

BYLAW 2020-24

BEING A BYLAW OF WHEATLAND COUNTY TO AMEND LAND USE BYLAW NO. 2016-01 BY REDESIGNATING +/-158 ACRES WITHIN NE-19-26-25-W4M FROM AGRICULTURAL GENERAL DISTRICT TO DIRECT CONTROL DISTRICT (DC-21).

WHEREAS the requirements for advertising this Bylaw, as per Section 606 of the *Municipal Government Act*, have been met prior to the public hearing date.

WHEREAS a Public Hearing was held on _____, 2020 at the Wheatland County office.

THEREFORE under the authority and subject to the provisions of the *Municipal Government Act*, as amended, the Council of Wheatland County enacts as follows:

1. Bylaw No. 2016-01, being the Land Use Bylaw is hereby amended by redesignating +/-158 acres within NE-19-26-25-W4M, from Agricultural General (AG) District to Direct Control (DC-21) District as shown on the attached Schedule 'A' forming part of this Bylaw.
2. This Bylaw comes into force when it receives third reading and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

_____ **MOVED** First Reading of Bylaw 2020-24 on _____ this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate +/-158 acres within NE-19-26-25-W4M, from Agricultural General District to Direct Control (DC-21) District as shown on the attached Schedule 'A'.

Carried.

_____ **MOVED** Second Reading of Bylaw 2020-24 on _____ and it was

Carried.

_____ **MOVED** Third and Final Reading of Bylaw 2020-24 on _____ and it was

Carried.

Reeve – Amber Link

Chief Administrative Officer-
Brian Henderson



9.XX Direct Control District (DC-21)

Purpose and Intent

The purpose and intent of this land use district is to allow direct control by Council over the development of land located on NE-19-26-25-W4M for the agricultural, residential, institutional, and industrial uses associated with the Mountain View Hutterite Colony.

Authority

All Permitted Uses shall be referred to the Development Officer for a decision while Discretionary Uses shall be referred to Council for a decision.

Definitions

- a) **Communal Child Care:** Child care intended for short term daily care between the hours of 6am and 6pm of six (6) or more children, under the age of seven (7), by someone other than the parent or guardian. The parent or guardian of the children must be present on or in the same property or building that the child care is taking place. There is no formal educational curriculum as part of the daily child care.

Permitted and Discretionary Uses

- b) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

Permitted	Discretionary
Accessory Buildings / Structures	Abattoir
Agricultural Operation ¹	Agricultural Processing – Major
Agricultural Processing – Minor	Communal Child Care
Dwelling, Multi-Unit	Dwelling, Temporary
Dwelling, Duplex	Recycling Facility
Dwelling, Single Detached	Stockpile
Dwelling, Townhouse	Tower
Farm Building	WECS Category 1
Greenhouse, Private	WECS Category 2
School, Colony	
Shipping Container	
Signs Requiring a Development Permit [^]	
Solar Panel, Ground Mounted	
Solar Panel, Structure Mounted	
Stripping and Grading ¹	
Worship Facility	

Notes: 1 - See Development Permits Not Required Section
^ – See Signage Section for Signage that does not require a permit

Site Regulations

- c) The following regulations and policies shall apply to every development in this district:

Minimum Yard Setbacks	22.86 m (75.0 ft) from the nearest limit (property line) of the public road right of way
	3.05 m (10.0 ft) from the property line in all other cases
Minimum Yard Setback between Buildings / Structures	1.52 m (5.0 ft)
Maximum Height Requirements	12.19 m (60.0 ft) or three storeys (excludes grain bins and feed mills)
Density	The maximum number of Dwelling, Multi-Unit or Dwelling, Townhouse shall be five (5)
	The maximum number of dwelling units in a multiple unit dwelling shall be six (6)
	Maximum density for dwellings other than multiple unit dwellings shall be permitted in accordance with the same use defined as Dwelling, Clustered Farm.
Minimum Gross Floor Area	A minimum of 97.54 m² (1,050 ft²) Dwelling, Single Detached

	A minimum of 84.0 m ² (904.20 ft ²) Dwelling, Multi-Unit (per unit)
Yards Setbacks from Existing and Proposed Highways and Service Roads	Discretion of Alberta Transportation
Other Setbacks	See the <i>Special Setback Requirements</i> section of this Bylaw for additional setback requirements that may apply.

Special Regulations

- d) The design, location and operation of private sewage treatment facilities shall adhere to the Alberta Private Sewage Systems Standard of Practice.
- e) Intensive Livestock Operations requires NRCB approvals prior to development.
- f) No operation or activity shall emit air or water contaminants in excess of the standards prescribed by the Environmental Protection and Enhancement Act.

Appendix A: DC -XX

