

**BYLAW 1698/25  
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, SW, NE & SE 30-56-26-4 from AG – Agriculture District to DC25 – Direct Control District 25”.

**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, SW, NE & SE 30-56-26-4, as shown in Schedule “A” is redistricted from “AG – Agriculture District” to “DC25 – Direct Control District 25”.
  - b. Part 19.2 Schedule 1 – Land Use District Map is changed to reflect the redistricting for the portion of land within NW, SW, NE & S 30-56-26-4, 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 10 day of February, 2025.

Read a second time this \_\_\_ day of \_\_\_\_\_ 20\_\_.

Read a third time this \_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
Alanna Hnatiw  
MAYOR

\_\_\_\_\_  
Travis Peter  
CHIEF ADMINISTRATIVE OFFICER (CAO)

\_\_\_\_\_  
DATE SIGNED

**16.23 DC25 – DIRECT CONTROL DISTRICT 25 – NW, SW, NE & SE 30-56-26-4**



.1 General Purpose

To establish a Specific Development Control District to provide for a range of residential agricultural, institutional and other uses normally associated with a communal farming colony.

.2 District Boundaries

This district applies to the entire northwest, southwest, northeast, and southeast quarters of Section 30, Township 56, Range 26, West of the Fourth Meridian.

.3 Uses

Permitted Uses	Discretionary Uses
<i>Accessory, building</i>	<i>Agriculture Support Service</i>
<i>Accessory, use</i>	<i>Light Industrial</i>
<i>Cemetery</i>	<i>Utility Major</i>
<i>Child Care Facility</i>	
<i>Community Building</i>	
<i>Diversified Agriculture</i>	
<i>Dugout</i>	
<i>Dwelling*</i>	
<i>Intensive agriculture</i>	
<i>Religious assembly</i>	
<i>Retail, sale</i>	
<i>School</i>	

\*Refer to Section 16.23.6D for further clarification

.4 Subdivision Regulations

No further subdivision of the site shall be permitted.

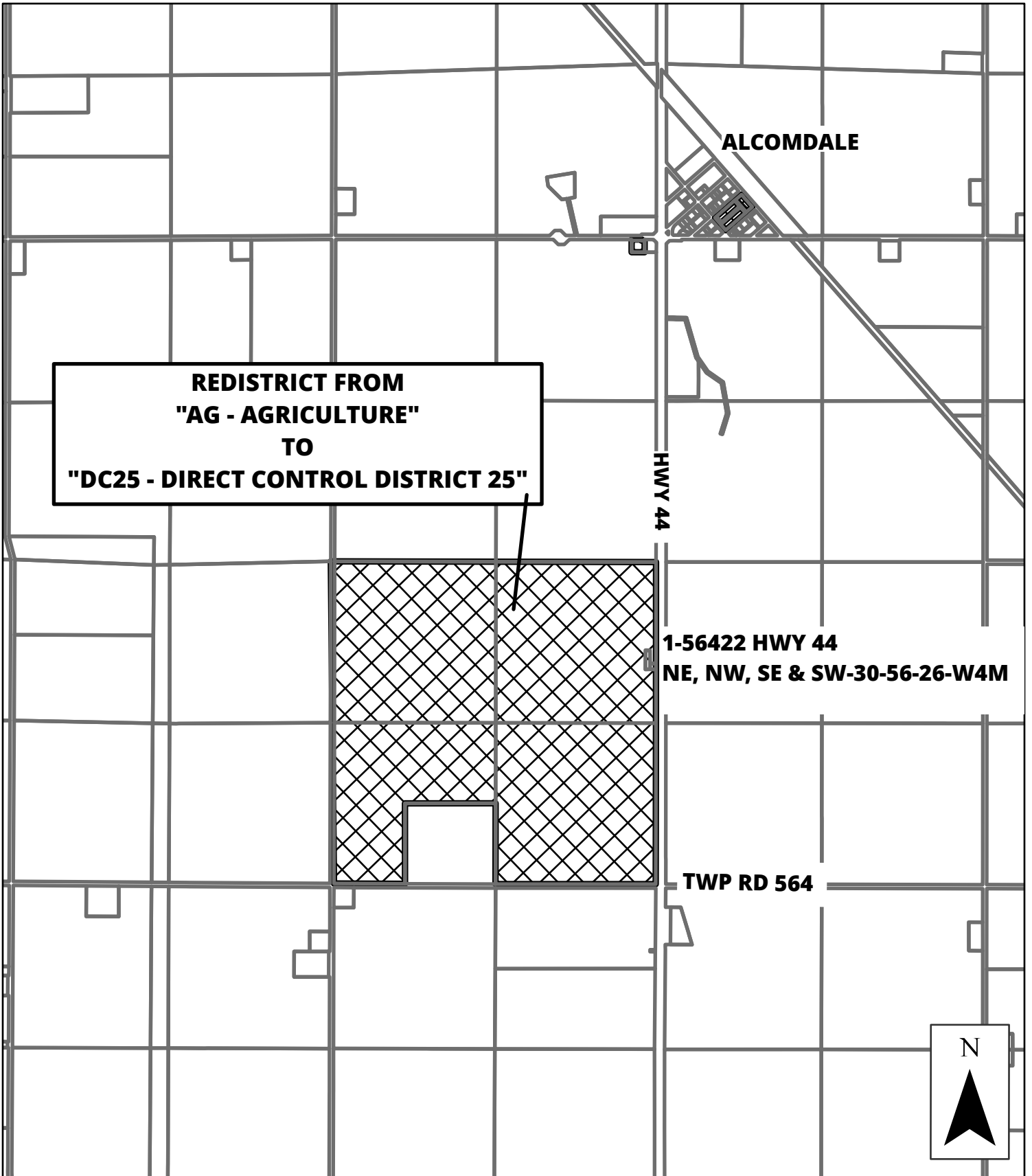
.5 Development Regulations

<i>Front, side and rear yard setback</i>	At the discretion of the <i>Development Authority</i> who shall take into account the general purpose and intent of this district, the location and <i>setbacks</i> of adjacent buildings, the safe and efficient movement of pedestrians and motor vehicles. <i>Setbacks</i> from Highway 44 as defined by Transportation and Economic Corridors.

.6 Additional Development Regulations

- (a) A maximum of 20 shipping containers are permitted within this district for storage purposes only. Structurally altered or modified shipping containers shall be considered an accessory building and shall conform to the Alberta Building Code.
- (b) Development shall be in accordance with the requirements of a Roadside Development Permit which will be required to be issued by Transportation and Economic Corridors (TEC) prior to a development permit being issued by the County.
- (c) The number of *dwelling units* shall not exceed 50.
- (d) Various forms of *dwelling units* at the Discretion of the Development Authority.

# SCHEDULE "A"



**ALCOMDALE**

**REDISTRICIT FROM  
"AG - AGRICULTURE"  
TO  
"DC25 - DIRECT CONTROL DISTRICT 25"**

**HWY 44**

**1-56422 HWY 44  
NE, NW, SE & SW-30-56-26-W4M**

**TWP RD 564**

