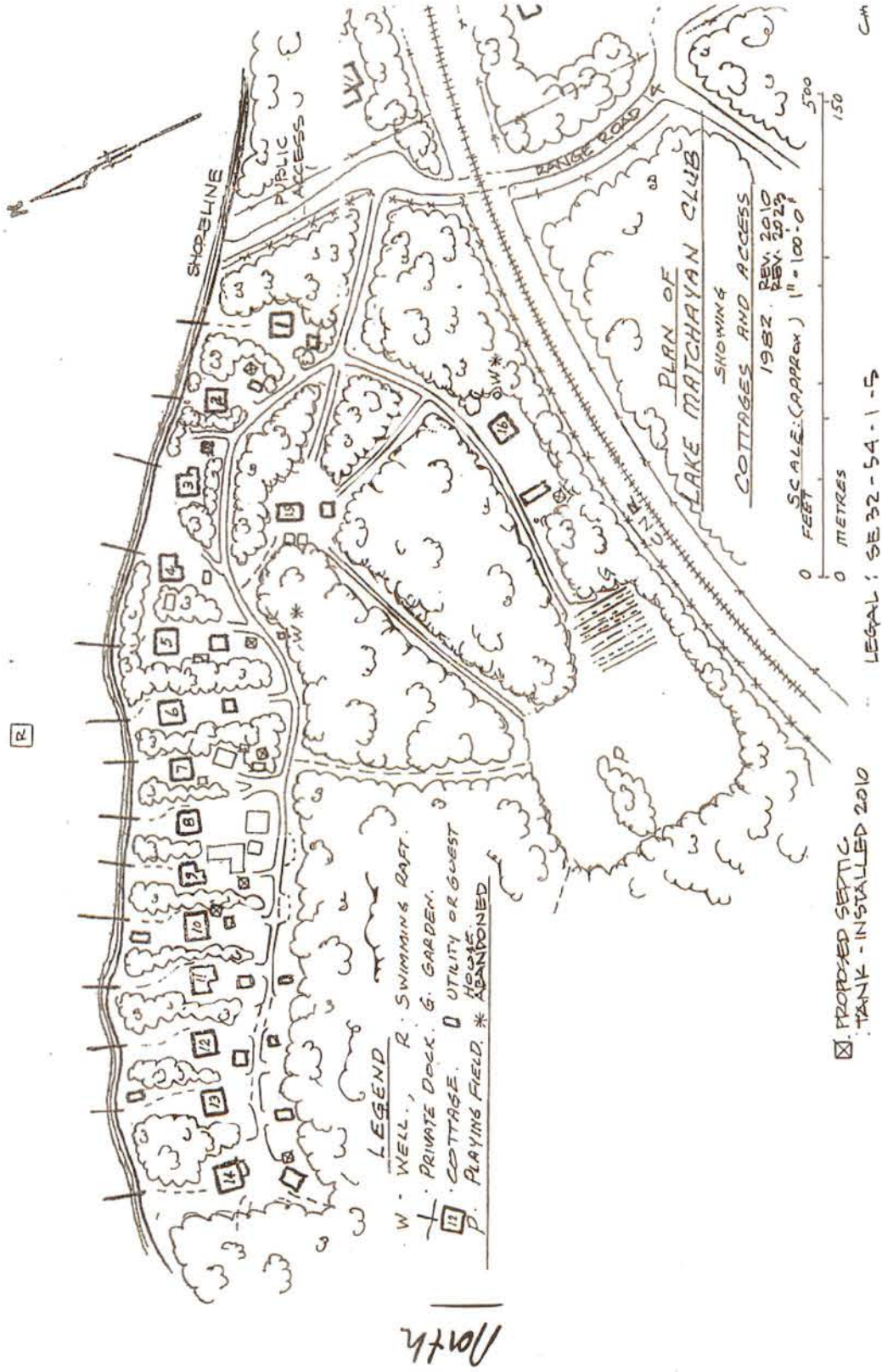
26.1.10 All sites may be serviced with potable water and electrical power. Water supply to sites and seasonal sites may be seasonally provided.

26.1.11 All sites with a structure must have a waste disposal system provided in accordance with the Alberta Safety Codes Act, The provincial Board of Health Regulations and the Environmental Protection and Enhancement Act. Pump out tanks are the required method of waste management.

26.1.12 Development applications within this district will require a site-specific assessment (to identify 1:100 Year Flood plain level) to determine the exact flood risk and flood mitigation measures of the proposed development.

26.1.13 All development shall comply with the Riparian Setback Matrix Model.

26.1.14 The area subject to this DC are located SE 32-54-1-W5.



☒. PROPOSED SEPTIC TANK - INSTALLED 2010

Figure 1: Plan of Lake Matchayan Club.

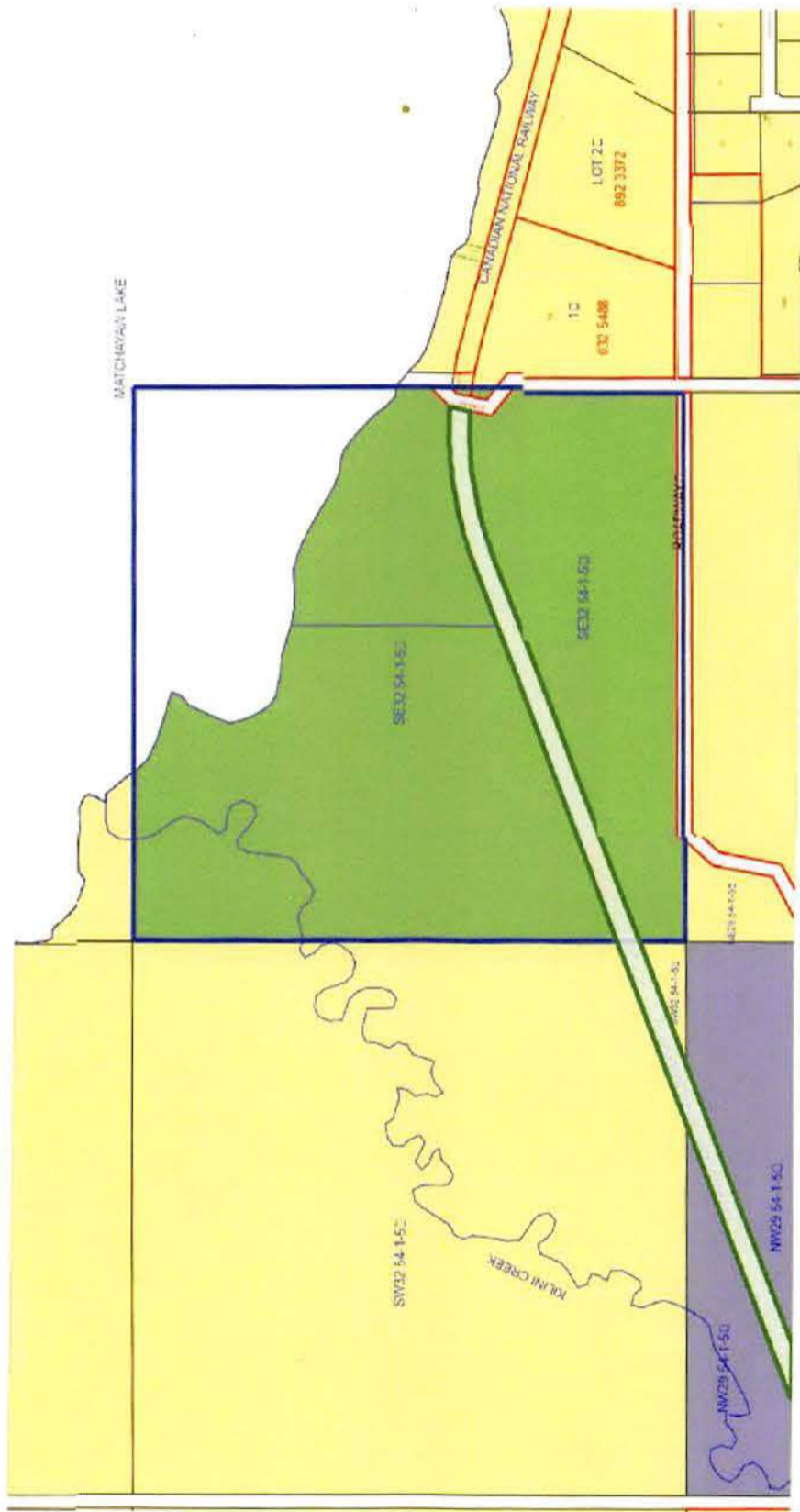


Figure 2. Spatial of SE 32-54-1-W5.