

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 1576**

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1250, being the Land Use Bylaw.

WHEREAS the Municipal District Council wishes to create a 'Vacant Country Residential – VCR' land use district within the municipality.

AND WHEREAS the intent of this land use district is to accommodate regulated development on acreage parcels that have been created pursuant to Bylaw 1566.

AND WHEREAS the attached Schedule 'A' form part of this Bylaw.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

1. The Land Use Bylaw be amended by adding 'Vacant Country Residential – VCR' a new land use district to Schedule 2 as outlined in Schedule 'A' attached hereto.
2. Bylaw No. 1250, being the Land Use Bylaw, is hereby amended.
3. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 10<sup>th</sup> day of December, 2008.

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*Reeve – Henry Van Hierden*      *Chief Administrative Officer - Cynthia Vizzutti*

READ a **second** time this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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*Reeve – Henry Van Hierden*      *Chief Administrative Officer - Cynthia Vizzutti*

READ a **third** time and finally PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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*Reeve – Henry Van Hierden*      *Chief Administrative Officer - Cynthia Vizzutti*

## **Schedule 'A'**

### **VACANT COUNTRY RESIDENTIAL - VCR**

#### **1. INTENT**

The intent of this land use district is to accommodate regulated development on vacant country residential parcels created pursuant to Bylaw No. 1566 based on prerequisite criteria which includes but is not limited to the adequate provision of a potable water supply, suitable sewage disposal as well as access satisfactory to the municipality for acreages which development is proposed.

#### **2. USES**

(a.) Permitted Uses

- Accessory Buildings
- Home Occupation - Minor
- Horticulture
- Residential Additions
- Single Family Dwellings
- Single Lot Country Residential Uses

(b.) Discretionary Uses

- Home Occupations – Major
- Intensive Horticulture
- Public and Private Recreational
- Public and Private Utilities
- Signs
- Similar Uses

(c.) Prohibited Uses

- Grouped Country Residential
- Grouped Rural Industrial
- Intensive livestock/Confined Feeding Operations
- Resource Extraction
- Rural Commercial
- Rural Industrial
- Sand and Gravel Pits
- Secondary or subsequent residences

#### **3. PARCEL AND LOT SIZES**

Parcel and lot sizes for all permitted and discretionary uses listed above are:

- (a.) existing parcels; or
- (b.) minimum of 1 acres (0.4 ha); or
- (c.) maximum of 5 acres (2.0 ha)

#### **4. MINIMUM SETBACK REQUIREMENTS**

- 4.1 All buildings, structures and development other than cultivation or grazing shall be setback from lot or parcel boundaries at least:
- (a.) 75 feet (22.9 m) from the right-of-way of any developed or undeveloped public roadway is not designated as a primary highway or secondary road under the Public Highway Development Act;
  - (b.) 125 feet (38.1 m) from the right-of-way of any road designated as a secondary road under the Public Highways Development Act; or
  - (c.) Any greater distance that may be required by the Development Officer of the Municipal Planning Commission in order to facilitate future road widening, service road dedication, to reduce potential snow drift, or vision restrictions.
- 4.2 The Municipal Planning Commission may establish a minimum setback from any existing residence where a proposed discretionary use may be incompatible with the residential use.

#### **5. SITE COVERAGE**

Unless specified elsewhere in this bylaw, the minimum percentage of the site that may be covered shall be determined by the Municipal Planning Commission.

**6. STANDARDS OF DEVELOPMENT** - See Schedule 5

**7. MOBILE HOME DEVELOPMENT STANDARDS** - See Schedule 6

**8. LANDSCAPING AND SCREENING STANDARDS** - See Schedule 7

**9. MOVED-IN BUILDINGS** - See Schedule 8

**10. OFF-STREET PARKING AND LOADING AREA REQUIREMENTS** - See Schedule 9

**11. SIGN REGULATIONS** - See Schedule 10

**12. HOME OCCUPATIONS** - See Schedule 11

**13. INTENSIVE LIVESTOCK OPERATIONS** - See Schedule 12

**14. FEES** - See Schedule 13