

**LAC STE. ANNE COUNTY
PROVINCE OF ALBERTA
BYLAW 22-2017-02-2024**

**A BYLAW TO CONTROL LAND USE AND AMEND BYLAW 22-2017,
THE LAC STE. ANNE COUNTY LAND USE BYLAW**

WHEREAS Section 639 of the *Municipal Government Act*, RSA 2000, c M-26, requires that a municipality adopt a land use bylaw.

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 has determined the Lac Ste. Anne County Land Use Bylaw #22-2017 should be amended in order to redistrict certain lands.

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

1. The Lac Ste. Anne County Land Use Bylaw #22-2017 is hereby amended by:
 - a. redistricting the lands legally described and shown on the map identifying the lots in blue on Schedule “B”
 - i. Lot 5 Block 1 Plan 2321400, within NW 35-53-2 W5M containing 8.15 hectares (20.14 acres) more or less from County Land (CL) District under Bylaw #22-2017 to Direct Control (DC) District under Bylaw #22-2017;
 - ii. Lot 6 Block 1 Plan 2321400, within NW 35-53-2 W5M containing 2.68 hectares (6.62 acres) more or less from County Land (CL) District under Bylaw #22-2017 to Direct Control - Commercial (DC) District under Bylaw #22-2017;
 - iii. Remainder of Lot 1 Block 1 Plan 7521623, within NW 35-53-2 W5M containing 5.34 hectares (13.19 acres) more or less from County Land (CL) District under Bylaw #22-2017 to Direct Control - Commercial (DC) District under Bylaw #22-2017;
 - b. amending Map 6 Region F to reflect the redistricting of the lands legally described and identified in Schedule “A” and shown in blue on Schedule “B” to Direct Control (DC) District as shown on Schedule “C”;
 - c. Adding a new Direct Control Section 26, which will read as shown on Schedule “D” Direct Control (DC) District – Heatherdown Commercial Lands

First Reading carried the ____ day of _____, A.D. 202__.

Reeve (Seal)

County Manager (Seal)

Public Hearing held the ____ day of _____, A.D. 202__.

Second Reading carried the ____ day of _____, A.D. 202__.

Reeve (Seal)

County Manager (Seal)

Third Reading carried the ____ day of _____, A.D. 202__.

Reeve (Seal)

County Manager (Seal)

DRAFT

Schedule "A" to BYLAW 22-2017-02-2024

Redistricting the land legally described in Schedule "A" from County Land (CL) District under Bylaw #22-2017 to Direct Control (DC) District under Bylaw # 22-2017

PLAN 2321400
BLOCK 1
LOT 5
CONTAINING 8.15 HECTARES (20.14 ACRES) MORE OR LESS

AND

PLAN 2321400
BLOCK 1
LOT 6
AREA: 2.68 HECTARES (6.62 ACRES) MORE OR LESS

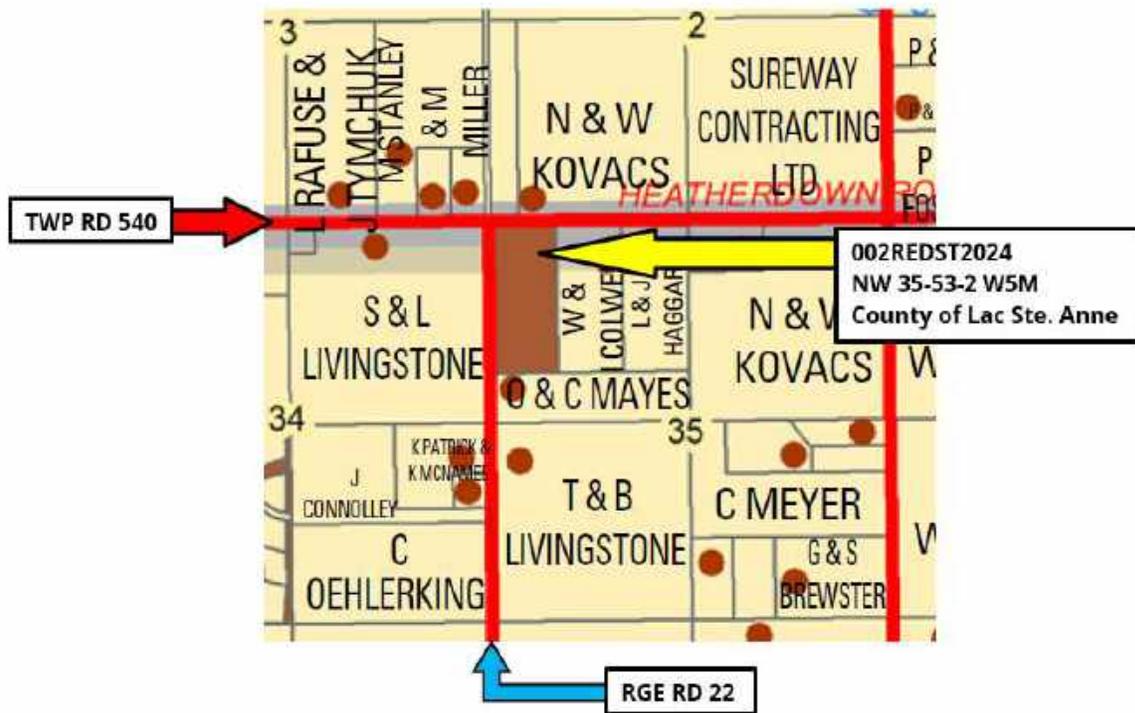
AND

PLAN 7521623
BLOCK 1
LOT 1
CONTAINING 16.2 HECTARES (40.03 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

		HECTARES	(ACRES)	MORE OR LESS
A) PLAN 2321400	SUBDIVISION	10.830	26.76	

EXCEPTING THEREOUT ALL MINES AND MINERALS

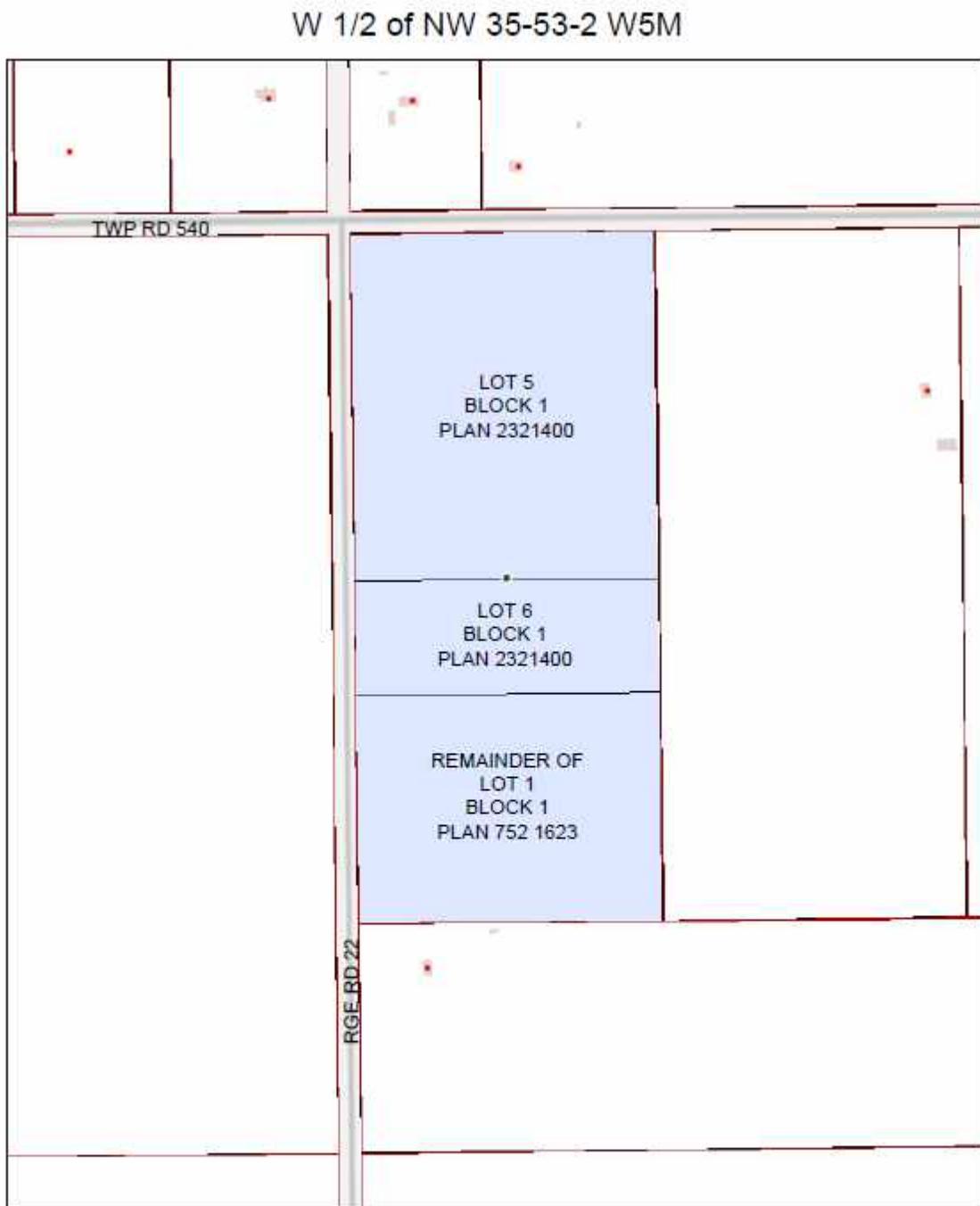
LOCATION SKETCH
LAC STE. ANNE COUNTY
SUBDIVISION APPLICATION 002REDST2024



4/12/2024

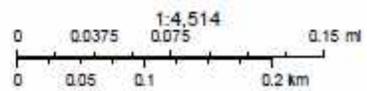
Schedule "B" to BYLAW 22-2017-02-2024

Redistricting the lands shown outlined in blue on Schedule "B" from Agriculture 1 (AG1) District under Bylaw #22-2017 to Direct Control (DC) District under Bylaw #22-2017



4/12/2024, 12:01:29 PM

- RuralAddress
- YELLOW
- Church
- Municipal Owned and Operated
- Parcels_FME
- Municipal Land Private Group
- Private
- RED

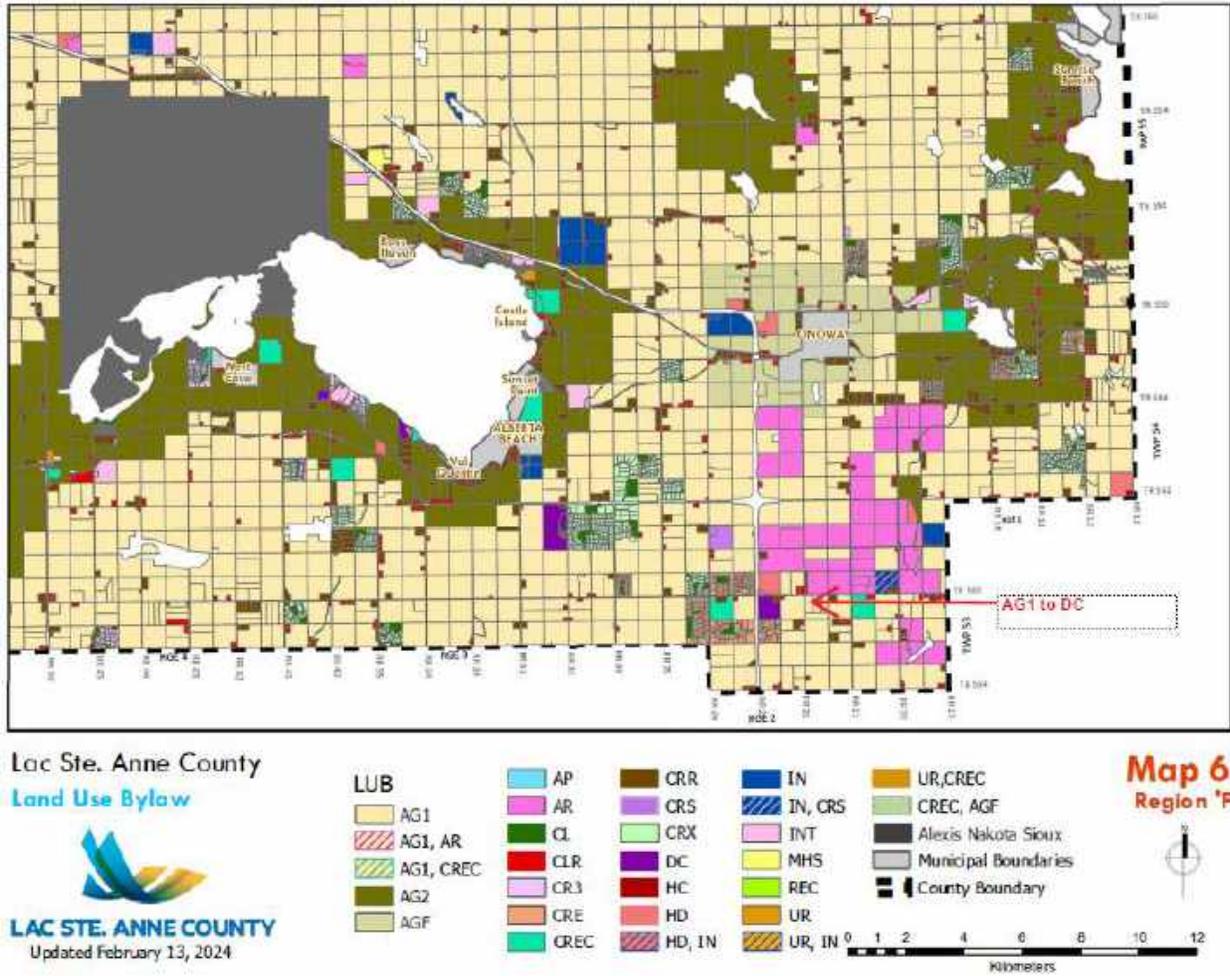


LSACG's Department

Development App © Lac Ste. Anne County
LSACG's Department

Schedule “C” to BYLAW 22-2017-02-2024

Amending Map 6 Region F to reflect the redistricting of the lands legally described and shown in Schedule “A” and shown outlined in blue on Schedule “B” to Direct Control (DC) District



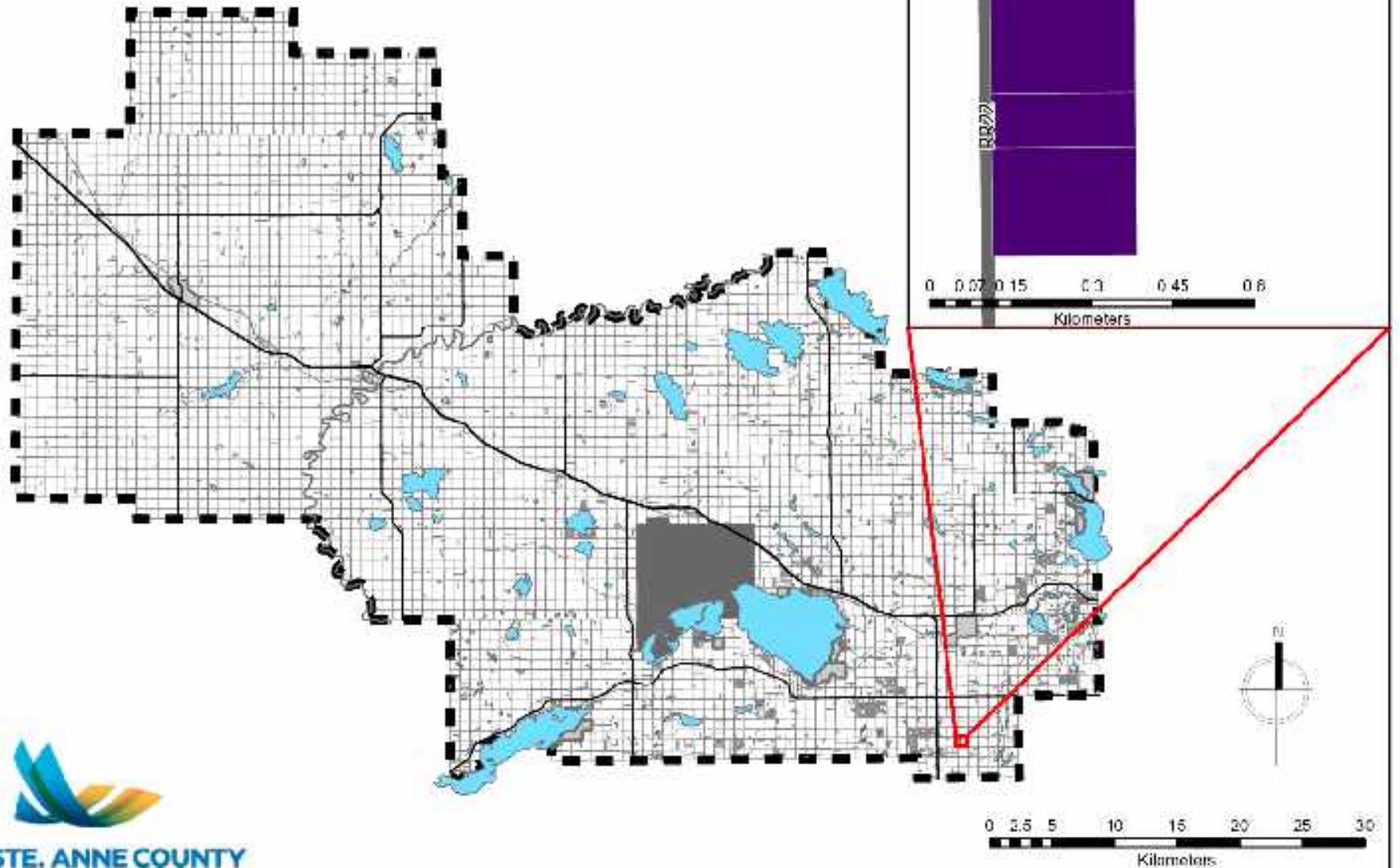
DRAFT

Schedule "D" to BYLAW 22-2017-02-2024 as attached

DRAFT

Lac Ste. Anne County
Land Use Bylaw

Appendix A
Heatherdown Commercial Lands



26 DC 24-01

Heatherdown Commercial Lands



Purpose

26.1.1 The purpose of this District is to provide for various forms of non-residential commercial development that utilize access to the West Inter Lake District (WILD) waterline.

Regulations

26.1.2 Permitted and Discretionary uses are at the discretion of Council.

26.1.3 Development Regulations for density, setbacks, height, floor area and site coverage are at the discretion of Council.

26.1.4 The existing buildings, amenities and structures located within the area of this DC 24-01 District as of the adoption date of this Bylaw shall be considered to be permitted and conforming uses for the purposes of this Bylaw.

Additional Regulations

26.1.5 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.

26.1.6 Parcels shall be screened from the adjoining local road or highways to the satisfaction of the Development Authority.

26.1.7 The areas subject to this DC are located within NW 35-53-2 W5M and described as:

- a) Plan 2321400 Block 1 Lot 5
- b) Plan 2321400 Block 1 Lot 6
- c) Plan 7521623 Block 1 Lot 1