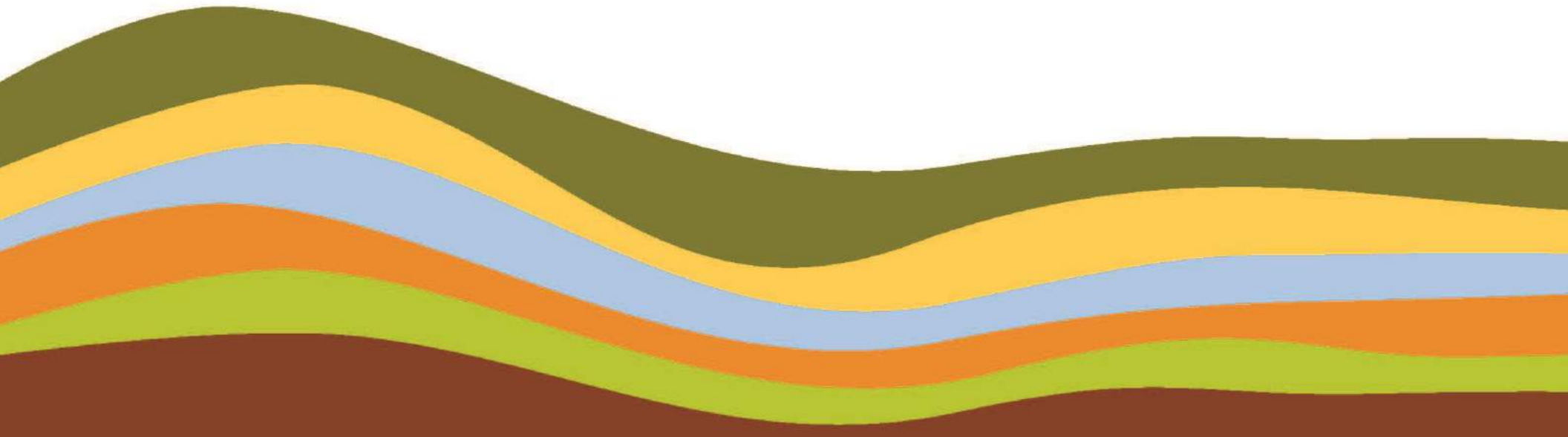
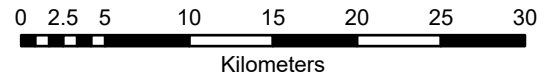
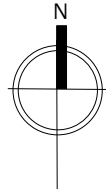
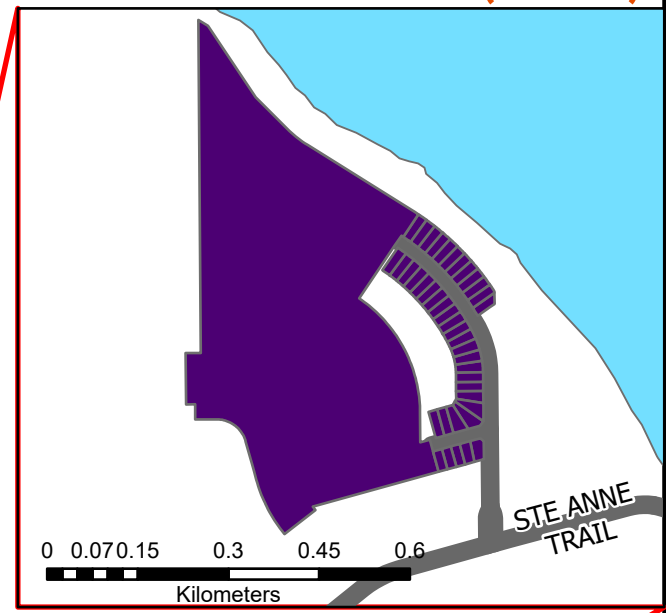
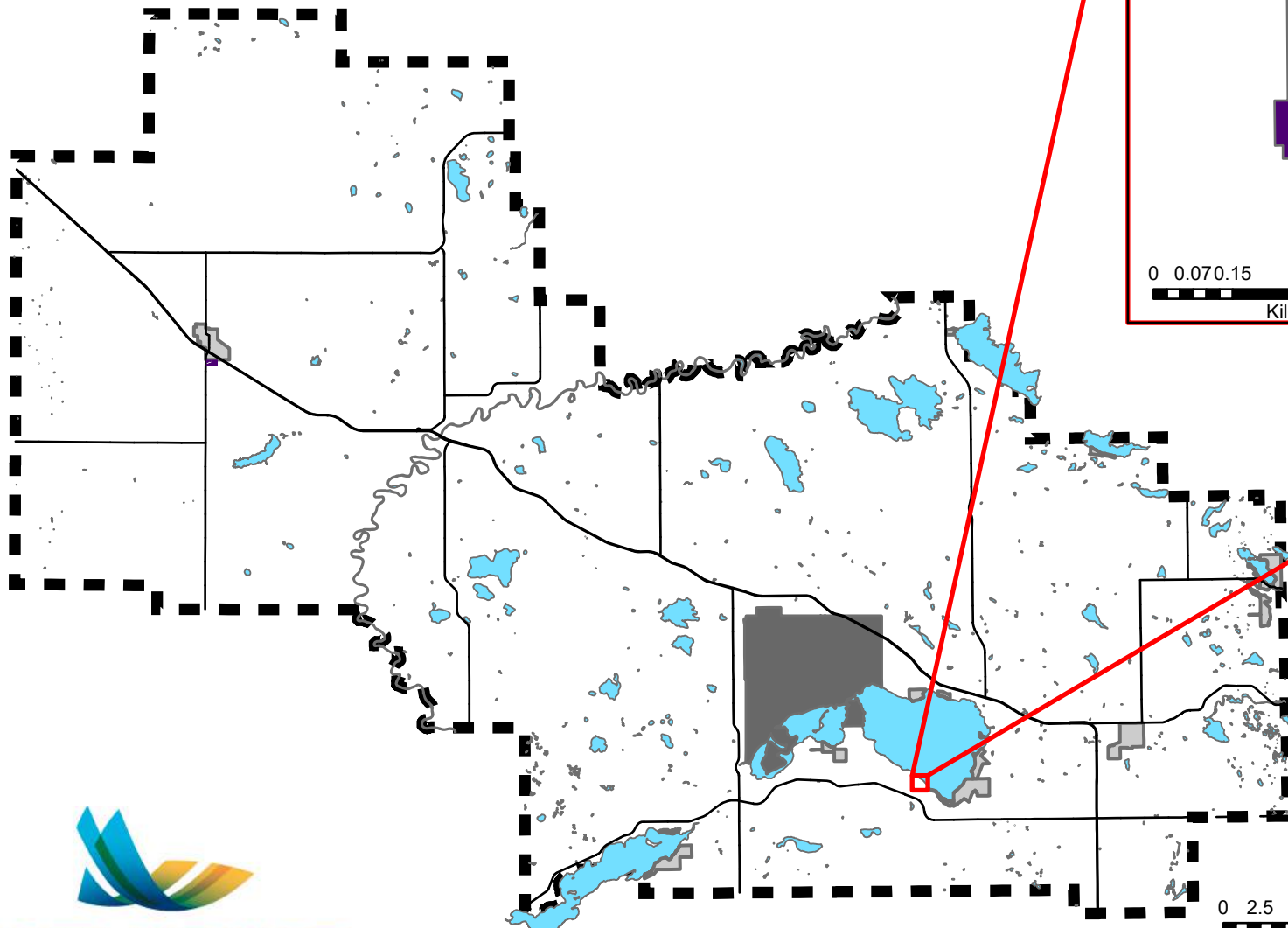

Appendix A

Direct Control Districts



Lac Ste. Anne County Land Use Bylaw

Appendix A Windmill Harbour (04-01)



16 DC 04-01

Windmill Harbour

Purpose

This district is intended to accommodate the development of an upscale, environmentally sensitive and fully serviced bare-land condominium lake front resort community.

Regulations

Permitted and discretionary uses within DC 04-01 are outlined in Table 1.

Development regulations for DC 04-01 are outlined in Table 2.

Table 1: Permitted and Discretionary Uses

Uses	Permitted	Discretionary
Accessory Building or Use		D
Condominium Boat Launch, Pier/Wharf and Accessory Parking	P	
Condominium Equipment Garage and Yard	P	
Condominium Boat and RV Storage	P	
Condominium Caretakers' Residence	P	
Condominium Club House	P	
Condominium Convenience Store		D
Condominium Food and Beverage Service		D
Geothermal/Wind/Solar Energy Installations	P	
Home Based Business (Minor)		D
Modular Home	P	
Nature Conservation	P	
Private Park, Playground and Open Space Including Trail	P	
Public Use		D
Single Detached Dwelling	P	
Utility Building and Operation	P	
Accessory Building or Use		D

Table 2: Development Regulations

Regulation	Standard
Minimum Lot Area	553 m2 (5,737 ft2)
Minimum Lot Frontage	15.25 m (50 ft) or 9.0 m (29.5 ft in cul-de-sac)
Minimum Lot Depth	35m (114.8 ft) or 32m (105ft) in cul-de-sac)
Minimum Front Yard Setback	7.5 m (24.6 ft)
Minimum Side Yard Setback	1.5 m (4.92 ft) for principal building, 7.5 m (24.6 ft) for accessory building
Minimum Rear Yard Setback	
Principal Building	12 m (39.4 ft) on channel and lake lots or, 7.5 m (24.6 ft) on inland lots.
Accessory Building	7.5 m (24.6 ft) on channel and lake lots or, 0.5 m (1.6 ft) on inland lots.
Maximum Developed Area of a Lot	40%
Minimum Dwelling Floor Area (not including Deck, Porch, Attached Garage, etc.)	Minimum dwelling floor area not including deck, 111m ² (1,195ft ²)
Maximum Dwelling Floor Area (Not including Deck Porch, attached Garage, etc.)	465m ² (5,005 ft ²)
Maximum Dwelling Height (In the Front Row of Lots from the Lake)	7.5 m (24.6 ft)
Maximum Dwelling Height (In the Second Row of Lots from the Lake)	9 m (29.5 ft)

16.1.1 No habitable floor or mechanical/utility room of any building shall be located below 724 metre geodetic in elevation, unless adequate water proofing in compliance with good engineering practice is provided.

16.1.2 Access to each lot shall be in accordance with Development Authority standards.

Dwelling Density

16.1.3 A maximum of one single detached dwelling, modular home or manufactured home may be located on a lot.

16.1.4 Temporary guest RV may be permitted as regulated by the condominium association.

Parking and Storage

16.1.5 Each lot shall accommodate the parking of two passenger vehicles on-site.

16.1.6 The storage of RV and/or boat on a lot other than the condominium RV and boat storage yard may be permitted, provided that the RV and/or boat belong to the lot owner and as regulated by the condominium association.

Landscaping and Nature Conservation (excluding habitat management area)

16.1.7 Each lot and undeveloped common land shall be landscaped with proper vegetation and tree retention for appearance and drainage purposes.

16.1.8 Fence shall not exceed 1.8 metre (5.9 feet) in height, unless for security reason a higher fence is necessary. No fence shall be located in the front yard of a lot. Only chain link fence (without inserts) shall be allowed; however, the condominium association may consider exceptional circumstance and specifically permit the installation of a fence of different construction, design and/or location.

16.1.9 Land designated as conservation area shall not be developed except for nature conservation, passive open space recreation, natural and storm water drainage, access to the lake, and geothermal, wind/solar energy installations.

Utilities and Drainage

16.1.10 Water supply and sanitary sewage disposal systems shall be provided to all lots and shall be operated by the condominium association in compliance with Provincial and County standards.

16.1.11 Where appropriate, surface storm water shall be retained, managed and released in accordance with Alberta Environment guidelines. The neighbouring land shall not be adversely affected by surface drainage from development in this district.

Character and Appearance of Development

16.1.12 The condominium association may impose additional development and architectural guidelines, which shall be consistent with the provisions of this district.

Delegation of Development Authority

16.1.13 Lac Ste. Anne Council delegates approving authority for all residential development and uses related to a residential development as described in Subsection (2) above to the Development Officer. All other development and uses shall be determined by the Municipal Planning Commission.

16.1.14 Development permits and stop orders are subject to the Subdivision and Development Appeal Board.

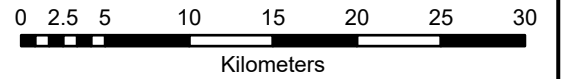
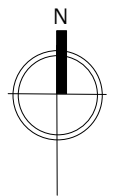
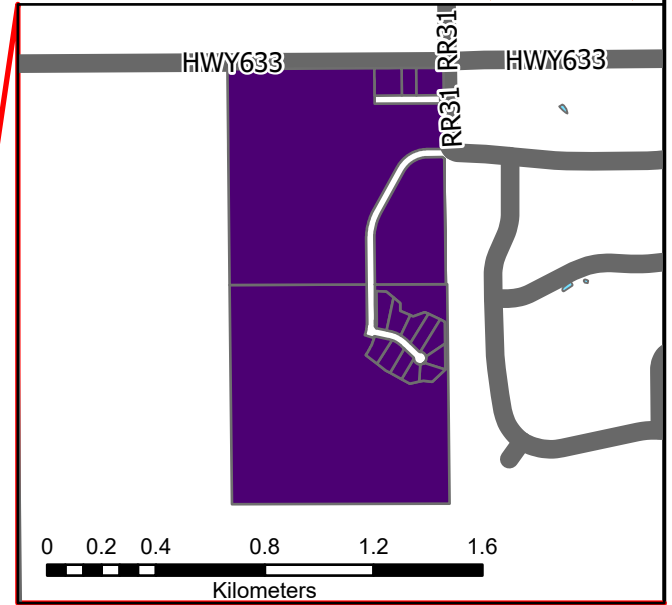
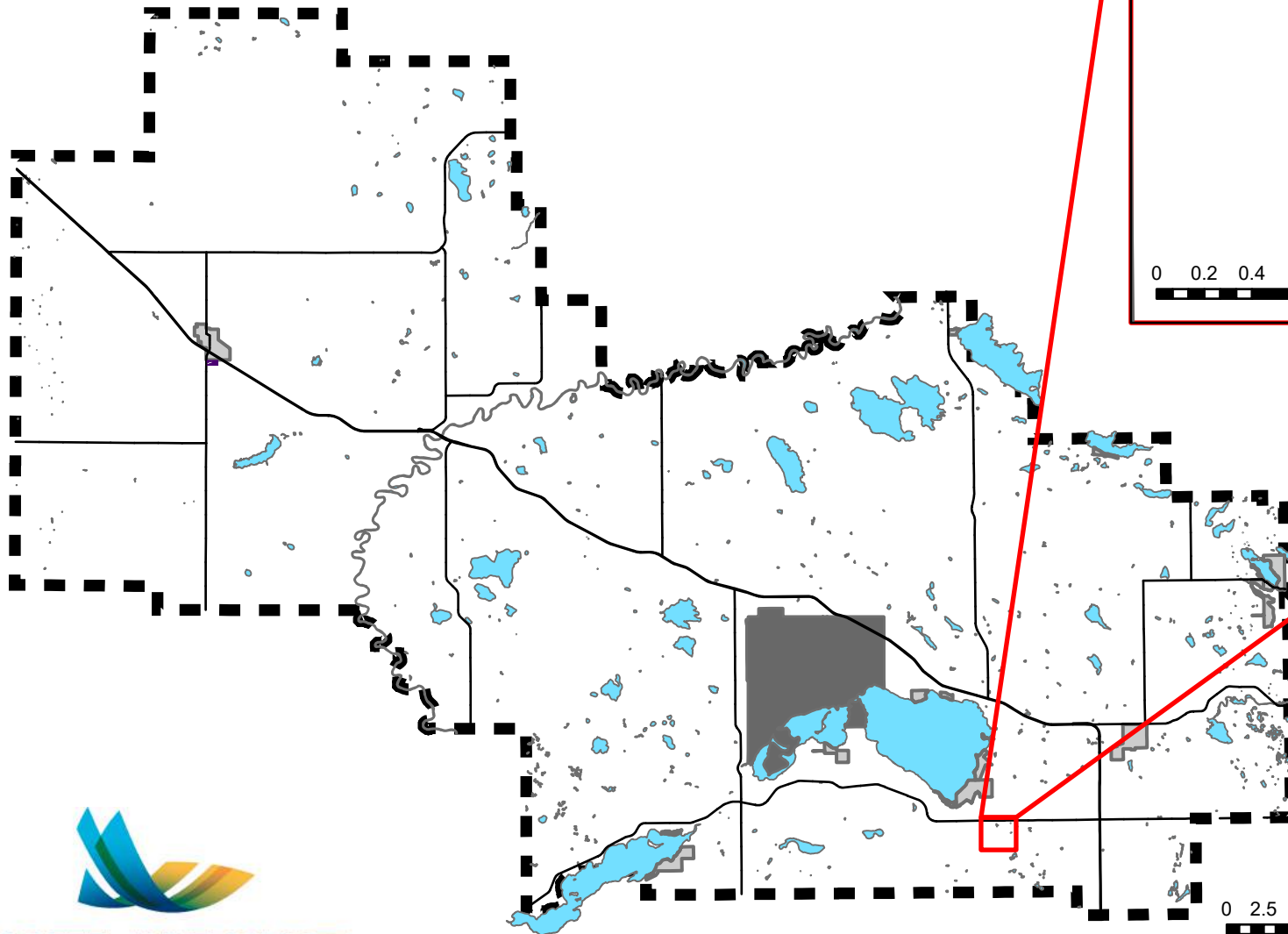
16.1.15 The area subject to this DCC is as described as that portion of River Lot 15, which lies north of Lakeshore Road in the area, known as Lac Ste. Anne Settlement.

Lac Ste. Anne County

Land Use Bylaw

Appendix A

Alberta Beach Estates (11-01)



17 DC 11-01

Alberta Beach Estates

Purpose

This district is intended to accommodate the development of an upscale, environmentally sensitive and fully serviced bare-land condominium residential community near Alberta Beach, Alberta.

Regulations

Permitted and discretionary uses within DC 11-01 are outlined in Table 1.

Development regulations for DC 11-01 are outlined in Table 2.

Table 1: Permitted and Discretionary Uses

Uses	Class	Notes
Accessory Building	P	Shall not be a principal building
Accessory Use	D	Shall not be a principal use
Home Based Business (Minor)	D	
Multi-Unit Dwelling	P	Only on Multi-unit dwelling designated condominium lot
Park & Playground	P	
Trails	P	
Single Detached Dwelling	P	
Extensive Agriculture	P	Prior to conversion to non-agricultural use
Keeping of Animals	P	
Public Use	D	
Supportive Living	D	
Independent Adult Living	D	
Affordable Housing	D	
Intensive Recreation	D	
Common Services Building	D	Within a bare-land condominium
Recreational Vehicle	D	
Condominium Maintenance Building	D	Within a bare-land condominium

Table 2: Development Regulations

Regulation	Standard
Minimum Lot/Unit Dwelling Area	
Frontage:	
Single Detached Dwelling	30 m (98.4 ft.)
Affordable Living	20 m (65.6 ft.)
Independent Adult	20 m (65.6 ft.)
Supportive Living	15 m (49.2 ft)
Minimum Lot Depth	45 m (147.6 ft)
Minimum Front Yard Setback	7.5 m (24.6 ft)
Minimum Side Yard Setback	1.5 m (4.92 ft) for principal building, 7.5 m (24.6 ft) for accessory building
Minimum Rear Yard Setback	15 m (49.2 ft) for principal building, 7.5 m (24.6 ft) for accessory building
Maximum Developed Area of a Lot	
Single Detached	40%
Affordable Living	67% (2:1)
Independent Adult	67% (2:1)
Supportive Living	75% (3:1)
	Subject to Subsection 1.1.6
Minimum Dwelling Floor Area (Not including deck, porch, attached garage, etc):	
Single Detached	111 m ² (1,195 ft ²)
Affordable Living	74.3 m ² (800 ft ²)
Independent Adult	74.3 m ² (800 ft ²)
Supportive Living	56 m ² (602.7 ft ²)

Additional Regulations

Land Use Plan Compliance:

- 17.1.1 All development within this District shall comply with the policy directions provided within the Alberta Beach Estates Area Structure Plan. Where a standard within a Statutory Plan conflicts with this Bylaw, the more restrictive requirement shall be applied.
- 17.1.2 Setbacks are measured as the distance from the building foundation to the property line.
- 17.1.3 Access to each lot shall be in accordance with Development Authority standards.

Dwelling Density

- 17.1.4 Dwelling density per lot or condominium unit are in accordance with the Alberta Beach Area Structure Plan requirements.
- 17.1.5 Temporary guest RV may be permitted as regulated by the condominium association and in accordance with the Lac Ste. Anne County Parking Bylaw.

Site Coverage

- 17.1.6 Where the lot solely contains an individual home and private amenity space site coverage standards described in Table 2 shall apply. Where multiple homes are on a single lot/unit the open/space to development ratio and housing density limit shall prevail.

Parking and Storage

- 17.1.7 Each lot/unit other than supportive living shall accommodate the parking of two passenger vehicles on-site.

17.1.8 The storage of RV and/or boat on a lot other than the condominium RV and boat storage yard may be permitted, provided that the RV and/or boat belong to the lot owner and as regulated by the condominium association.

Landscaping and Nature Conservation

17.1.9 Each lot and undeveloped common land shall be landscaped with proper vegetation and tree retention for appearance and drainage purposes.

17.1.10 Fence shall not exceed 1.8 metres (5.9 feet) in height, unless for security reason a higher fence is necessary. No fence shall be located in the front yard of a lot. Only chain link fence (without inserts) shall be allowed; however, the condominium association may consider exceptional circumstance and specifically permit the installation of a fence of different construction, design and/or location.

17.1.11 A landscaping plan and vegetative plan shall be submitted for approval in a form acceptable to Lac Ste. Anne County prior to the development of any lot within Alberta Beach Estates. Development may commence at the discretion of the approving authority provided adequate security is provided to the County.

17.1.12 Trails shall be developed in accordance with County Standards. Trails within the Supportive Living and Independent Adult area must be hard-surfaced.

17.1.13 Land designated as conservation area shall not be developed except for nature conservation, passive open space recreation, natural and storm water drainage, access to the lake, and geothermal/wind/solar energy installations.

Supportive Living Standards

17.1.14 The Condominium Association must maintain an operating license under the Supportive Living Accommodation and Licensing Act and all applicable standards of the Lac Ste. Anne County Land Use Bylaw as a condition of Development Permit Approval.

Affordable Housing Standards

17.1.15 The Condominium Association must conform with all applicable standards of the Lac Ste. Anne County Land Use Bylaw as a condition of Development Permit Approval

Independent Adult Standards

17.1.16 The Condominium Association must conform with all applicable standards of the Lac Ste. Anne County Land Use Bylaw as a condition of Development Permit Approval.

Subdivision Applications

17.1.17 No subdivision application shall be considered unless a satisfactory amendment has been made to the Alberta Beach Estates Area Structure Plan unless the purpose of the subdivision is to allow for a public work such as a fire department work, water or sewer utility lot or similar work.

Utilities and Drainage

17.1.18 Water supply and sanitary sewage disposal systems shall be provided to all lots and shall be operated by the condominium association in compliance with Provincial and County standards.

17.1.19 Where appropriate, surface storm water shall be retained, managed and released in accordance with Alberta Environment guidelines. The neighbouring land shall not be adversely affected by surface drainage from development in this district.

Character and Appearance Authority

17.1.20 The condominium association may impose additional development and architectural guidelines which shall be consistent with the provisions of this district.

Delegation of Development Authority

17.1.21 Lac Ste. Anne Council delegates approving authority for all residential development and uses related to a residential development to the Development Officer. All other development and uses shall be determined by the Municipal Planning Commission.

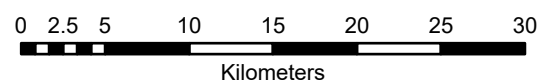
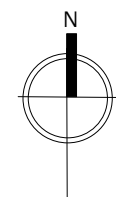
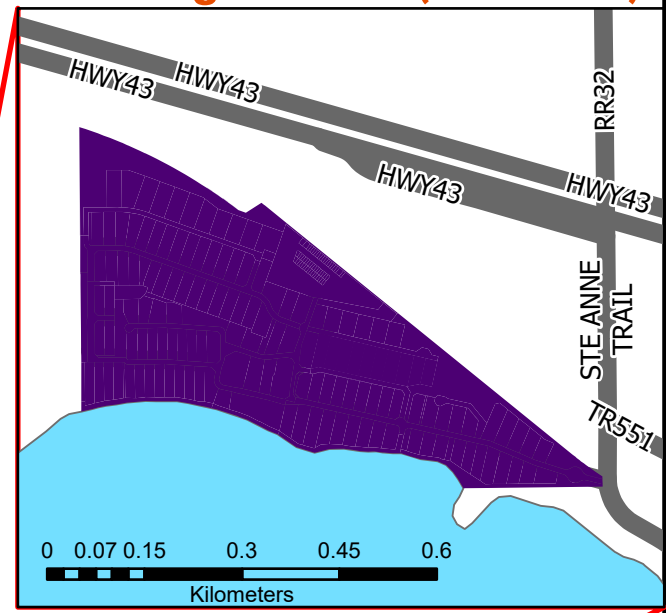
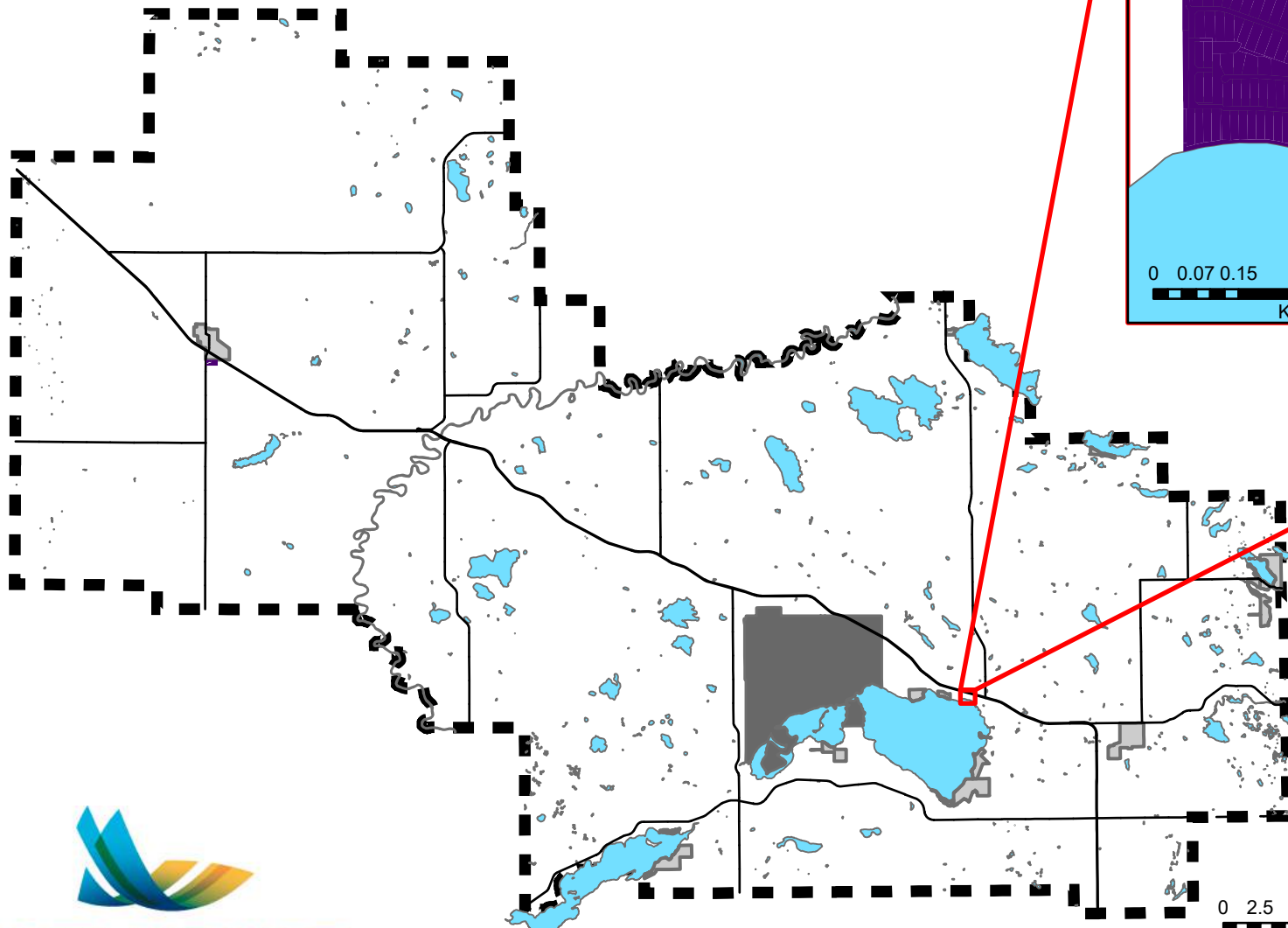
17.1.22 Development permits and stop orders are subject to the Subdivision and Development Appeal Board.

Development Permit Authorization

17.1.23 All development permit applications within a condominium area shall require the approval of the applicable condominium association where one exists in order to be considered in complete form and be processed by the Development Authority.

Lac Ste. Anne County Land Use Bylaw

Appendix A Water's Edge Resort (DC14-01)



18 DC 14-01

Waters Edge Resort

Purpose

The purpose of this District is to accommodate the development of an adult and family oriented Bare Land Condominium Subdivision which will provide a wide selection of lot sizes, common property for access, park area and lakefront access, and a picturesque view of Lac Ste. Anne under Bare Land Condominium Ownership.



Regulations

Permitted and Discretionary uses within DC 14-01 are outlined in Table 1.

Development Regulations for DC 14-01 are outlined in Table 2.

Table 1: Permitted and Discretionary Uses

Uses	Permitted	Discretionary
Accessory Building or Use	P	
Communication Tower		D
Garage	P	
Guest House		D
Home Based Business (minor)	P	
Marina or Boat Rental Facility	P	
Modular Dwelling	P	
Park, playground and open space inc. trails	P	
Retail Store		D
Single Detached Dwelling/Modular Home	P	
Storage Yard	P	

Table 2: Development Regulations

Regulation	Standard
Parcel Areas	Area "A" Lots Min 929.0 m ² (10,000.0 ft ²) Other Lot Min: 696.75 m ² (7500.0 ft ²)
Density	Max. 1 dwelling per parcel* *More than 1 dwelling may be permitted subject to the conditions set out in Section 10.2 of this Bylaw
Floor Area	Min: 55.7 m ² (640 ft ²)
Dwelling Height	Area "B" Lots: 1 storey Other: 1.5 to 2.0 storey
Min. Setbacks	Rear: 6.0 m (19.7 ft) Side: 2.43 m (8 ft) Front: 9.0 m (30 ft) Lake View (Front Yard): 9.0 m (30 ft) Lane Way: 6.0m (19.7ft)
Min Lot Width	Area "A" Lots: 18.28 m (60.0 ft) Other: 15.24 m (50.0 ft)
Min Lot Depth	45.75 m (150.0 ft)
Lot Coverage	Maximum 40%
Parking	Min 2 passenger vehicles per parcel

Additional Regulations

- 18.1.1 In addition to the regulations listed above, other regulations in this bylaw also apply. These include:
- General Development Regulations of Sections 10;
 - Specific Use Regulations of Section 11;
 - Parking and Loading Standards of Section 12;
 - Landscaping Standards of Section 14; and
 - Sign Regulations of Section 14.
- 18.1.2 Setbacks are measured as the distance from the building foundation to the property line.
- 18.1.3 A maximum raised deck of 408.0 ft² (37.9²) shall be allowed per lot. Decks that are not 600.0 millimetres (2.0 feet) above grade shall not require a Building Permit. Decks that are above 600.0 millimetres (2.0 feet) shall require a Building Permit and Development Permit.
- 18.1.4 A maximum of seventy-nine (79) residential parcels to be developed within Bare Land Condominium Plan No 072-6914, Unit 1.
- 18.1.5 A maximum of fifty-four (54) residential parcels to be developed within Bare Land Condominium Plan No. 072-6942, Unit 2.
- 18.1.6 A retail store shall only be developed within Bare Land Condominium Plan No. 072-6942, Unit 2.
- 18.1.7 A maximum of one (1) storage shed shall be allowed per lot, only if storage is not part of the garage or car port. Maximum size is 3.0 metres (10.0 feet) x 3.0 metres (10.0 feet) x 2.13 metres (7.0 feet).

18.1.8 Uncovered Entrance Porches and Steps can be located in Side yards to a maximum of 2.70 metres (9.0 feet.) in width.

18.1.9 All finishes of dwelling/modular home, attached/detached garage or car port, guest house, or shed shall be compatible finishes, colour coordinated and follow the Architectural Guidelines and Controls of the Bare Land Condominium Association.

18.1.10 The improvements on each lot shall follow the Architectural Controls and Landscape Standards of the Bare Land Condominium Association and have the approval of the Association. Homes with less than the standard roof pitch may be allowed subject to obtaining engineering approval in accordance with the standards of *the Safety Codes Act*.

18.1.11 Each side yard shall be landscaped with shrubs and trees to provide natural vegetation screening between lots and follow the Landscape Controls and Guidelines of the Bare Land Condominium Association.

18.1.12 A fence shall not exceed 1.80 metre (5.90 feet) in height and shall require the approval of the Bare Land Condominium Association.

18.1.13 The keeping of animals is limited to a maximum of two (2) domestic pets.

18.1.14 No residential lot may be re-subdivided to create a larger number of residential lots in this District without a formal bylaw amendment of this District and the applicable Area Structure Plan.

18.1.15 All development permit applications shall have the written approval of Waters Edge Resort Bareland Condominium Association prior to submission to Lac Ste. Anne County.

18.1.16 Lac Ste. Anne County Council delegates the approving authority for all residential development and uses related to a residential development as described in this District to the Development Officer. All other development and uses shall be determined by the Municipal Planning Commission.

18.1.17 Development decisions and stop orders are eligible for appeal to the Subdivision and Development Appeal Board pursuant to Sections 685 and 645 of *the Municipal Government Act*.

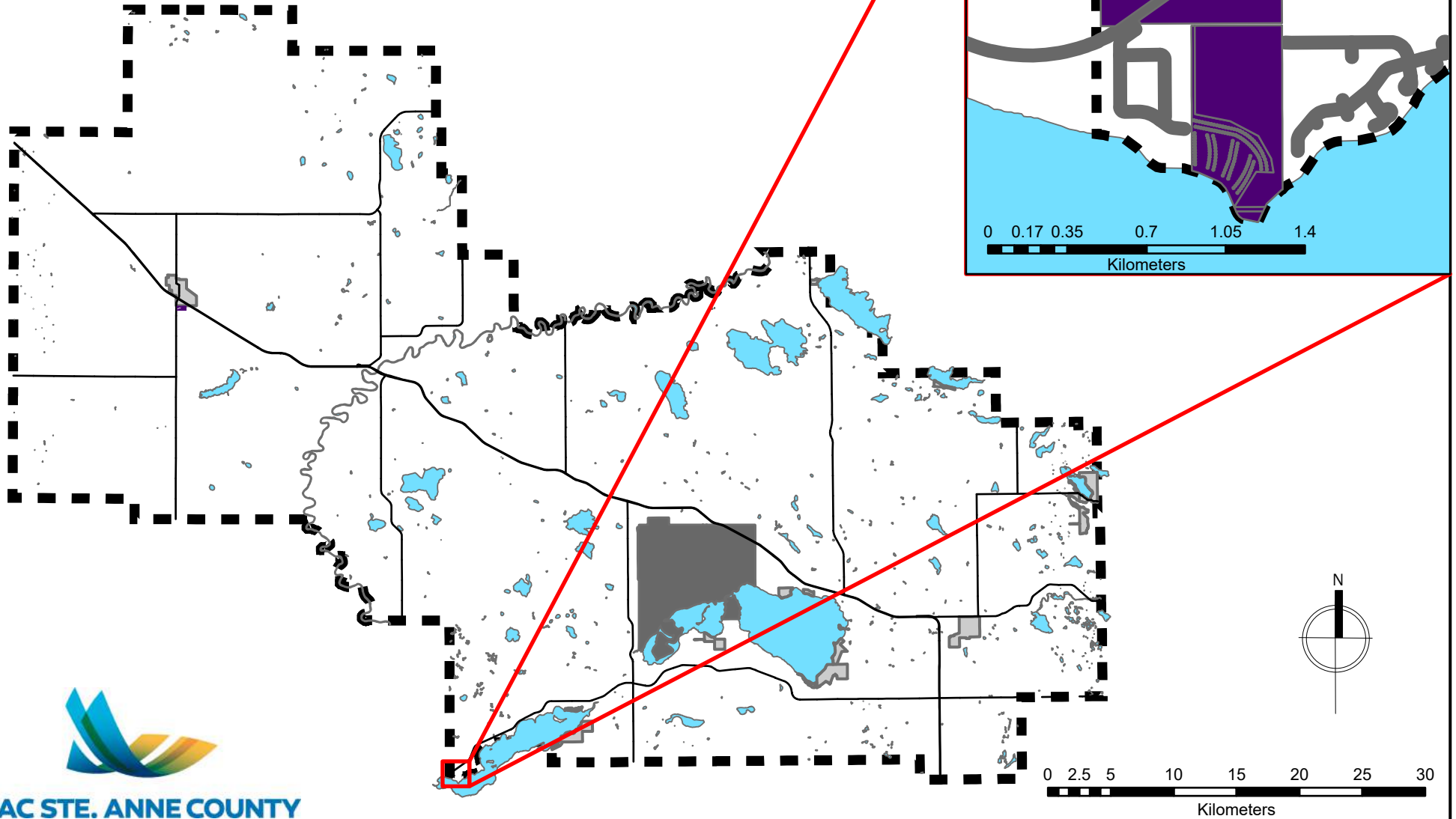
18.1.18 A landscaped buffer within each side yard shall be a minimum of 0.90 metres (3.0 feet) in width.

18.1.19 The areas subject to this DCC are located within S.E. 10-55-03-W5M, including all lots located within the following plans:

- 082 5408;
- 092 7772;
- 112 3180;
- 132 0402;
- 132 2310;
- 142 0650;
- 142 2592;
- 142 2595; and
- 142 2802.

Lac Ste. Anne County Land Use Bylaw

Appendix A Camp Koinonia (DC15-01)



19 DC 15-01

Lutheran Camp Koinonia



Purpose

The purpose of this District is solely to accommodate the existing Camp Koinonia, which is owned and operated by the Lutheran Camp Association on the shores of Lake Isle. The Lutheran Camp Association is a registered non-profit Alberta Society incorporated in 1960 that has developed and operated Camp Koinonia since 1961 as a family oriented recreational retreat for the benefit of the Association's members, the greater Lutheran Church, and the general public. The camp is made up of 155 lots, 20 seasonal lots, and 17 campsites as outlined in Figure 19.1.

In addition to having common recreational, community and worship facilities, individual members license unsubdivided lots or seasonal lots of varying size designated and governed by the Lutheran Camp Association to park recreational vehicles or, in the case of lots, to locate cabins, for seasonal recreational living. Campsites for tents and recreational vehicles, for use by the public and by members and their guests, are also available. Camp Koinonia includes typical amenities for a lakeside campground and the amenities such as a seniors' centre, pavilion and outdoor chapel associated with a Bible Camp.

It is the purpose of the Lutheran Camp Association to provide a recreational facility within a Christian setting where individuals and groups may participate in programs and activities that will enhance their spiritual growth and strengthen their Christian faith.

Regulations

- 19.1.1 Permitted and Discretionary uses within DC 15-01 are outlined in Table 1.
- 19.1.2 Development Regulations for DC 15-01 are outlined in Table 2.
- 19.1.3 The existing camp, buildings, amenities and structures located within the area of this DC 15-01 District as of the adoption date of this Bylaw shall be considered to be permitted and conforming uses for the purposes of this Bylaw.

Use Definitions

19.1.4 For the purposes of this DC 15-01 District only, the following use definitions shall be used for the remainder of this Section:

- a) “Accessory Building” means a building separate and subordinate to the principal building (including such a building on a Lot or a Seasonal Lot), the use of which is incidental to that of the principal building and is located on the same Parcel (or Lot or Seasonal Lot), but does not include a building or Structure used for human habitation.
- b) “Accessory Use” means the use of a building or land that is incidental to and subordinate to the principal use of the site on which it is located.
- c) “Bible Camp” means a camp for use by a religious organization that includes a recreational component not limited to outdoor sports, camping, water sports, and their associated facilities.
- d) “Cabin” means a self contained building with provisions for sleeping and may include cooking and toilet facilities. A Cabin shall not have a habitable basement and shall not be occupied for more than 240 days in one (1) year.
- e) “Campground” means areas of Lots, Seasonal Lots and Campsites within a Parcel which have been planned and improved (including tree clearing, roadways and utility servicing) to be used and maintained for a seasonal short-term period where the maximum occupancy shall not exceed 240 days in one (1) year. Only areas designated as Lots may include Cabins, Mobile Homes or Modular Homes. Related facilities that are accessory to and support the Campground such as an administrative Office, laundromat, picnic grounds, playgrounds, washrooms, shower house, community centres, Caretaker Residence, storage and boating facilities may be included on-site.
- f) “Caretaker Residence” means a Dwelling Unit that is secondary or ancillary to the other uses on the Parcel, and is used year-round for the purpose of providing living accommodation for the individual and their family who is primarily responsible for the maintenance and security of the Parcel. A Caretaker Residence may be a Mobile Home, Modular Home or Single Detached Dwelling and shall not be located on a Lot, a Seasonal Lot or a Campsite.

- g) “Communication Tower” means an accessory structure, either freestanding or attached to a building, the purpose of which is to support a telecommunications antenna for the transmitting or receiving of television, radio, and internet or telephone communications. For the purposes of this DC 15-01 District, a Communication Tower does include a structure or use that requires approval from Industry Canada.
- h) “Extensive Recreation” means a recreational development where the use requires large tracts of land for non-facility recreational activities such as hunting, trail riding, all-terrain vehicle trails, beach areas, picnic grounds and hiking.
- i) “Garage” means an Accessory Building or part of the principal building designed and used primarily for storage of noncommercial motor vehicles and other equipment and includes a carport.
- j) “Intensive Recreation” means high density recreational activities such as fishing lodges, a boat rental facility, riding stables, sports fields with amenities, curling rinks, arenas, skating rinks, outdoor swimming pools, golf courses, recreational resorts and bowling alleys.
- k) “Lagoon / Treatment Plant” means a private Lagoon and/or waste water treatment facility which is owned by the Lutheran Camp Association.
- l) “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. A Mobile Home located on a Lot shall not have a habitable basement and shall not be occupied for more than 240 days in one (1) year. A Mobile Home may be a single structure (single-wide) or two (2) parts which when put together (double-wide) comprise a complete dwelling and will have the following features:
 - i) Minimum roof pitch of 5.0 centimeter (1.97 inches) of vertical rise for every 30.0 cm (11.81 inches);
 - ii) Minimum overhang of 15.24 cm (6.0 inches);
 - iii) Minimum length to width ration of 3:1; and
 - iv) Be no older than twenty (20) years at the time of development application.

- m) “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 system, and exterior finishes in accordance with the Alberta building Code. A Modular Home located on a Lot shall not have a habitable basement and shall not be occupied for more than 240 days in one (1) year. A Modular Home will be considered to be a Mobile Home unless:
- i) It is fixed to a permanent foundation as per Alberta Building Code and is designed for the permanent sitting in that location as with a dwelling unit; and
 - ii) Contains architectural façade articulation, recesses, projections, an entrance features and/or variances in the roof line.
- n) “Place of Worship” means a building or outdoor area where people regularly assemble for worship and related religious, philanthropic or social activities that is maintained and controlled for private or public worship. Typical uses include churches, chapels, mosques, temples, synagogues, convents, monasteries, halls and pavilions. It also includes accessory manses or rectories.
- o) “Recreational Facility” means any building, structure or equipment for either active or passive recreation, excluding washroom and changing facilities.
- p) “Recreational Vehicle (RV) Storage” means land used or intended to be used for the storage of Recreational Vehicles.
- q) “Single Detached Dwelling” means a complete building or self-contained portion of a building for the use of one (1) or more individuals living as a single housekeeping unit with associated facilities and intended as a permanent residence not separated from direct access to the outside by another separate or self-contained portion of a building which may include an on-site stick built or Modular Home with a length to width ratio of 3:1 or less.
- r) “Temporary Storage” means Outdoor Storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land.

General Definitions

19.1.5 For the purposes of this DC 15-01 District only, the following general definitions shall be used for the remainder of this Section:

- a) "Campsite" means an area within the Parcel designated by the Lutheran Camp Association Board for the Campground use for use by the public or by members of the Lutheran Camp Association (society) or their guests for overnight camping using Recreational Vehicles and/or tents. No Cabins, Mobile Homes, Modular Homes or Single Detached Dwellings are permitted on a Campsite.
- b) "Lot" means an area within the Parcel designated by the Lutheran Camp Association Board for the Campground use and licensed for use to a member of the Lutheran Camp Association (society) for that member's use and occupancy.
- c) "Recreational Vehicle" means tent trailers, holiday trailers, campers, motor homes and similar vehicles which contain provisions for indoor sleeping and may also contain cooking and toilet facilities. Recreational Vehicles have a transport chassis that allows for the permanent attachment of a hitch to tow them or a motor to propel them, and have a wheel assembly and other properties which enable their legal movement on public highways.
- d) "Seasonal Lot" means an area within the Parcel designated by the Lutheran Camp Association Board for the Campground use and licensed for use on an annual basis to a member of the Lutheran Camp Association (society) for that member's use. No Cabins, Mobile Homes, Modular Homes or Single Detached Dwellings are permitted on a Seasonal Lot.
- e) "Structure" means a Cabin, Mobile Home, Modular Home or Recreational Vehicle located on a Lot. In the case of a Recreational Vehicle, to be a Structure it must remain parked on a Lot for more than fourteen (14) consecutive days.
- f) "Yard Setback" means the part of a Lot on which no Structure, Accessory Building, Garage or uncovered deck shall be situated, including pop-outs, cantilevers and roof extensions, but not including eaves. Covered decks or roof extensions shall be considered to be part of the structure they abut or as Accessory Buildings.

Table 1: Permitted and Discretionary Uses

Uses	Permitted	Discretionary
Accessory Building or Use		D
Bible Camp	P	
Cabin	P	
Campground		D
Caretaker Residence	P	
Communication Tower		D
Extensive Recreation	P	
Garage		D
Intensive Recreation		D
Lagoon/Treatment Plant		D
Mobile Home	P	
Modular Home		D
Place of Worship	P	
Recreation Facility		D
Recreational Vehicle Storage	P	
Single Detached Dwelling		D
Temporary Storage		D

Table 2: Development Regulations

Regulation	Standard
Density	Max: 1 dwelling per lot Max: 2 recreational vehicles per lot Max: 1 recreational vehicle per seasonal lot
Floor Area	Max: 92.9 m ² (1,000 ft ²)
Structure Height	Lot or Seasonal Lot: 8.2 m (27 ft)
Min. Setbacks (Lots)	Rear: 1.52 m (5 ft) Side: 1.52 m (5 ft) Front: 7.62 m (25 ft)
Lot Coverage	Max: 40%

Additional Regulations

- 19.1.6 The Lutheran Camp Association's bylaws, policies and Board govern lot and seasonal lot development and the use of common areas by members of the Society and their guests. For clarity and uniformity these land use regulations are included in the DC 15-01 District to apply to all new Development Permits on the Parcel under the Campground use.
- 19.1.7 All development permit applications shall have written approval by the Lutheran Camp Association Board prior to their submission to Lac Ste. Anne County.
- 19.1.8 No Cabin, Mobile Home, Modular Home or Single Family Dwelling may be located on a seasonal lot.
- 19.1.9 For a Cabin, Mobile Home or Modular Home:
- a) The foundation shall be poured concrete, concrete pads, screw piles, concrete pile and grade beam system, or floating concrete slab. There are no basements permitted on a lot;
 - b) The exterior finish shall be stone, brick, vinyl, metal, stucco or wood. All exteriors shall be kept in a neat and clean appearance;
 - c) The roofing shall be fiberglass, cedar or asphalt shingles, or metal or rolled roofing;
 - d) The electrical service panel shall be limited to 100 amp and be installed in accordance with the Alberta Building Code; and
- e) The maximum age of a structure when it is first located on to a lot shall be twenty (20) years.
- 19.1.10 No structure on a lot, seasonal lot, or campsite shall be used as a permanent residence. The maximum length of occupancy of a structure shall not exceed 240 days in one (1) year.
- 19.1.11 During the time in a year when a structure on a lot or seasonal lot is not being occupied, if the structure is a recreational vehicle, the use shall be considered recreational vehicle (RV) storage, which may occur on the lot or seasonal lot where the structure is situated.
- 19.1.12 All lots and seasonal lots may be serviced with potable water and electrical power. Water supply to lots and seasonal lots may be seasonally provided.
- 19.1.13 All lots and seasonal lots with a structure must have a waste disposal system provided in accordance with the Alberta Safety Codes Act, Provincial Board of Health Regulations and the Environmental Protection and Enhancement Act (as amended and replaced). Sealed pump out tanks are the desired method of waste management. If the only structures on a lot are recreational vehicles, and for seasonal lots, the recreational vehicle's internal tanks may be used for waste disposal provided they can be pumped out or the recreational vehicle can be moved off the parcel to dump its tanks.
- 19.1.14 The areas subject to this DC are located NW and SW 27-53-6-W5.

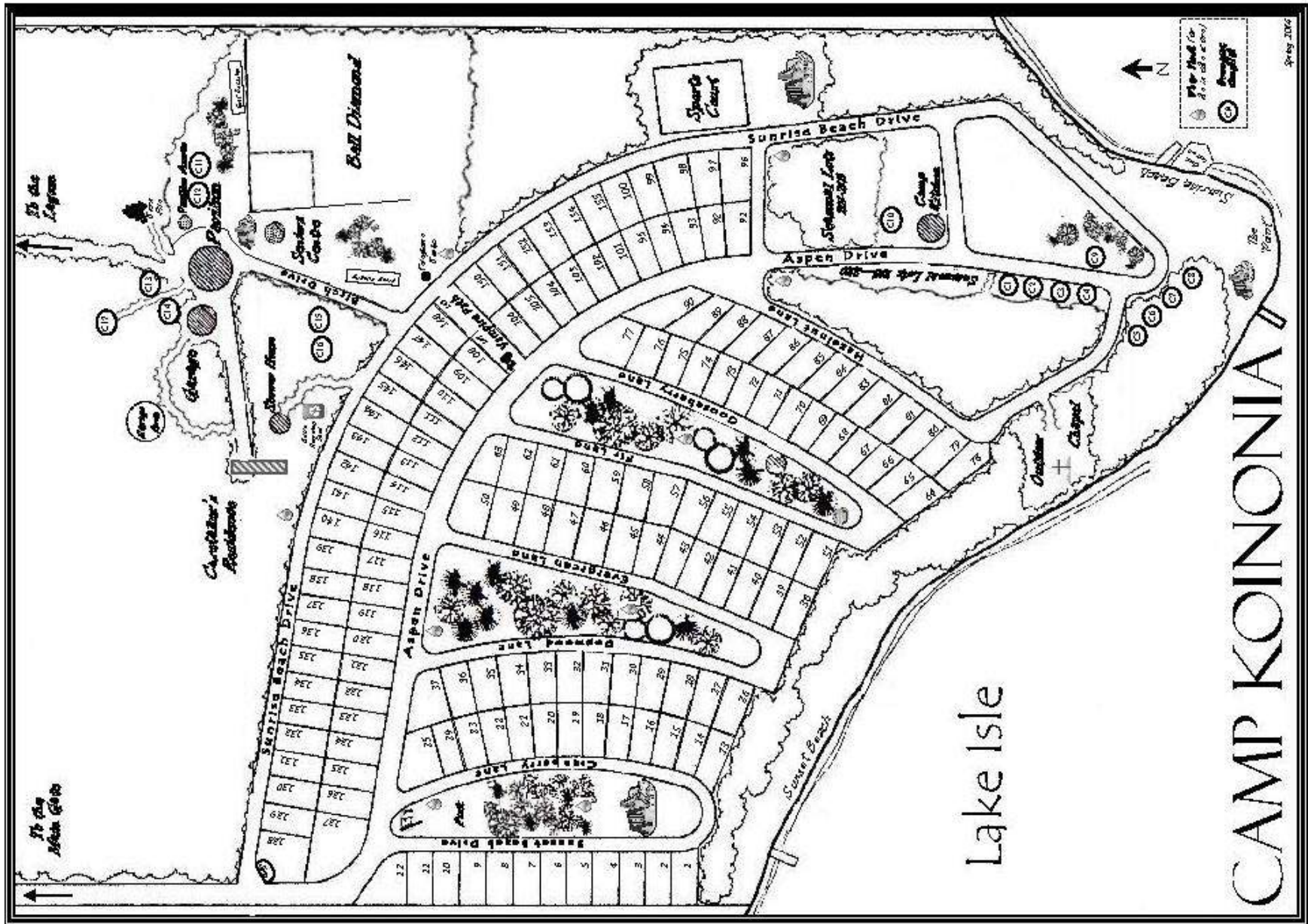
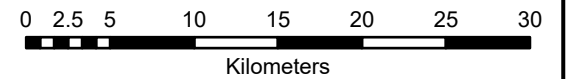
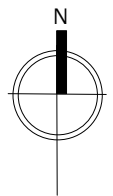
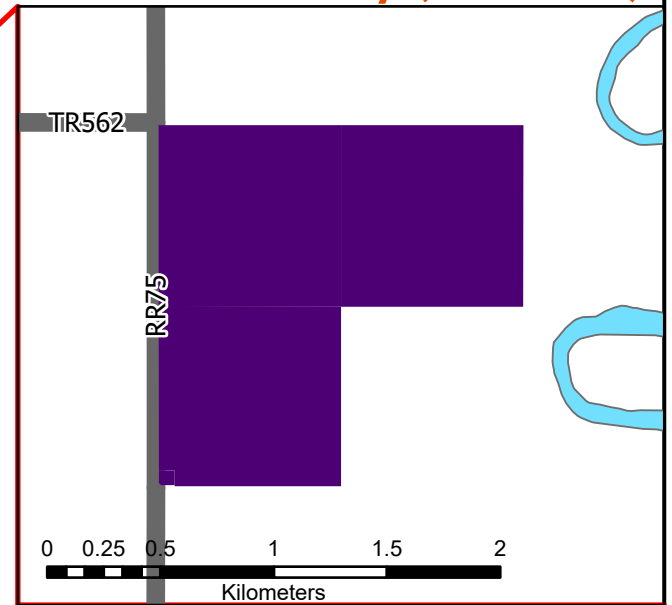
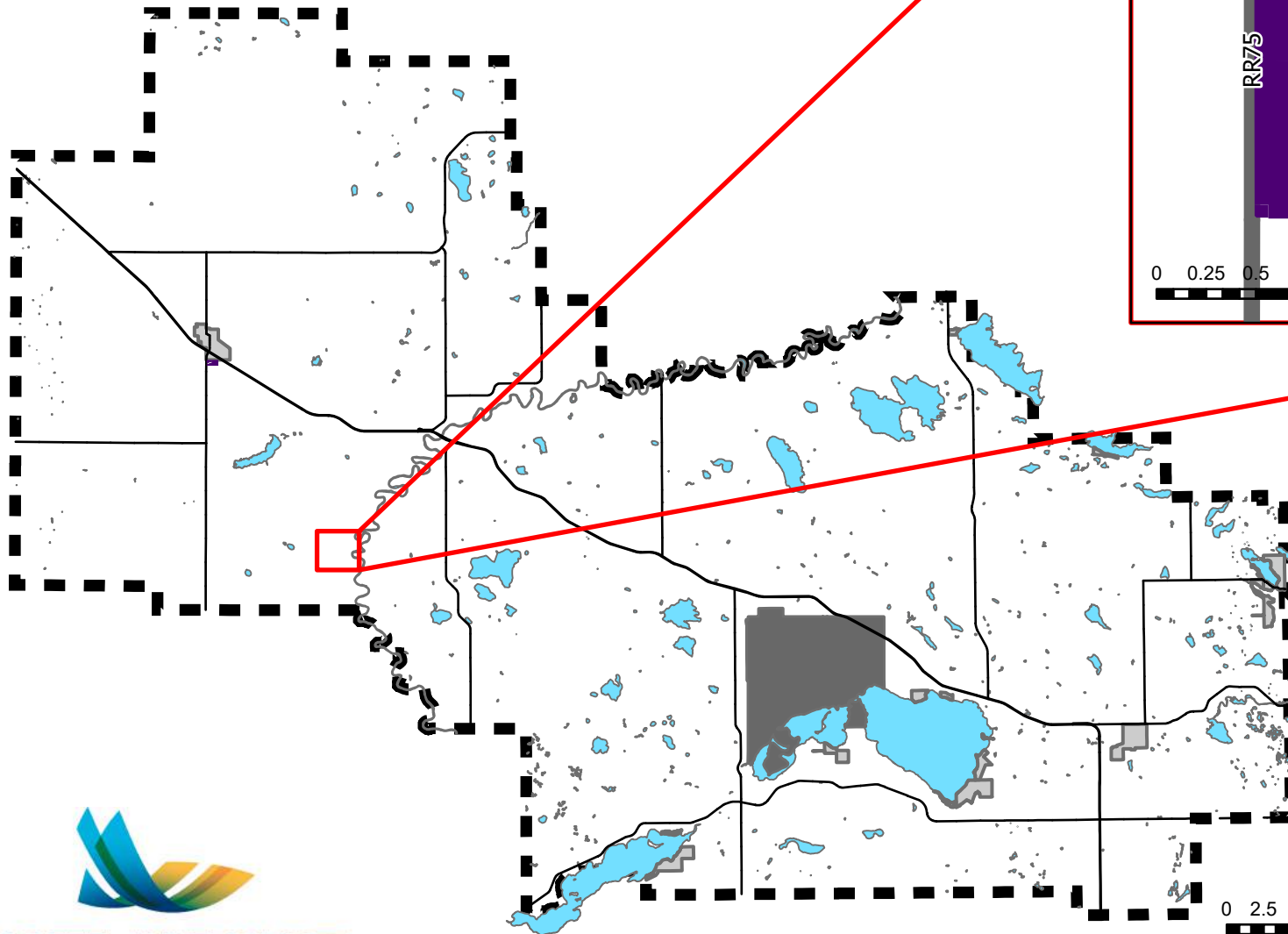


Figure 1: Lots, Seasonal and Campsites

Lac Ste. Anne County
Land Use Bylaw

Appendix A
Rocfort Colony (DC15-02)



20 DC 15-02

Rocfort Hutterite Colony



Purpose

The purpose of this District is to provide for the orderly development of a range of uses in addition to the primarily agricultural use of the area, such as residential, industrial manufacturing and other uses normally associated with a Hutterite colony.

Regulations

- 20.1.1 Permitted and Discretionary uses within DC 15-02 are outlined in Table 1.
- 20.1.2 Development Regulations for DC 15-02 are outlined in Table 2.
- 20.1.3 The existing buildings, amenities and structures located within the area of this DC 15-02 District as of the adoption date of this Bylaw shall be considered to be permitted and conforming uses for the purposes of this Bylaw.

Table 1: Permitted and Discretionary Uses

Uses	Permitted	Discretionary
Accessory Building or Use	P	
Extensive Agriculture	P	
Institutional Use	P	
Intensive Agriculture – Class 1		D
Intensive Agriculture – Class 2		D
Kennel, Breeding & Boarding		D
Manufacturing Firm		D
Multi-Family Housing	P	
Place of Worship	P	
Public Utility		D
Public Utility Building		D
Recreational Vehicle Storage		D
Single Detached Dwelling		D

Table 2: Development Regulations

Regulation	Standard
Density	Max: 4 multi-family housing dwellings per lot Max: 8 units per multi-family housing dwelling
Floor Area	Max: 1,858 m ² (20,000 ft ²) for industrial manufacturing
Min. Setbacks	
	Rear: 15.0 m (49.2 ft)
	Side: 15.0 m (49.2 ft)
	Front: 25.0 m (82.02 ft)
	40.0 m (131.23ft) abutting highway

Additional Regulations

- 20.1.4 In addition to the district regulations, the following also apply:
- a) Landscaping Standards of Section 13; and
 - b) Sign Regulations of Section 14.

20.1.5 The terms and conditions of this Direct Control district apply only to the Rocfort Hutterite Colony and are not transferable through the sale of land to any party outside of the colony. Transfer of land title outside of colony ownership shall cause the land to be redistricted as Agricultural '1' (AG1).

Industrial Manufacturing

20.1.6 Industrial manufacturing shall be confined to a single building appropriate for the use.

20.1.7 No more than one (1) industrial manufacturing operation shall be allowed in this district.

Automobile, Machinery, Equipment and Raw Material Storage

20.1.8 Outside storage of material and equipment shall be screened to the satisfaction of the Development Authority.

20.1.9 Storage of industrial oil and gas exploration and production machinery and equipment shall require a development permit.

Recreational Vehicles

20.1.10 Three (3) recreational vehicles may be parked and used for camping on the parcel and do not require a development permit.

20.1.11 Six (6) recreational vehicles may be stored or compounded, but not used for camping on the parcel, and do not require a development permit.

Fire Protection

20.1.12 Fire protection measures are to be provided to the satisfaction of the Development Authority, and may be included as a condition of a development permit as deemed necessary by the Development Authority.

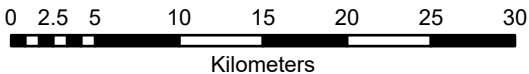
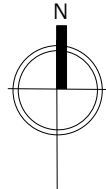
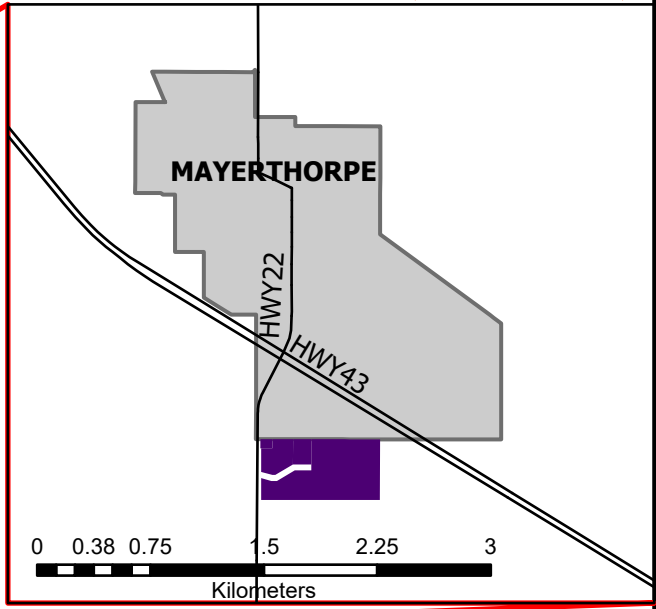
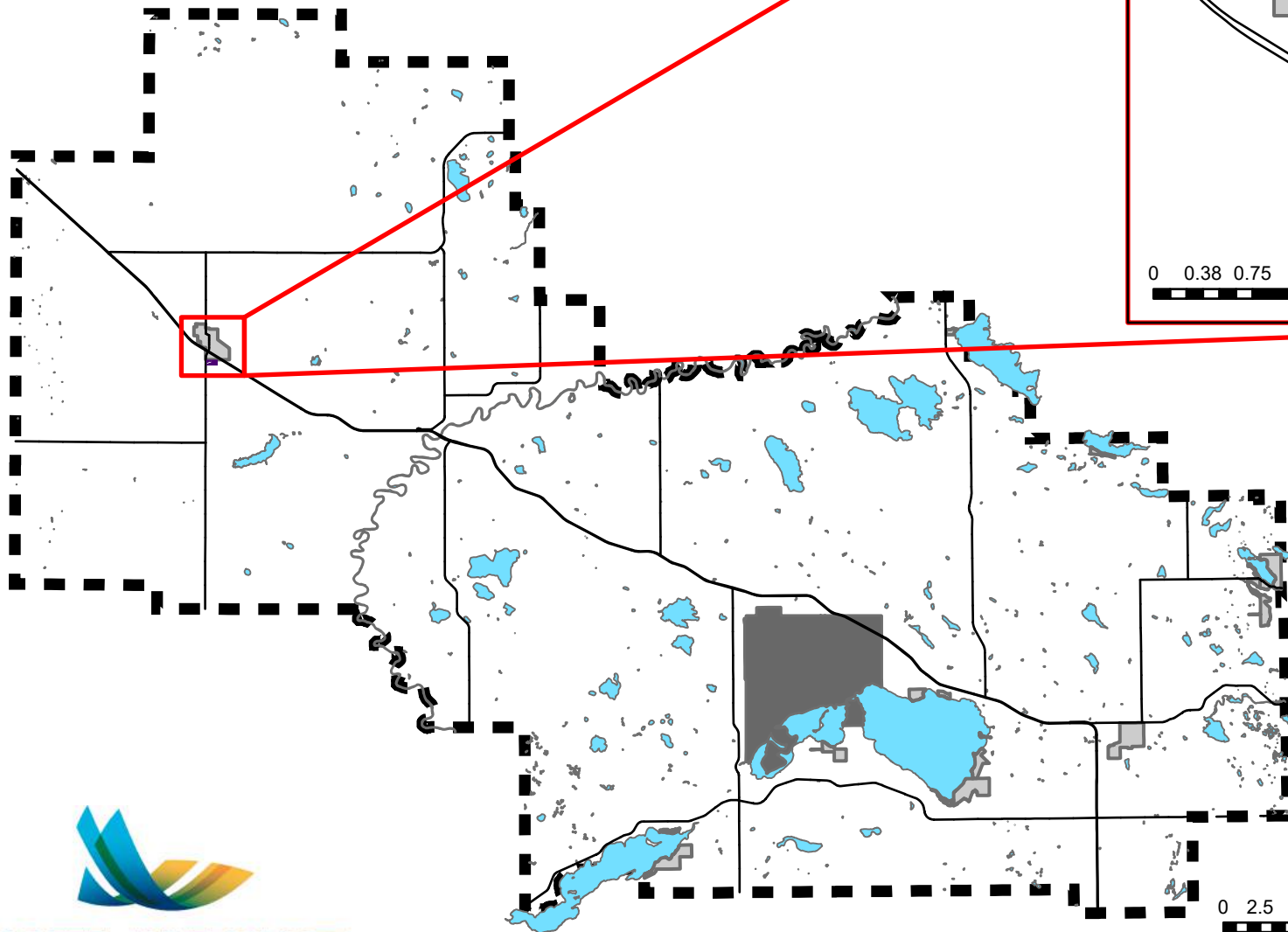
Other Approvals

20.1.13 Notwithstanding any other requirements of this Bylaw, the owner shall be required to obtain all permits and authorizations required to develop and operate the colony, including but not limited to such authorizations required by the Agricultural Operation Practices Act, the Water Act, the Safety Codes Act, and other applicable legislation and regulations.

20.1.14 The areas subject to this DC are located SW and SE 8-56-7-W5 and NW 5-55-7-W5.

Lac Ste. Anne County
Land Use Bylaw

Appendix A
Mayerthorpe Industrial Lands (DC15-03)



21 DC 15-03

Mayerthorpe Industrial



Purpose

The purpose of this District is to provide for various forms of industrial development within the inter-municipal fringe of the Town of Mayerthorpe.

Regulations

- 21.1.1 Permitted and Discretionary uses are at the discretion of Council.
- 21.1.2 Development Regulations for density, setbacks, height, floor area and site coverage are at the discretion of Council.

- 21.1.3 The existing buildings, amenities and structures located within the area of this DC 15-03 District as of the adoption date of this Bylaw shall be considered to be permitted and conforming uses for the purposes of this Bylaw.

Additional Regulations

- 21.1.4 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:
 - a) General Development Regulations of Section 10;
 - b) Specific Use Regulations of Section 11;
 - c) Parking and Loading Standards of Section 12;
 - d) Landscaping Standards of Section 13; and
 - e) Sign Regulations of Section 14.
- 21.1.5 All parcels must have direct access to a highway, Arterial, Industrial or Collector roadway.
- 21.1.6 Parcels shall be screened from the adjoining local road or highways to the satisfaction of the Development Authority.
- 21.1.7 All industrial and commercial parks in this district shall be subject to architectural controls outlined in the Town of Mayerthorpe and Lac Ste. Anne County Inter-Municipal Development Plan, and any applicable Area Structure Plan or Area Concept Plan.
- 21.1.8 The areas subject to this DC are located SW 21-57-8-W5.

22 DC 18-01

22 County Hall

Purpose

22.1.1 The purpose this district is to provide for various forms of development compatible with the adjacent existing residential and other uses around county halls.



22.2 Regulations

22.2.1 Permitted and discretionary principal uses within the DC 18-01 are listed in Table 1.

22.2.2 Permitted and discretionary accessory uses within DC 18-01 are listed in Table 2

22.2.3 Development regulations for DC 18-01 are outlined in Table 3.

22.2.4 The existing buildings, amenities and structures located within the area of this DC 18-01 District as of the adoption date of this Bylaw shall be considered to be permitted and conforming uses for the purposes of this Bylaw.

Table 1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Apartment	P	
Automotive Repair & Service		D
Automotive Sales and Rental	P	
Business Support Services	P	
Commercial - Retail	P	
Commercial – Shopping Mall		D
Commerical - Strip		D
Contractors Business	P	
Day Care Facility		D
Eating and Drinking Establishment		D
Group Home		D
Health Services	P	
Hotel	P	
Institutional Use		D
Intensive Agriculture – Class 2	P	

Licensed Public Premise		D
Liquor Store		D
Motel		D
Mobile Home		D
Modular Home	P	
Multi-Family Housing	P	
Office		D
Outdoor Storage	P	
Park	P	
Parking Structure		D
Personal Service Shop	P	
Place of Worship		D
Public Utility		D
Public Utility Building		D
Recreational Vehicle Storage		D
Row Housing	P	
Rooming/Boarding Home	P	
Semi Detached Dwelling	P	
Self Storage		D

Table 2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Bed & Breakfast	P	
Garage	P	
Garden Suite	P	
Communication Tower		D
Home Based Business – Major	P	
Home Based Business – Minor	P	
Home Occupation	P	
Secondary Suite		D
Other Accessory Uses		D

Table 3 – Development Regulations

Regulation	Standard
Min. Setbacks* (Parcel)	
Rear	7.5 m (24.61 ft)
Side:	Lesser of 10% of lot width
Front	1.5 m (4.92 ft) 4.5 m (14.76 ft)

Additional Regulations

22.2.5 In addition to the regulations in this district, other regulations in this Bylaw also apply. These include:

- a) General Development Regulations of Section 10;
- b) Specific Use Regulations of Section 11;
- c) Parking and Loading Standards of Section 12;
- d) Landscaping Standards of Section 13; and
- e) Sign Regulations of Section 14.

22.2.6 This district applies to the following areas:

- a) The lands described as Plan 1392BR, Lot R;
- b) The lands described as

23 DC 19-01

Industrial Cannabis Production

Purpose

23.1.1 The intent of this Direct Control district is for cannabis production uses that are compatible with nearby residential use and allow for continued use of agricultural land for efficient farming operations on the remainder of the quarter-section.

Regulations

23.1.2 Permitted uses within the DC district are outlined in Table 1.

23.1.3 Development regulations for DC are outlined in Table 2. Regulations not outlined shall be subject to the discretion of the Development Authority.

Table 1 – Permitted Uses

Principal Uses	Permitted
Cannabis Production	P
Caretakers Residence	P
Extensive Agriculture	P
Farm Building	P
Farmstead	P
Intensive Agriculture – Class 2	P
Mobile Home	P

Table 2 – Permitted and Discretionary Accessory Uses

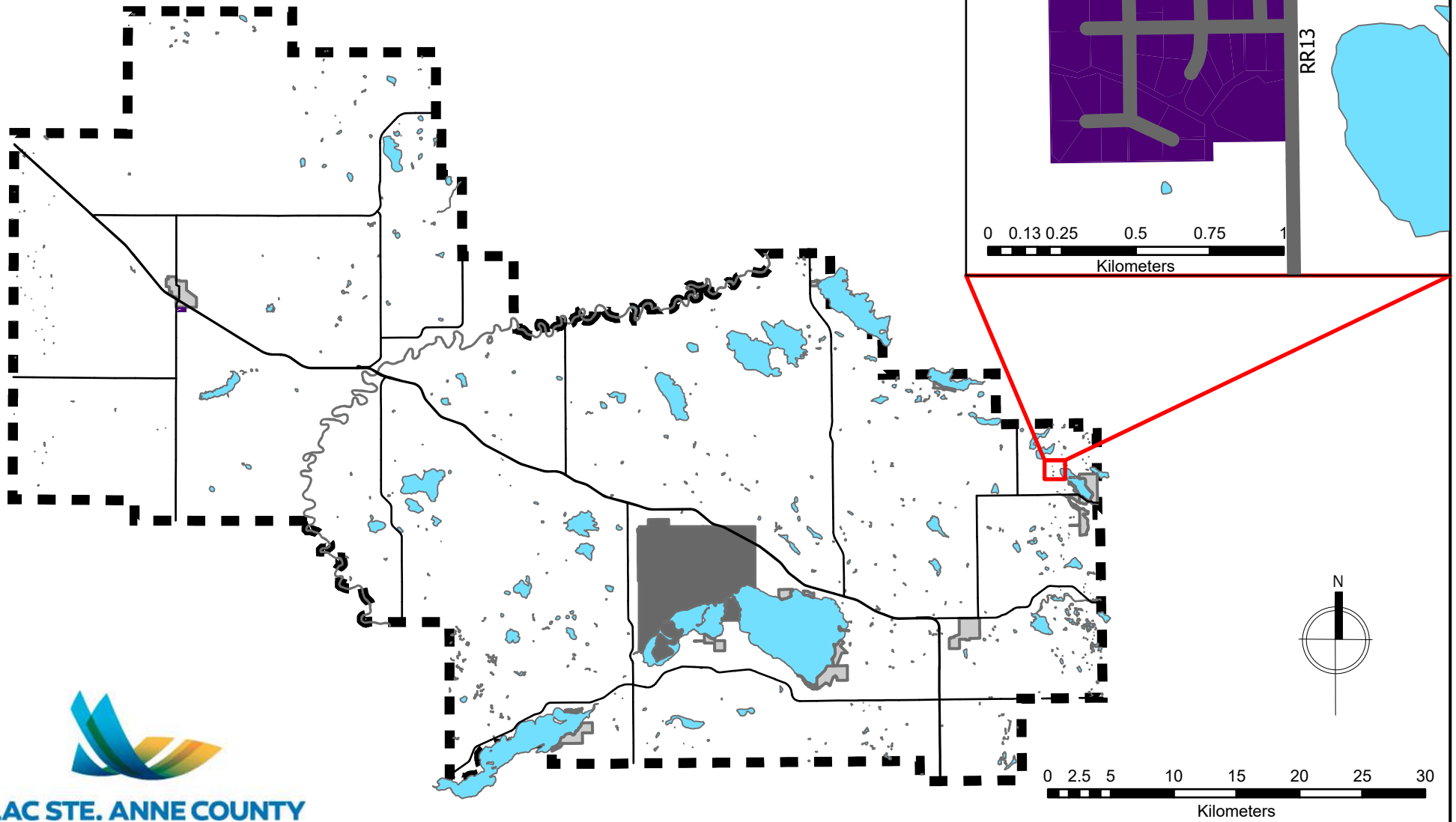
Regulation	Standard
Floor Area (Principal Building)	Min: 55.0 m ² (592.0 ft ²)
23.1.4	Development Regulations for density, setbacks, height, floor area and site coverage are at the discretion of Council.
23.1.5	Parcels shall be screened from the adjoining local road, highways and adjacent residential properties to the satisfaction of the Development Authority.
23.1.6	In addition to the regulations listed above, other regulations in this Bylaw also apply, including but not limited to: <ul style="list-style-type: none"> a) General Development Regulations of Section 10 b) Specific Use Regulations of Section 11; c) Parking and Loading Standards of Section 12; d) Landscaping Standards of Section 13; and e) Sign Regulations of Section 14.
23.1.7	Any site proposed for Cannabis Production shall meet the minimum separation distance of 300.0 m (984.25 ft) from a residential parcel or school site.
23.1.8	The areas subject to this DC are all of NW 34-53-02 W5M, excepting thereout Plan 4923PX 92.0 acres), Plan 1220717 (3.37 acres), and Plan 1920469 (16.11 acres).

Lac Ste. Anne County

Land Use Bylaw

Appendix A

Belle Vista Estates



24 DC 19-02

Belle Vista

Purpose

- 24.1.1 The Purpose of this District is to facilitate land uses within the SE 09-56-01 W5M that are compatible with a country residential lifestyle that includes high quality development features that require further regulation than typical county residential subdivisions. The presence of an abandoned landfill on the southeast corner of the quarter section requires site-specific development controls (such as restrictions on locations of water wells) and may require approval by one or more Provincial departments.
- 24.1.2 Further subdivision of parcels within this District is Prohibited.



Regulations

- 24.1.3 Permitted and discretionary principal uses within this district are outlined in Table 24.1.
- 24.1.4 Permitted and discretionary accessory uses within this district are outlined in Table 24.2.
- 24.1.5 Development regulations for this district are outlined in Table 24.3. Regulations not outlined shall be at the discretion of the Development Authority.

Table 24.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Communication Tower		D
Contractors Business		D
Day Care Facility		D
Extensive Recreation		D
Garage		D
Group Home		D
Health Services		D
Mobile Home		D
Modular Home	P	
Municipal Facility		D
Park		D
Personal Service Shop		D
Place of Worship		D
Public Utility		D

Public Utility Building	D
Recreational Facility	D
Rooming/Boarding Home	D
Self-Storage	D
Single Detached Dwelling	P
Social Care Facility	D
Water Reservoir	D

Table 23.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Garden Suite	P	
Home Based Business (Major)		D
Home Based Business (Minor)	P	
Home Occupation		D
Intensive Agriculture – Class 2		D
Outdoor Storage		D
Secondary Suite	P	
Shipping Container		D
Other Accessory Uses		D

Table 23.3 – Development Regulations

Regulation	Standard
Parcel Area	
	Min: 0.40 ha (1.0 acres)
	Max: 2.02 ha (5.0 acres)
Dwelling Density	
Max:	1 dwelling per parcel
	*More than 1 dwelling may be permitted subject to the conditions set out in section 11.2
Floor Area (Principal Building)	
	Min: 92.9 m ² (1000.0 ft ²)
Min. Setbacks (Parcel)	
Rear:	7.5 m (24.61 ft)
Side:	6.0 m (19.69 ft)
Front	10 m (32.81 ft) from any internal multi-parcel subdivision roadway
	25.0 m (82.02 ft) from any Municipal roadway
	40.0 m (131.23 ft) from any highway ROW
Minimum Parcel Frontage	30.0 m (98.42 ft)

* In addition to the minimum setbacks, additional development setbacks shall be in accordance with Section 10.2.

Mobile Homes and Modular Homes

24.1.6 Mobile Homes older than 5 years at the time of application shall be prohibited in this district

24.1.7 Mobile Homes and Modular Homes shall adhere to the following architectural controls:

- a) Must include a basement or foundation that are not piles;
- b) Eaves must project a minimum of sixteen (16) inches; and
- c) The face of the eave below the soffit must be incorporate decorative trim boards, faux end beams, and brackets.
- d) Skirting shall be from floor to ground level and shall match or complement the external finish of the building.

Recreational Vehicle

24.1.8 The following regulations apply with respect to the Recreational Vehicle use on parcels within this district:

- a) The permanent or temporary placement of Recreational Vehicles must comply with section 11.2.
- b) No Recreational Vehicles may be permanently placed on a vacant parcel.
- c) On parcels less than 2.5 acres in size:

- i) A maximum of two (2) Recreational Vehicles are permitted to be permanently placed on a parcel if a valid and subsisting development has been issued for a residence on the parcel and the residence has been completed or construction of the residence is ongoing in accordance with the conditions and requirements of the development permit and this Bylaw, including but limited to section 3.13.

- d) On Parcels 2.5 acres or more in size:

- i) A maximum of two (2) Recreational Vehicles are permitted to be permanently placed on a parcel if a valid and subsisting development has been issued for a residence on the parcel and the residence has been completed or construction of the residence is ongoing in accordance with the conditions and requirements of the development permit and this Bylaw, including but limited to section 3.13.

- e) More than two (2) Recreational Vehicles may be placed on a parcel on a temporary basis for no more than seven (7) days in a calendar month if a valid and subsisting development permit has been issued for a residence on the parcel and the residence has been completed or construction of the residence is ongoing in accordance with the conditions and requirements of the development permit and this Bylaw, including but limited to section 3.13.

Additional Regulations

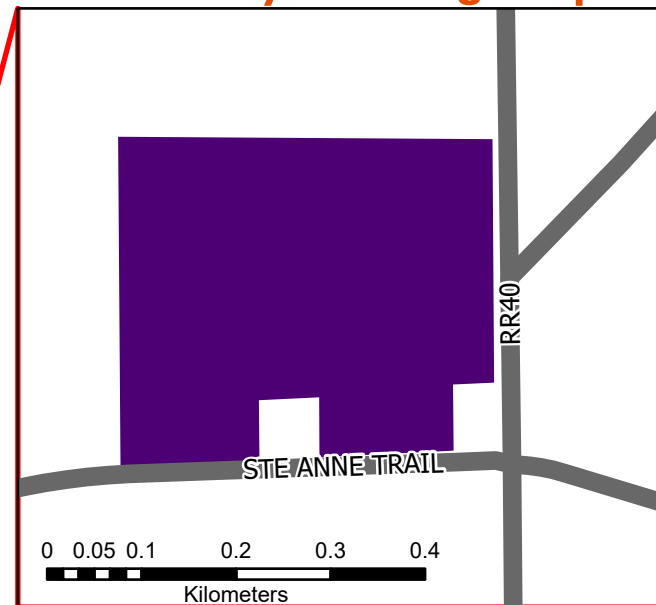
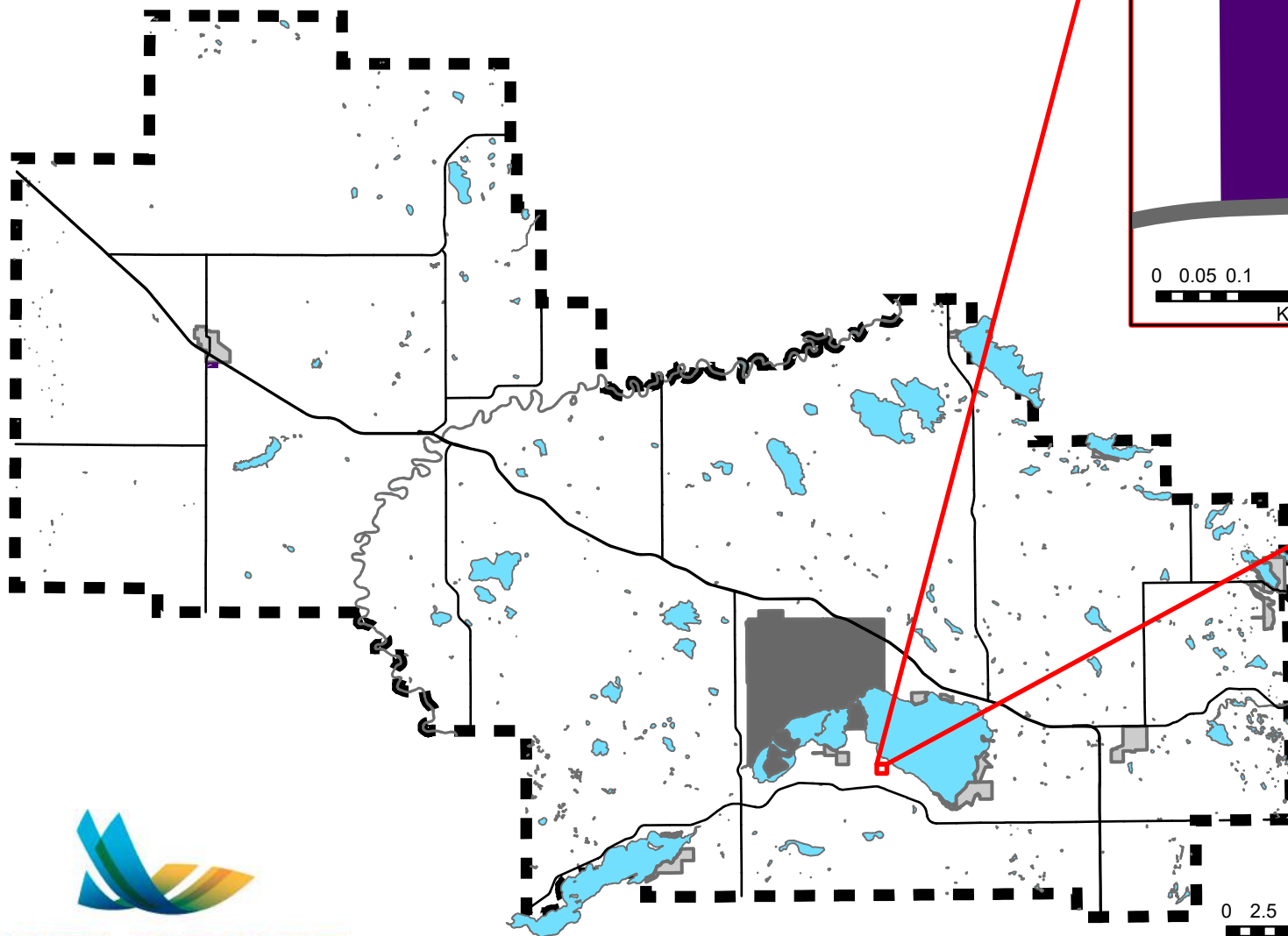
24.1.9 In addition to the regulations listed above, other regulations in this Bylaw also apply. These include:

- a) General Development Regulations of Section 10;

- b) Specific Use Regulations of Section 11;
- c) Parking and Loading Standards Section 12;
- d) Landscaping Standards of Section 13; and
- e) Sign Regulations of Section 14.

Lac Ste. Anne County
Land Use Bylaw

Appendix A
Lac Ste Anne Metis Community Housing Project

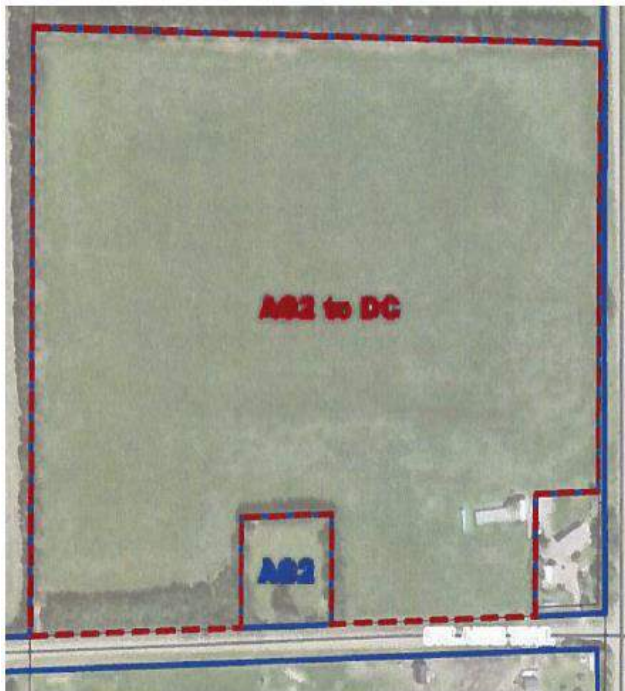


25 DC 21-01

Lac Ste. Anne Metis Community Housing Project

Purpose

- 25.1.1 To accommodate a phased, multiple housing development that enables seniors to age in place. Low to medium density residential uses and community uses are proposed.
- 25.1.2 This district shall apply to the approximately 12.9 hectare (31.78 acre) site legally described as: Plan 7822005, Block 2.



Regulations

- 25.1.3 Permitted and discretionary principal uses within this district are outlined in Table 25.1.
- 25.1.4 Permitted and discretionary accessory uses within this district are outlined in Table 25.2.
- 25.1.5 Development regulations for this district are outlined in Table 25.3. Regulations not outlined shall be at the discretion of the Development Authority.

Table 25.1 – Permitted and Discretionary Principal Uses

Principal Uses	Permitted	Discretionary
Institutional Use	P	
Multi-family Housing	P	
Recreational Facility	P	
Semi-detached Dwelling	P	
Singe Detached Dwelling	P	
Social Care Facility	P	
Group Home	P	

Table 25.2 – Permitted and Discretionary Accessory Uses

Accessory Uses	Permitted	Discretionary
Accessory Building	P	
Garage	P	
Home Occupation	P	
Intensive Agriculture – Class 2		D
Recreational Vehicle Storage	P	
Sign	P	
Temporary Storage		D
Water Reservoir	P	

Table 25.3 – Development Regulations

Regulation	Standard
Minimum Parcel Area	0.061 ha (0.15 ac)
Min Lot Width:	18.3m (60.0 ft)
Min Lot Depth:	35.0m (114.8 ft)
Min. Setbacks (Residential)	
Front:	8.0m (26.2ft) except in the case of attached garages, in which case the front setback may be reduced to 6.1m (20.0ft)
Rear:	8.0m (26.2ft) except in the case of rear attached garages, in which case the rear setback may be reduced to 5.5m (18.0ft). If the rear garage is detached, the setback may be reduced to 2.5m (8.2ft) or greater to the satisfaction of the Development Officer.
Side:	2.5m (8.2ft)

Table 25.3 – Development Regulations Con't

Regulation	Standard
Minimum Parcel	
	The minimum separation space between buildings on the same site shall be 2.5m (8.2ft).
Minimum Setbacks	
(Institutional / Social Care Facility / Recreational Facility Use):	2.0m (6.6ft) from all property lines
Maximum Height	
	Maximum height of all Residential uses shall be 10.0m (33.0ft).
	Maximum height of the Institutional Use Social Care Facility, Recreational Facility, or an Accessory Building used for boat storage or Intensive Agriculture uses shall be 12.0m (39.4ft).
Dwelling Density (Gross) Max:	
	4 dwellings per hectare (gross)
Gross Floor Area (Residential)	
Min:	The minimum main floor area per dwelling unit (not including an attached garage) shall be 56.0m ² (600.0 sq.ft.).

Additional Regulations

25.1.6 In addition to the regulations listed above, the following regulations apply:

- a. General Development Regulations of Section 10;
- b. Specific Use Regulations of Section 11;
- c. Parking and Loading Standards of Section 12;
- d. Landscaping Standards of Section 13; and
- e. Sign Regulations of Section 14.

General Development Regulations

25.1.7 Notwithstanding Section 10.1.47 of Land Use Bylaw 22-2017, the number of permanent dwelling units on this parcel shall exceed one. A maximum of twenty-four (24) single and semi-detached permanent dwelling units and two (2), ten-bedroom social care facilities for seniors shall be permitted.

25.1.8 A community administrative building (recreational facility) shall be constructed in Phase 1 in accordance with the enclosed development regulations for recreational facilities.

25.1.9 Two (2) social care facilities of up to a maximum of ten (10) dwelling units per residence may be constructed in Phase 2.

25.1.10 Garages shall be permitted on all the lots and may be attached to the principal dwelling.

25.1.11 Intensive Agriculture – Class 2 shall be limited to the use of the residual portion of the site for a greenhouse(s), nursery, tree farm, and market garden. The use shall be small in scale and arranged on the site to prevent or interfere with residents' rightful use and enjoyment of the site.

Accessory Buildings and Uses

25.1.12 A storage shed may be built on a lot provided:

- a. A minimum side and rear setback of 1.0m (3.0ft) is maintained;
- b. The height of the storage shed does not exceed 4.6m (15.0ft) but may be increased in consultation with and at the discretion of the Development Officer;
- c. There is adequate clearance between the principal and accessory building to the satisfaction of the Development Officer.

25.1.13 An accessory building containing boat storage and an associated and adjacent boat storage yard may be constructed to store residents' boats. Boat storage yards shall be located to the rear or sides of the accessory building and shall be screened from view from any public roadway.

Recreational Vehicles

25.1.14 In addition to the regulations in Section 11 of the Land Use Bylaw 22-2017, the following regulations apply with respect to the Recreational Vehicle use within this district:

- a. Recreational vehicle storage shall be permitted in this DC – Direct Control District;
- b. Notwithstanding Section 11.5.8.a., more than four (4) recreational vehicles up to a maximum of 24 recreational vehicles shall be stored in the designated recreational vehicle storage surface parking area and shall be screened to the satisfaction of the Development Officer; and
- c. Recreational vehicles may be stored or compounded, but not used for camping on this parcel and do not require a development permit.

Parking Standards

25.1.15 In addition to the regulations in Section 12 of the Land Use Bylaw 22-2017, the following regulations apply with respect to the Parking Standards within this district:

- a. Notwithstanding Section 12.1.3, on-street parking or loading is permitted on the roadway as long as it does not interfere with the safe use of the roadway. The road will be designed to the satisfaction of the Development Officer in consultation with the County Engineer.
- b. The minimum number of off-street parking stalls required for each use of building or development shall be as follows:
 - i. Residential Single Detached and Semi-detached Dwelling: One (1) parking space per dwelling;
 - ii. Social Care Facility: One (1) parking space per 4 beds plus one (1) parking space for every 2 staff at maximum staffing level; and
 - iii. Recreational Facility (Community / Administrative Building): A minimum of 2 parking spaces for every 100.0m² (1,075.0sq.ft.) of gross floor area.