

BYLAW 1613/23
AMENDMENT TO LAND USE BYLAW 1385/17
STURGEON COUNTY, ALBERTA

A BYLAW OF STURGEON COUNTY, IN THE PROVINCE OF 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 has deemed it desirable to amend Land Use Bylaw 1385/17;

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

1. Title

- 1.1. This Bylaw may be referred to as the “R2 District Subdivision Regulations Amendment Bylaw”.

2. Purpose

- 2.1. The purpose of this Bylaw is to amend the Land Use Bylaw 1385/17 to provide technical subdivision amendments to the R2 – County Estate Residential District.

3. Application

- 3.1. Land Use Bylaw 1385/17 is amended as follows:

- a) Section 12.2.3 is deleted and replaced with the table below:

Minimum <i>parcel area</i>	0.2ha (0.5ac)
Minimum <i>parcel width</i>	25m (82ft)
<i>Parcel density (all new multi-lot subdivisions)</i>	Maximum 5 <i>parcels</i> per hectare
	Minimum 2 <i>parcels</i> per hectare
<i>Infill subdivision</i>	Further <i>subdivision</i> of existing <i>parcels</i> where the proposed <i>parcels</i> do not meet the minimum <i>parcel area</i> and/or the prescribed <i>parcel density width</i> shall be subject to the recommendations of an approved <i>local planning document</i> . <u>All proposed <i>parcels</i> and the remnant <i>parcel</i> must connect to full municipal servicing and be accessed via a road, local.</u>

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 24th day of January, 2023.

Read a second time this ____ day of _____ 2023.

Read a third time this ____ day of _____ 2023.

Alanna Hnatiw
MAYOR

Reegan McCullough
COUNTY COMMISSIONER

DATE SIGNED