

**BYLAW 1620/23
AMENDMENT TO LAND USE BYLAW 1385/17
STURGEON COUNTY, 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 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 “R7 – Transitional Valley Residential District Amendment Bylaw”.

2. Purpose

- 2.1. The purpose of this Bylaw is to create a land use district that can be used in areas of the Sturgeon Valley that allows for densities of up to 20 dwelling units per net residential hectare.

3. Application

- 3.1. Land Use Bylaw 1385/17 is amended as follows:
 - a. R7 – Transitional Valley Residential District, as shown in Schedule “A”, becomes section 12.7, and subsequent sections are renumbered accordingly.

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 14th day of February, 2023.

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"

12.7 R7 – TRANSITIONAL VALLEY RESIDENTIAL DISTRICT



.1 General Purpose

This district will accommodate a range of residential *development* forms. This district is to be used within areas identified as Valley Core Reserve within the Sturgeon Valley Core Area Structure Plan and applicable areas of the Sturgeon Valley South Area Structure Plan where *full municipal servicing* is available.

.2 Uses

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Duplex</i>	<i>Accessory dwelling unit**</i>
<i>Dwelling, single detached</i>	<i>Apartment</i>
<i>Dwelling, semi-detached</i>	<i>Child care facility</i>
<i>Home-based business, level 1 (office)</i>	<i>Group home, minor</i>
	<i>Family day home</i>
	<i>Mixed use development</i>
	<i>Parking facility</i>
	<i>Town house</i>
	<i>Sales centre</i>
	<i>Show home</i>

* Refer to Section 6.1 for further clarification.

** Refer to Section 6.1A for further clarification.

.3 Subdivision Density

The maximum density shall be 20du/nrha.

.4 Subdivision Regulations

	Minimum Parcel Width	Minimum Parcel Depth
<i>Parcels adjacent to existing multi-lot residential development as identified by a Planning document.</i>	25m (82ft)	30m (98.4ft)
<i>All Other Parcels</i>	6m or 9m on corner parcels	30m (98.4ft)

.5 Development Regulations

Minimum front yard setback	<i>Front yard</i>	5.5m (18ft)
	<i>Flanking front yard</i>	4.5m (14.8ft)
Minimum rear yard setback	<i>Accessory building</i>	1.2m (3.9ft)
	<i>Principal building</i>	6m (19.7ft)
Minimum Rear Lane setbacks	<i>Accessory building</i>	1.2m (3.9ft) and; 3.5m (11.5ft) from any vehicle access door.
	<i>Principal building</i>	6m (19.7ft)

Minimum <i>side yard setback</i>	<i>Apartment</i>	3m (9.8ft)
	<i>Town house, semi-detached dwelling</i>	Zero <i>lot</i> line where common wall is present
		2.4m (7.9ft) from end units
	<i>Flanking front yard</i>	4.5m (14.8ft)
	All other <i>uses</i>	Zero <i>lot</i> line where common wall is present
		1.2m (3.9ft)
Maximum <i>height</i>	<i>Apartment</i>	14.5m (47.6ft)
	<i>Accessory buildings</i>	4.6m (15.1ft)
	All other <i>uses</i>	12m (39.4ft)
Maximum <i>parcel coverage</i>	All <i>uses</i>	55%

.6 Additional Development Regulations

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.