

**BYLAW 1628/23  
AMENDMENT TO LAND USE BYLAW 1385/17  
STURGEON COUNTY, ALBERTA**

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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 9<sup>th</sup> 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

Sturgeon County Land Use Bylaw 1385/17

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.

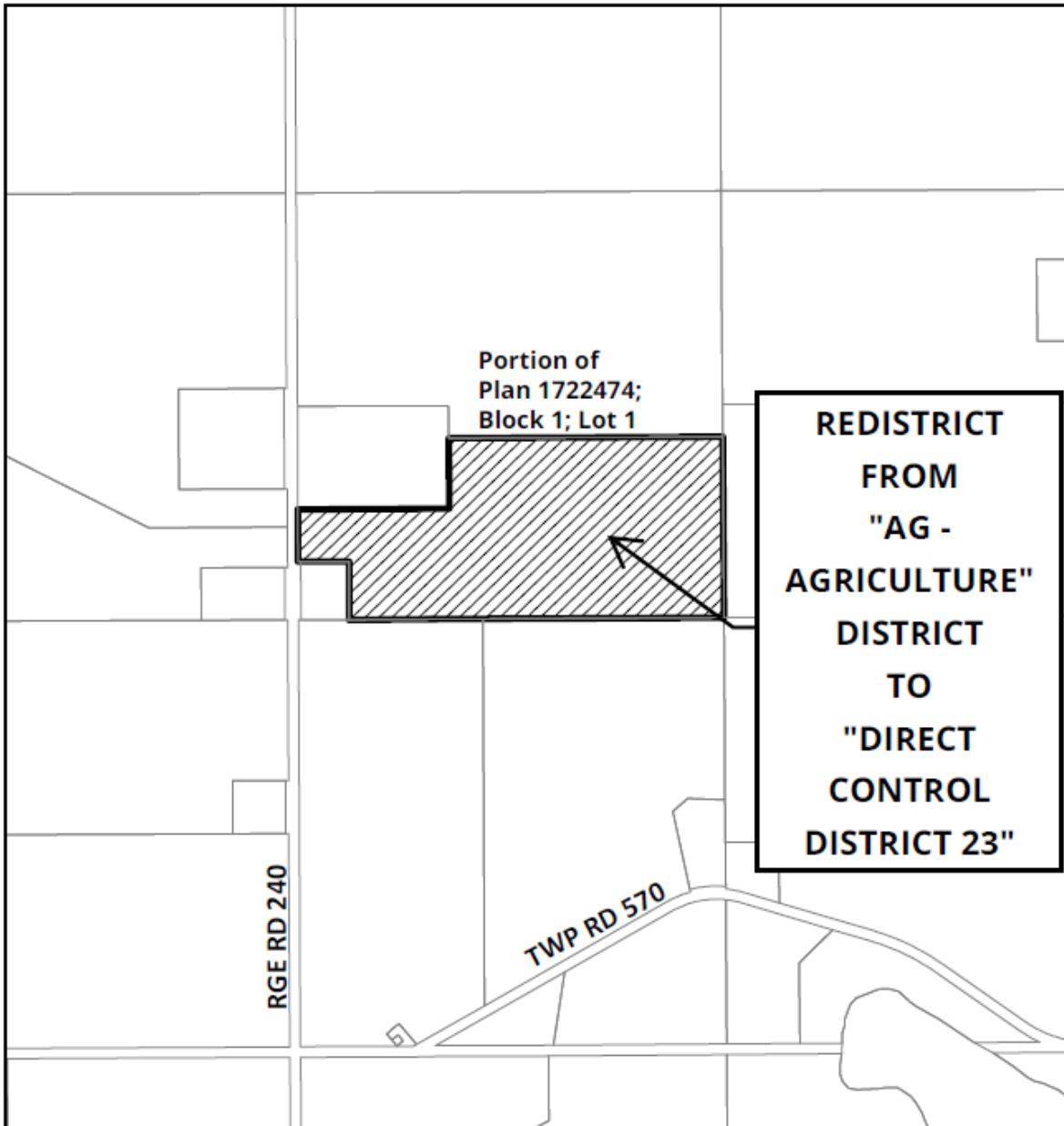
.5 Development Regulations

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

