



BYLAW NO. 1923

LAND USE BYLAW AMENDMENT FOR ADDITIONAL DISCRETIONARY USE IN COUNTRY RESIDENTIAL DISTRICT

BEING A BYLAW OF THE COUNCIL OF KNEEHILL COUNTY, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 1808

WHEREAS, pursuant to the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000, as amended, a Municipal Council must pass a Land Use Bylaw; and

WHEREAS, THE Council of Kneehill County has received an application to update the Land Use Bylaw which divides the Municipality into districts and regulates the use and development of land and buildings within the Municipality as prescribed in the Bylaw; and

WHEREAS, a Public Hearing into the proposed Bylaw is scheduled for August 26, 2025, commencing at 10:00 a.m. at the Kneehill County Office;

NOW THEREFORE, the Municipal Council of Kneehill County, in the Province of Alberta, duly assembled and under the powers conferred upon it by the Municipal Government Act, RSA 2000, Chapter M-26, enacts as follows:

1. This bylaw shall be cited as an addition to the Kneehill County Land Use Bylaw 1808.
2. The use and development of land and buildings within Kneehill County shall be established as per Schedule "A", attached to and forming part of this Bylaw.
3. Kneehill County Land Use Bylaw 1808 Section 93 is hereby amended as per Bylaw 1923 and amendments thereto.
4. That this bylaw shall take effect on the date of the third and final reading.

READ a first time on this 22nd day of July 2025.

Public Hearing Date on this 26th day of August 2025.

READ a second time on this th day of 2025.

READ a third time and final time on this th day of 2025.

Date Bylaw Signed

Reeve
Kenneth King

Chief Administrative Officer
Mike Haugen

Schedule “A”

93. CR – Country Residential District

CR

Purpose

The purpose of this district is to provide for residential development at rural densities.

Permitted Uses	
(a) Accessory Building	(e) Housing, Modular
(b) Greenhouse, Private	(f) Housing, Single-Detached
(c) Hen License	(g) Public Utility Building
(d) Home Occupation, Minor	(h) Solar, Private - Ground Mounted
Discretionary Uses	
(a) Accessory Use	(g) Moved-On Building
(b) Bed and Breakfast Establishment	(h) Portable Storage Container
(c) Creative Architecture (per Sec 93(7))	(i) Public or Quasi-public Use
(d) Day Care Facility, Major	(j) Secondary Suite
(e) Day Care Facility, Minor	(k) Sign
(f) Livestock (per Sec 42)	(l) Wind Energy Conversion System, Private
	(m) Greenhouse, Seasonal (Bylaw 1923)

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(1) Subdivision Regulations

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| (a) Minimum Lot Area: | 0.20 ha (0.5 acres) |
| (b) Maximum Lot Area: | 1.62 ha (4.0 acres) |
| (c) Density: | 5 Country Residential Parcels minimum. |

(2) Development Regulations

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| (a) Maximum Lot Coverage: | Forty (40) percent |
| (b) Maximum Height of a Principal Building: | The lesser of 10.7 m (35 ft.) or three stories. |
| (c) Maximum Height of an Accessory Building: | The lesser of 6.0 m (20 ft.) or two stories. |

(3) Siting Regulations

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| (a) Minimum Yard, Front Setback: | 41.0 m (135 ft.) from a highway. |
| (b) Minimum Yard, Front Setback: | 30.5 m (100 ft.) from a local road. |
| (c) Minimum Yard, Front Setback: | 7.6 m (25 ft.) from a property line for internal roads in a cluster development. |
| (d) Minimum Yard, Side Setback: | 7.6 m (25 ft.) |
| (e) Minimum Yard, Rear Setback: | 7.6 m (25 ft.) |

(4) Dwelling Regulations

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| (a) Minimum Gross Floor Area: | 93 m ² (1000 ft ²) |
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(5) Special Requirements

- (a) Accessory buildings and uses (including satellite dishes) may be erected or placed within the yard, front at the discretion of the Development Authority.
- (b) Holiday Trailer and Recreational Vehicle (RV) Restrictions:
 - i. Not more than two (2) holiday trailers shall be stored or parked on a parcel at one time unless otherwise approved by the Development Authority.
- (6) Applications to redesignate land to the Country Residential District will be evaluated on their own merits. Proposals shall be compatible with adjacent uses and agricultural land, (in particular Canada Land Inventory classifications 1 to 3, shall be encouraged to be preserved for agricultural purposes). Developers will be required to install services, provide access to the parcel and the parcel must be suitable for adequate water and sewer servicing.
- (7) Creative architecture may be considered in the Country Residential District if all the lots in the district are designated for creative architecture development.
- (8) In addition to the regulations listed above, other regulations may apply. These include Part VII – General Land Use Regulations, Part VIII – Specific Land Use Regulations, Part IX – Landscaping, Fencing and Screening, Part X – Parking and Loading Regulations, and Part XI – Sign Regulations.

DEFINITION

“Greenhouse, Seasonal” means an indoor covered structure, no more than 111.5 sq. m. (1,200 sq. ft.) used for and providing for the retail sale of bedding, household and ornamental plants, and associated merchandise. Seasonal indicates the greenhouse may only be available to the public, no more than 3 consecutive months. Cannabis cultivation, retail, and nursery facilities are excluded from this definition.