

# BYLAW NO. 2019/6

## A BYLAW OF RED DEER COUNTY, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE LAND USE BYLAW NO. 2006/6 WITH AMENDMENTS AND CHANGES.

Pursuant to the authority conferred upon it by the Municipal Government Act, the Council of Red Deer County hereby enacts that **Bylaw No. 2006/6, Land Use Bylaw**, as amended, be amended as follows:

1. Add Direct Control District #10 (DCD-10), Fleming Subdivision, NW 1-38-28-4, as shown on the document attached and marked as Schedule 'A' to this Bylaw to Part 34, Direct Control District (DCD); and
2. Redesignate from Country Residential District (R-1) to Direct Control District #10 (DCD-10) the following parcels as indicated on the plan attached and marked as Schedule 'B' to this Bylaw: Lots 1, 3, 4, 5, 6, 7, 8, Plan 762-1806 and Lot 10, Plan 872-1889 all within NW 1-38-28-4.

**FIRST READING:                      MARCH 5, 2019**  
**SECOND READING:**  
**THIRD READING:**

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MAYOR  
Date Signed:

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COUNTY MANAGER  
Date Signed:

Bylaw No. 2019/6  
 Schedule 'A'  
**Direct Control District #10**  
**Fleming Subdivision**  
**NW 1-38-28-W4M**

**Purpose**

- 1.0** To provide for country residential lots that are located in the Fleming subdivision located within the NW 1-38-28-W4M comprised of Lots 1, 3, 4, 5, 6, 7, 8, Plan 7621806, and Lot 10, Plan 8721889.

Permitted Uses	Discretionary Uses
	Accessory Building and Accessory Use Addition Duplex Garden Suite Home Business – Minor Moved-in Building Public Utility Secondary Suite Signs Single Detached Dwelling Solar Energy Devices Wind Energy Conversion System, Category 1

**Site Regulations**

- 2.0** The following regulations shall apply to every development in this district:

Lot Width (minimum)	30 m (100 ft)
Lot Area	minimum of 0.4 ha (1.0 ac) and maximum of 1.2 ha (3.0 ac)
Front Yard (minimum)	10 m (33 ft) from a paved County road (C+E Trail) 6 m (20 ft) from an internal subdivision roadway
Rear Yard (minimum)	30 m (100 ft) from top of bank
Side Yard (minimum)	3 m (10 ft) for internal lots 7 m (23 ft) on the side that is flanking an internal subdivision road
Building Height (maximum)	Two storeys
Maximum Site Coverage	40%

## **Additional Regulations**

### **Accessory Buildings**

- 3.1** The maximum size for an Accessory Building and Accessory Use shall not exceed 200 m<sup>2</sup> (2150 ft<sup>2</sup>) in size unless approved by the Development Authority.
- 3.2** Accessory buildings may be located within the front yard.
- 3.3** An accessory building shall not be located on an easement or utility right-of-way.
- 3.4** An accessory building shall be located a minimum of 3 m (10 ft) from a principal building on a lot.

### **Additional Regulations**

- 4.1** There shall be no removal of trees, shrubs or undergrowth within this district.
- 4.2** No new private sewage disposal systems shall be installed without the approval of the County and subject to a Geotechnical Report from a certified Geotechnical Engineer.
- 4.3** No pools, ponds or permanent underground sprinkler lines or systems are permitted.
- 4.4** In the event of a house relocation or demolition, the former basements must be properly filled in such a manner that it does not negatively impact the nearby slope to the satisfaction of a Geotechnical Engineer and Red Deer County.
- 4.5** No garden or waste soil, grass, tree or shrub cuttings, or construction debris shall be disposed of over or onto the slope face.
- 4.6** All new development shall be subject to a geotechnical report or the authorization of the Development Engineer at Red Deer County.

# Risk Area Maps





