

ALBERTA BEACH  
IN THE PROVINCE OF ALBERTA  
BYLAW NO. 295-24

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BEING A BYLAW TO AMEND CONSOLIDATED LAND USE BYLAW NO. 252-17 OF THE VILLAGE OF ALBERTA BEACH, IN THE PROVINCE OF ALBERTA

WHEREAS Pursuant to the provisions of the Municipal Government Act, RSA 2000 (hereinafter called the “Act”) Council of the Village of Alberta Beach in the Province of Alberta (hereinafter called the “Council”) has adopted Land Use Bylaw 252-17; and

WHEREAS The Council deems it desirable to amend Consolidated Land Use Bylaw No 252-17 to reduce the minimum size of new single-family dwellings and the resulting minimum width to depth ratio of these dwellings; and

WHEREAS The Council deems it necessary to amend Consolidated Land Use Bylaw No 252-17 to address an increased Notification Period for Discretionary Uses as per recent changes to the Act.

NOW THEREFORE The Council, duly assembled, hereby enacts that Consolidated Land Use Bylaw No. 252-17 be amended as follows:

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1.0 Section 1.9 “Definitions or Meanings” is amended by deleting:

“Manufactured Home” – sub d)  
have a minimum length width (or width length) ratio of 2:0:1.0

and replacing it with:

“Manufactured Home” – sub d)  
Have a minimum length width (or width length) ratio of **3:0:1.0**

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2.0 Section 1.9 “Definitions or Meanings” is amended by deleting:

“Manufactured Home” – sub f) constructed  
after January 1, 1996

and replacing it with:

“Manufactured Home” – sub f)  
**Construction date no older than as established in Sec. 4.7(1) of this Bylaw.**

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3.0 Section 1.9 “Definitions or Meanings” is amended by deleting:

“Mobile Home”  
Means a dwelling which was constructed prior to January 1, 1996, does not meet the National Building Code of Canada CAN/CSA A277 standard, with a chassis or related assembly that allows for permanent or temporary attachment of a hitch and wheel assembly to enable relocation of the dwelling. A mobile home does not include a modular home, manufactured home, temporary living accommodation or single detached dwelling as described in this Bylaw. A mobile home may be a single structure (single wide) or two parts which when put together (double wide) comprises a complete dwelling.

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4.0 Section 1.9 “Definitions or Meanings” is amended by deleting:

“Modular Home”  
Means a dwelling which is prefabricated or factory built and which is assembled on the parcel in sections, but such sections have neither chassis nor running gear or its own wheels, and the sections may be stacked side by side or vertically. Furthermore, Modular Home means a dwelling which has as length to width (or width to length) ratio of no greater than 2:0:1.0. This rule shall not apply to those portions of a dwelling which are deemed by the development authority to be neither deck nor attached garage. A modular home does not include a single detached dwelling, manufactured home, temporary living accommodation, or mobile home.

and replacing it with:

“Modular Home”

Means a dwelling which is prefabricated or factory built and which is assembled on the parcel in sections, but such sections have neither chassis nor running gear or its own wheels, and the sections may be stacked side by side or vertically. Furthermore, Modular Home means a dwelling which has as length to width (or width to length) ratio of no greater than **3:0:1.0**. This rule shall not apply to those portions of a dwelling which are deemed by the development authority to be neither deck nor attached garage. A modular home does not include a single detached dwelling, manufactured home, or temporary living accommodation.

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5.0 Section 3.6 (1) “Development Permits and Notices” is amended by deleting:

The Development Authority shall require, as condition of a permit granted for a Discretionary Use, that the applicant display for no less than fourteen (14) days after the permit is issued, in a conspicuous place on the parcel or on streets abutting the parcel, a notice setting out the proposed use in a form prescribed by the Development Authority. No posting of such a notice is required for approvals of Permitted Uses.

and replacing it with:

The Development Authority shall require, as condition of a permit granted for a Discretionary Use, that the applicant display for no less than **twenty-one (21)** days after the permit is issued, in a conspicuous place on the parcel or on streets abutting the parcel, a notice setting out the proposed use in a form prescribed by the Development Authority. No posting of such a notice is required for the approval of Permitted Uses.

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6.0 Section 3.6 (2a) “Development Permits and Notices” is amended by deleting:

After the twenty-first (21) day of the date of the issue of the Notice of Decision by the Development Officer on the application for development permit (14-day appeal period and 7 days for mailing in province); or

and replacing it with:

After the **twenty-eighth (28)** day of the date of the issue of the Notice of Decision by the Development Officer on the application for development permit (**21-day appeal period** and 7 days for mailing in province); or

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7.0 Section 4.7 (1) “Relocation of Buildings” is amended by deleting:

No relocated building or moved-in building shall be allowed within the municipality which is more than five (5) years old from the date of manufacture or construction and to be used as a dwelling.

and replacing it with:

No relocated building or moved in buildings shall be allowed within the municipality **which is more than twenty (20) years old from the date of manufacture or construction.**

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8.0 Section 5.2 (4b) “R-1 – Residential – Single Family is amended by deleting:

Where a lot has an area greater than 400.0 m<sup>2</sup> (4,305.6 ft<sup>2</sup>), the minimum floor area shall be 93.0 m<sup>2</sup> (1000.0 ft<sup>2</sup>)

and replacing it with:

Where a lot has an area greater than 400.0 m<sup>2</sup> (4,305.6 ft<sup>2</sup>), the **minimum floor area shall be 74.3 m<sup>2</sup> (800.0 ft<sup>2</sup>)**

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- 9.0 Section 5.2 (10) “R-1 – Residential – Single Family is amended by deleting:
- No dwelling in this district shall have a length to width (or width to length) ratio of greater than 2.0 : 1.0.
- and replacing it with:
- No dwelling in this district shall have a length to width (or width to length) ratio of greater than 3.0 : 1.0.
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- 10.0 Section 5.3 (4b) “R2 – Residential – Single Family Narrow Lot is amended by deleting:
- Where a lot has an area greater than 400.0 m2 (4,305.6 ft2), the minimum floor area shall be 93.0 m2 (1000.0 ft2)
- and replacing it with:
- Where a lot has an area greater than 400.0 m2 (4,305.6 ft2), the minimum floor area shall be 74.3 m2 (800.0 ft2)
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- 11.0 Section 5.3 (10) “R2 – Residential – Single Family Narrow Lot is amended by deleting:
- No dwelling in this district shall have a length to width (or width to length) ratio of greater than 2.0 : 1.0.
- and replacing it with:
- No dwelling in this district shall have a length to width (or width to length) ratio of greater than 3.0 : 1.0.
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- 12.0 Section 5.4 (10) “R3 – Residential – Single Family Special Lot is amended by deleting:
- No dwelling in this district shall have a length to width (or width to length) ratio of greater than 2.0 : 1.0.
- and replacing it with:
- No dwelling in this district shall have a length to width (or width to length) ratio of greater than 3.0 : 1.0.

THIS BYLAW shall take effect on the date of third and final reading.

READ A FIRST TIME THIS THE 16<sup>th</sup> DAY OF JANUARY, AD 2024

A PUBLIC READING WAS HELD ON THE \_\_\_\_\_ DAY OF FEBRUARY, AD 2024

READ A SECOND TIME THIS THE \_\_\_\_\_ DAY OF FEBRUARY, AD 2024

READ A THIRD TIME THIS THE \_\_\_\_\_ DAY OF MARCH, AD 2024

SIGNED BY THE MAYOR AND CHIEF ADMINISTRATIVE OFFICER ON THIS MARCH, AD 2024.

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Kelly Muir, Mayor

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Kathy Skwarchuk, Chief Administrative Officer