

**MUNICIPAL DISTRICT OF BIGHORN NO. 8**

**BYLAW 09-Z/08**

A BYLAW FOR THE PURPOSE OF AMENDING THE MUNICIPAL DISTRICT OF BIGHORN NO. 8 LAND USE BYLAW IN ACCORDANCE WITH THE MUNICIPAL GOVERNMENT ACT, CHAPTER M-26, REVISED STATUTES OF ALBERTA 2000, AS AMENDED

**WHEREAS** the Municipal District of Bighorn No. 8 adopted Land Use Bylaw No. 19/96;

**AND WHEREAS** Council has received an application from the landowner to amend Land Use Bylaw No. 19/96 to redesignate 3.8 hectares (9.4 acres) of land from Recreation (R) District to a new Kananaskis Ranch (KR) District in order to better achieve the development objectives of the landowners;

**AND WHEREAS** Council, having considered at a public hearing the concerns of persons claiming to be affected by this bylaw amendment application, believes that the amendment of the Land Use Bylaw should be allowed in order to achieve the orderly, economical and beneficial use of land in the Municipal District;

**NOW THEREFORE**, the Municipal Council of the Corporation of the Municipal District of Bighorn No. 8 in the Province of Alberta, duly assembled in Council, enacts as follows:

1. Land Use Bylaw No. 19/96 is amended by the addition of a new land use district to be called Kananaskis Ranch District (KR) as set out in Schedule "A" attached hereto.
2. The Land Use Map contained in Land Use Bylaw No. 19/96 is amended by the re-districting of the land described below (and illustrated generally on Schedule "B" attached hereto) from Recreation District (R) to Kananaskis Ranch District (KR):

LOT A, PLAN 0110091 CONTAINING 3.8 HECTARES (9.4 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

READ A FIRST TIME THIS 13<sup>th</sup> DAY OF MAY A.D., 2008.

READ A SECOND TIME THIS 9<sup>th</sup> DAY OF DECEMBER, 2008

READ A THIRD TIME THIS 13<sup>th</sup> DAY OF JANUARY, 2009

  
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REEVE

  
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EXECUTIVE SECRETARY

**SCHEDULE "A" TO BYLAW 09-Z/08**

PART 5 SECTION 35.0.0

**KANANASKIS RANCH DISTRICT (KR)**

*M.D. of Bighorn No. 8*

**35.0.0 KANANASKIS RANCH DISTRICT (KR)**

**35.1.0 PURPOSE AND INTENT**

35.1.1 The Purpose and Intent of this District is to provide for recreational accommodation units in a variety of building forms, along with associated recreational development, on private land adjacent to the Bow River, all in accordance with the Kananaskis Guest Ranch Conceptual Plan. Any development that takes place in this District shall be designed and regulated with the understanding that this is a commercial, tourism oriented property that is located near other lands that are intended to be used for long-term industrial uses, including quarrying activities.

**35.2.0 LIST OF PERMITTED AND DISCRETIONARY USES**

35.2.1 Permitted Uses:

Attached housing  
Duplexes  
Dwellings - semi-detached  
Dwellings – single family detached  
Signs (directional and identification)  
Staff accommodation units  
Storage Compounds

35.2.2 Discretionary Uses:

Antennas (includes satellite dishes)  
Food and beverage facilities  
Marinas and/or boat rental facility  
Public buildings and uses  
Accessory Buildings and Uses  
Main Amenities Lodge

**35.3.0 GENERAL REQUIREMENTS**

35.3.1 In addition to the general land use provisions contained in Part IV, the following provisions as contained within this Section shall apply to every development in this District.

**SCHEDULE "A" TO BYLAW 09-Z/08**

PART 5 SECTION 35.0.0

**KANANASKIS RANCH DISTRICT (KR)**

*M.D. of Bighorn No. 8*

**35.4.0 MINIMUM REQUIREMENTS**

- 35.4.1 Area of Site: 3.8 ha (9.4 ac)
- 35.4.2 Highway 1X setback: 40.0 m (131.2 ft.)
- 35.4.3 West end site property setback: 5.0 m (16.4 ft.)
- 35.4.4 North end site property setback: 10.0 m (32.8 ft.)
- 35.4.5 South end site property setback: 10.0 m (32.8 ft.)
- 35.4.6 Existing structures on or partly on the site may be altered or added to at the discretion of the Development Authority notwithstanding the above setback requirements.

**35.5.0 MAXIMUM LIMITS**

- 35.5.1 Height of accommodation units or staff accommodation: 13.0 m (42.7 ft.)
- 35.5.2 Height of accessory buildings: 6.0 m (19.7 ft.) and limited to one storey
- 35.5.3 Height of Main Amenity Lodge may be 9.0 m (29.5 ft.)
- 35.5.4 The maximum density for recreational accommodation units shall be up to 20 units allocated to the site plus one landowner residence.
- 35.5.5 The maximum density for staff accommodation shall be up to 2 units in addition to the 20 recreational accommodation units, each containing up to three bedrooms.
- 35.5.6 The maximum ground floor area of a unit shall be 200.0 m<sup>2</sup> (2,152.8 sq. ft.).
- 35.5.7 Units shall not be occupied by the same person or group of persons for a period longer than 75 days at a time. The intent is that these units will not be used for any permanent residential occupancy.

**35.6.0 SPECIAL REQUIREMENTS**

- 35.6.1 The recreational development shall be architecturally designed to be compatible with the surrounding environment.



**SCHEDULE "A" TO BYLAW 09-Z/08**

PART 5 SECTION 35.0.0

**KANANASKIS RANCH DISTRICT (KR)**

*M.D. of Bighorn No. 8*

- 35.6.2 The recreational units shall not be considered to be residences, and no person or persons shall use the recreational units as a permanent place of residence. However, one landowner residence and the two staff accommodation units allowed on the property may be occupied as full-time residences.
- 35.6.3 The two staff accommodation units are to be utilized solely for the purpose of housing employees associated with the lands designated by this District or by employees of the equestrian facility or golf course businesses operated on lands immediately adjacent to the designated lands.
- 35.6.4 Mechanisms to provide compliance with the occupancy regulations of this District will be specified at the development agreement stage.
- 35.6.5 Minimum site area for this Land Use District is 3.8 ha (9.4 acres) included in one Registered Land Title.
- 35.6.6 Lands outside of the 3.8 ha (9.4 acres) designated site are owned by the Province of Alberta and, as appropriate and necessary, any development permit application that involves those adjoining lands shall be accompanied by a comment or permission from the appropriate Provincial department.



SCHEDULE "B" TO BYLAW 09-Z/08  
KANANASKIS RANCH DISTRICT (KR)

M.D. of Bighorn No. 8

