

**BYLAW 1628/23
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 County 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 “Redistricting of a Portion of NW-06-57-23-W4M from AG – Agriculture District to DC23 – Direct Control District 23”.

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 portion of land within NW-06-57-23-W4M, as shown in Schedule “A” is redistricted from “AG – Agriculture District” to “DC23 – Direct Control District 23”.
 - b. Part 19.2 Schedule 1 – Land Use District Map is changed to reflect the redistricting for the portion of land within NW-06-57-23-W4M, as shown in Schedule “A”.

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 9th day of May, 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

DC23 – DIRECT CONTROL DISTRICT 23 – Lot 1, Block 1, Plan 1722474



.1 General Purpose

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

.2 District Boundaries

This district applies to part of the NW-6-57-23-W4M, Lot 1, Block 1, Plan 1722474.

.3 Uses

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Private camp or club</i>
<i>Accessory dwelling unit</i>	<i>Recreation facility, outdoor</i>
<i>Accessory, use*</i>	
<i>Dwelling, single detached</i>	
<i>Private camp or club**</i>	
<i>Recreation facility, outdoor**</i>	

*Refer to Section 6.1 for further clarification

**Refer to Paragraph 16.23.6(c) for further clarification

.4 Subdivision Regulations

No further subdivision of the site shall be permitted.

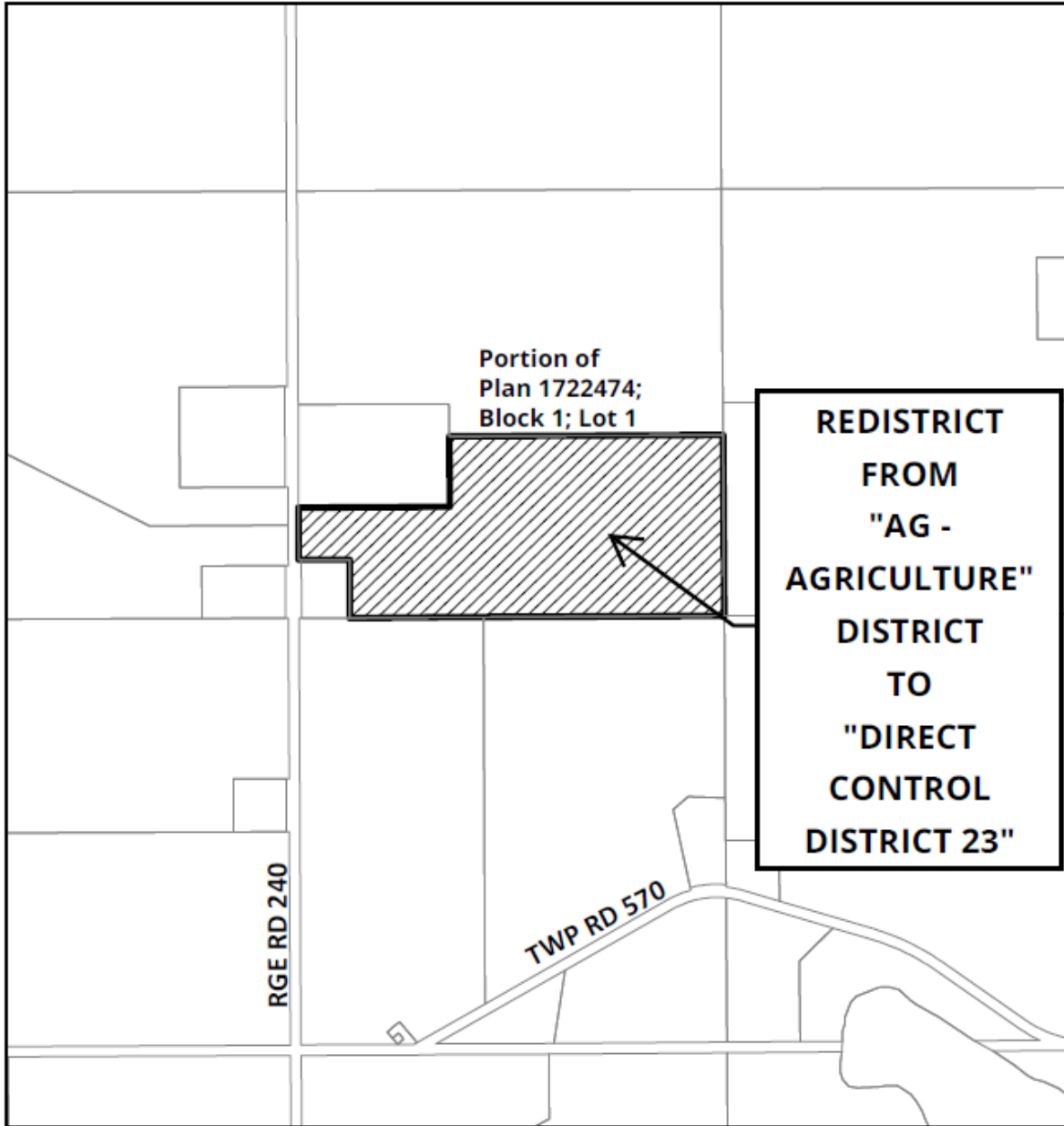
.5 Development Regulations

Minimum front yard and flanking front yard setbacks	<i>Abutting a local road</i>	6m (19.7ft)
	<i>Abutting a collector or arterial road</i>	35m (114.8ft)
Minimum side yard setback	<i>Principal building</i>	4.5m (14.7ft)
	<i>Accessory building</i>	2.5m (8.2ft)
Minimum rear yard setback	<i>Principal building</i>	6m (19.7ft)
	<i>Accessory building</i>	2.5m (8.2ft)
Maximum height	At the discretion of the <i>Development Authority</i>	

.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) The minimum setback for a *recreation facility, outdoor* is the distance, as determined by the *Development Authority*, in order to prevent the sport or recreation activity from interfering with adjoining developments and to ensure the orderly flow of pedestrian and vehicular traffic.
- (c) For the purpose of this district, private camp or club and recreation facility, outdoor listed as a permitted use shall be limited to disc golf, and disc golf related activities as determined by the *Development Authority*.

SCHEDULE "A"



Note:
Information on this map is provided solely for the user's information and, while thought to be accurate, is provided strictly "as is" and without warranty of any kind.

