

WHEATLAND COUNTY  
PROVINCE OF ALBERTA  
BYLAW 2019-36

Being a Bylaw of Wheatland County for the purpose of amending the Land Use Bylaw No. 2016-01, to update Speargrass Low Density Residential District and Speargrass Medium Density Residential District regarding Dwelling, Secondary Suites, RV storage, and Fences.

**WHEREAS** the Council of Wheatland County believes it expedient to amend the Land Use Bylaw 2016-01.

**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 \_\_\_\_\_ at the Wheatland County office.

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

1. The document entitled "Schedule A" attached to this Bylaw is hereby adopted;
2. This Bylaw comes into force when it receives third reading and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

\_\_\_\_\_ **MOVED** First Reading of Bylaw 2019-36 on \_\_\_\_\_, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 with the changes as shown on the attached "Schedule A" forming part of this Bylaw.

Carried.

\_\_\_\_\_ **MOVED** Second Reading of Bylaw 2019-36 on \_\_\_\_\_, as presented and amended, and it was

Carried.

\_\_\_\_\_ **MOVED** Third and Final Reading of Bylaw 2019-36 on \_\_\_\_\_ and it was

Carried.

\_\_\_\_\_  
Reeve – Amber Link

\_\_\_\_\_  
Chief Administrative Officer – Brian Henderson

## Schedule A

### Attachment – Bylaw 2019-36 - Land Use Bylaw 2016-01 Amendments

#### Amendments to the Land Use Bylaw:

##### 4.2.12 Fences/Gates:

- a) This section excludes the Speargrass Low Density Residential District and Speargrass Medium Density Residential District.
- b) The erection, construction or maintenance of gates, fences, or other means of enclosure, constructed in accordance with all provisions of the *Special Setback Requirements* section of this Bylaw and in alignment with the following fence height requirements:
  - i. In residential hamlet-zoned parcels, the maximum height of a fence or screening shall be 1.0 m (3.0 ft) in height between the front façade of the principal building and the front property line. The maximum height of a fence or screening shall be 1.8 m (6.0 ft) in the side and rear yard of parcels provided that the erection of the fence or screening does not contravene any other provision of this Bylaw.
  - ii. In non-residential hamlet-zoned parcels, the maximum height of a fence or screening shall be 1.8 m (6.0ft) provided that the erection of the fence or screening does not contravene any other provisions of this Bylaw.
  - iii. In non-hamlet zoned parcels, the erection, construction or maintenance of gates, fences or other means of enclosure shall be:
    - a. Less than 2.13 m (7 ft.) in height if located within property setbacks; or
    - b. Where chain link fence is erected on properties zoned commercial and industrial, the fence can be a maximum of 2.43 m (8 ft.) within setbacks; or
    - c. Any height if located outside of setbacks



## 9.19 Speargrass Low Density Residential District (S-LDR)

### Purpose and Intent

The purpose and intent of this Land Use District is to provide for the development of Dwellings, Single Detached on a range of lot sizes.

### Permitted and Discretionary Uses

- a) 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
Dwelling, Single Detached	Accessory Buildings / Structures
Community Building and Facility	
Essential Public Services	Home-Based Business, Type 2
Fences/Gates	Signs requiring a Development Permit <sup>^</sup>
Signs not requiring a Development Permit <sup>†</sup>	
Utility Building	

### Additional Requirements

- b) Each lot shall have a minimum of two onsite parking spaces;
- c) All lots are to be serviced with a piped communal water and sewer system installed to the County's satisfaction;
- d) No livestock allowed within this Land Use District, except the provision of equine trails in designated areas;
- e) Accessory buildings are to be designed with same general characteristics as the principal dwelling; and
- f) No person shall be allowed to:
  - i. Keep or maintain any unlicensed, uninsured, dismantled or derelict vehicle(s) on a lot within this district; and
  - ii. Keep any object or chattel, which in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of neighbouring properties.

- g) A lot owner may store one (1) Recreational Vehicle on the site for a period of no more than five (5) consecutive days.

**Fencing**

- h) No Fencing shall be installed between the front façade of the principal building and the front property line;
- i) The maximum height of a fence shall be 1.5 m (5.0 ft) in height on the side and rear yard of parcels.
- j) Fencing material shall be one or more of the following:
  - a. corral fencing,
  - b. black chain link fencing,
  - c. chicken wire (in combination with corral fencing), or
  - d. hog wire (in combination with corral fencing).



**9.21 Speargrass Medium Density Residential District (S-MDR)**

**Purpose and Intent**

The purpose and intent of this Land Use District is to provide for the development of medium density residential in the form of semi-detached dwellings.

**Permitted and Discretionary Uses**

- a) 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
Dwelling, Semi-detached	Accessory Buildings / Structures
Dwelling, Duplex	Community Building and Facility
Signs not requiring a Development Permit <sup>1</sup>	Parks & Playgrounds
Fences/Gates	Campground, Minor
	Campground, Major
	Essential Public Service
	Home Based Business, Type 2
	Signs requiring a Development Permit <sup>^</sup>

**Additional Requirements**

- a) All lots are to be serviced with a piped communal water and sewer system installed to the County's satisfaction;
- b) No livestock allowed within this Land Use District, except the provision of equine trails in designated areas;
- c) Accessory buildings are to be designed with the same general characteristics of the principal dwelling;
- d) No person shall be allowed to keep or maintain any unlicensed, uninsured, dismantled or derelict vehicle(s) on a lot within this district.; and
- e) No person shall be allowed to keep any object or chattel, which in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of neighboring properties.
- f) A lot owner may store one (1) Recreational Vehicle on the site for a period of no more than five (5) consecutive days.

**Fencing**

- g) No Fencing shall be installed between the front façade of the principal building and the front property line;
- h) The maximum height of a fence shall be 1.5 m (5.0 ft) in height on the side and rear yard of parcels.
- i) Fencing material shall be one or more of the following:
  - a. corral fencing,
  - b. black chain link fencing,
  - c. chicken wire (in combination with corral fencing), or
  - d. hog wire (in combination with corral fencing).