

**BYLAW 1635/23
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 the Council of Sturgeon County (Council) to establish and amend Land Use Bylaw 1385/17;

AND WHEREAS, Council 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 SW-5-55-22-4 (Lot A, Plan 4595NY) from AG – Agriculture District to DC24 – Direct Control District 24”.

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 SW-5-55-22-4 (Lot A, Plan 4595NY), as shown in Schedule “A” is redistricted from “AG – Agriculture District” to “DC24 – Direct Control District 24”.
 - b. Part 19.2 Schedule 1 – Land Use District Map is changed to reflect the redistricting for the portion of land within SW-5-55-22-4 (Lot A, Plan 4595NY), 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 14th day of November, 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

DC24 – DIRECT CONTROL DISTRICT 24 – SW-5-55-22-4, LOT A, PLAN 4595NY



.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 part of the SW-5-55-22-4, Lot A, Plan 4595NY (55013 Hwy 825).

.3 Uses

<i>Accessory, building*</i>
<i>Accessory, use*</i>
<i>Dwelling, single detached</i>
<i>Fleet Service</i>
<i>Outdoor Storage</i>

*Refer to Section 6.1 for further clarification

.4 Subdivision Regulations

No further subdivision of the site shall be permitted.

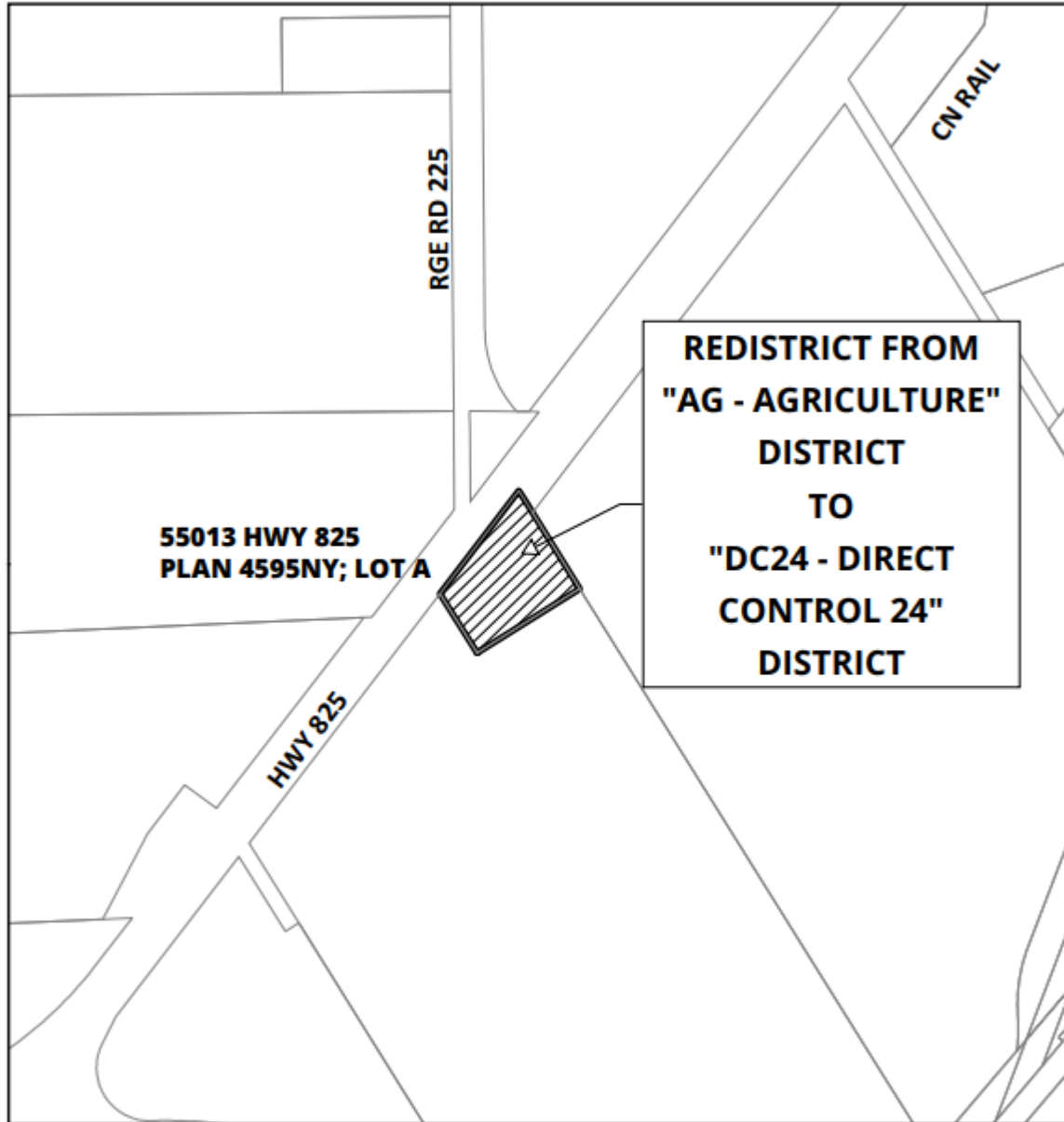
.5 Development Regulations

<i>All yard setbacks and heights</i>	<i>At the discretion of the Development Authority</i>
<i>Parcel coverage</i>	<i>At the discretion of the 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) Prior to rendering a decision on a development permit application for any use, the applicant shall (if required) submit an associated Roadside Development Permit from Alberta Transportation and, if requested by the County and/or Alberta Transportation, a current traffic impact assessment.
- (c) Access and egress to the facility should be provided via a *local* or *collector* road.
- (d) The facility shall be designed such that all vehicles shall enter and exit the facility in a forward direction.
- (e) Vehicular access to the *parcel* and internal vehicular circulation shall be *hard surfaced*.
- (f) Upgrades to accesses or roads shall be in accordance with Sturgeon County's General Municipal Servicing Standards for commercial land *uses*.
- (g) *Perimeter fencing* and *landscaping* to screen storage areas from the *abutting road* and *adjacent parcels* shall be provided.

SCHEDULE "A"



55013 HWY 825
PLAN 4595NY; LOT A

**REDISTRIC FROM
"AG - AGRICULTURE"
DISTRICT
TO
"DC24 - DIRECT
CONTROL 24"
DISTRICT**

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.

