

**BYLAW 1581/22
AMENDMENT TO LAND USE BYLAW 1385/17
STURGEON COUNTY, MORINVILLE, ALBERTA**

A BYLAW OF STURGEON COUNTY, ALBERTA FOR THE PURPOSE OF AMENDING LAND USE BYLAW 1385/17.

WHEREAS, the *Municipal Government Act*, RSA 2000 c M-26, any regulations thereunder, and any amendments or successor legislation thereto, authorize Council to establish and amend Land Use Bylaw 1385/17;

AND WHEREAS, the Council of Sturgeon County has deemed it desirable to amend Land Use Bylaw 1385/17;

NOW THEREFORE, the Council of Sturgeon County, in the Province of Alberta, duly assembled, enacts as follows:

1. Title

- 1.1. This Bylaw may be referred to as the “2022 Direct Control District 21 Amendment”.

2. Purpose

- 2.1. The purpose of this Bylaw is to redesignate the land use district of the parcel subject to this Bylaw.

3. Application

- 3.1. Land Use Bylaw 1385/17 is amended as follows:
- a. The land described as Lot 1 Plan 002 4376 is redistricted from “I4 – Medium Industrial Serviced District” to “DC21 – Direct Control District 21”, as shown in Schedule “A”, which forms part of this Bylaw.
 - b. Part 19.2 Schedule 1 – Land Use District Map is changed to reflect the redistricting of the land described as Lot 1 Plan 002 4376.

4. Severability

- 4.1. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the Bylaw is deemed valid.

5. Effective Date

5.1. This Bylaw shall come into force upon being passed.

Read a first time this 12th day of April, 2022.

Read a second time this ____ day of _____ 20____.

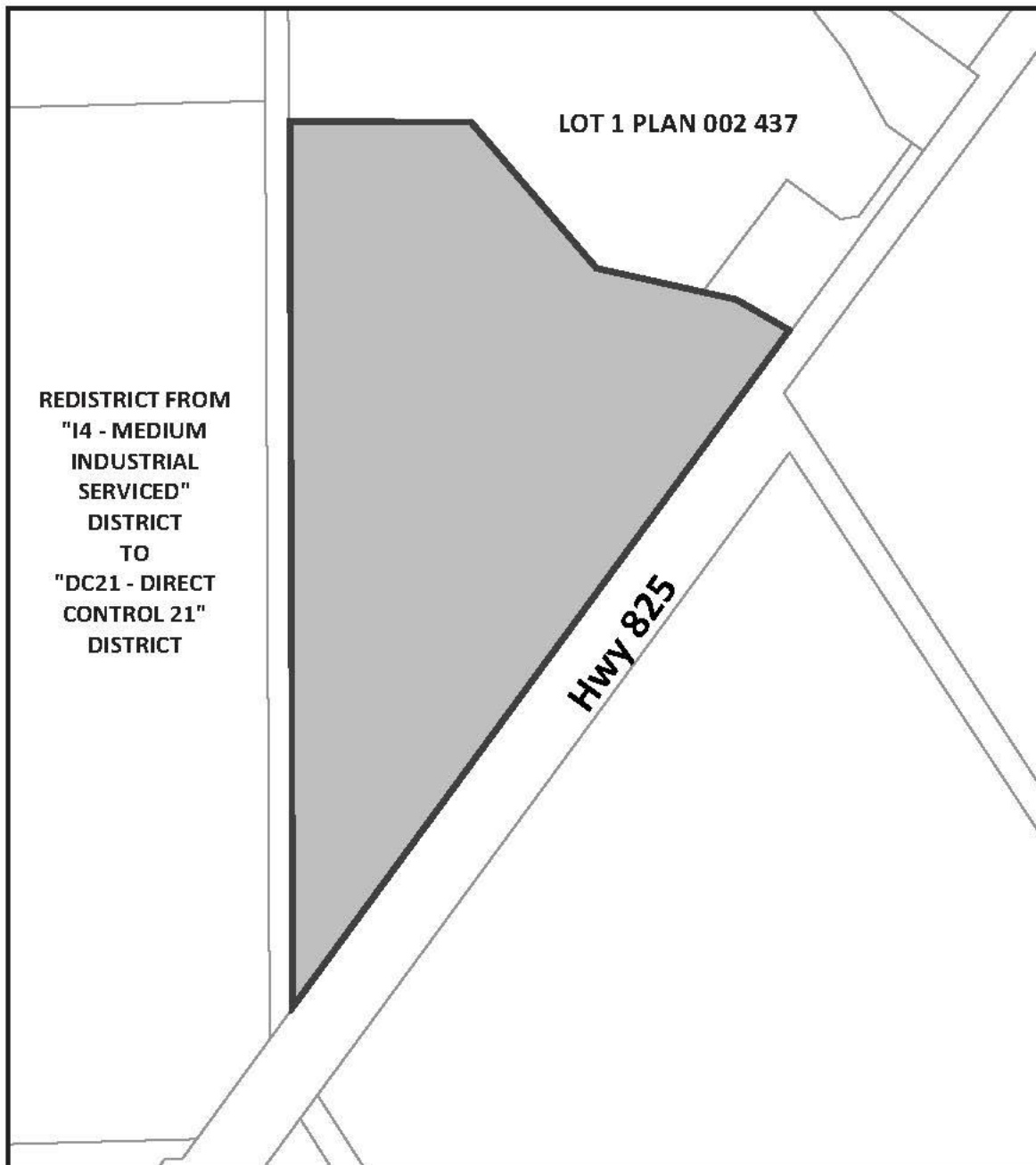
Read a third time this ____ day of _____ 20____.

Alanna Hnatiw
MAYOR

Reegan McCullough
COUNTY COMMISSIONER

DATE SIGNED

SCHEDULE "A"



Note:
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1.1 DC21 – DIRECT CONTROL DISTRICT 21



.1 General Purpose

To establish a Direct Control District that provides for the limited uses provided for herein.

.2 District Boundaries

This district applies to Lot 1 Plan 002 4376.

.3 Uses

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Administrative building</i>	<i>Dugout</i>
<i>Campground**</i>	<i>Outdoor storage</i>
<i>Commercial school</i>	
<i>Fleet service</i>	
<i>Recreation, outdoor motorized vehicle facility</i>	

* Refer to Section 6.1 for further clarification.

** Refer to Section 16.21.6(e) for further clarification.

.4 Subdivision Regulations

No further subdivision of the site shall be permitted.

.5 Development Regulations

Minimum <i>front yard</i> and <i>flanking front yard setbacks</i>	6m (19.7ft)
Minimum <i>side yard setback</i>	5m (16.4ft)
	Zero <i>lot</i> line where common wall is present
Minimum <i>rear yard setback</i>	5m (16.4ft)
Maximum <i>height</i>	At the discretion of the <i>Development Authority</i>
Maximum <i>parcel coverage</i>	70%

.6 Additional Development Regulations

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Access to individual *parcels* shall in all cases be from a *local road* and may be considered from a *collector road* as per County standards. Access from a provincial *highway* shall be at the discretion of Alberta Transportation and be indicated within a Roadside Development Permit.
- (c) Vacant, undeveloped, or unused portions of a *parcel* shall be maintained in grass, *landscaping* materials or such other ground cover as deemed appropriate by the *Development Authority*.
- (d) A *development* shall operate such that any nuisance factors that are created or are apparent outside the boundaries of the industrial park is of limited impact. Nuisance factors include excessive noise, vibration, odour, traffic, unsightliness, liquid or gaseous emanations, reflection, dust and the harbouring of restricted or noxious weeds.
- (e) A *campground* may be considered within this district only as an *accessory use* to a *recreation, outdoor motorized vehicle facility*.