

**BYLAW 1567/21
AMENDMENT TO LAND USE BYLAW 1385/17
STURGEON COUNTY, MORINVILLE, ALBERTA**

Attachment 1

A BYLAW OF STURGEON COUNTY, MORINVILLE, 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 the 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, in the Province of Alberta, duly assembled, enacts as follows:

1. Title

- 1.1. This Bylaw may be referred to as the “2021 Direct Control District 21 Amendment”.

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 land described as Lot A Plan 852 2440 is redistricted from “AG – Agriculture District” to “DC 21 – Direct Control District 21”, as shown in Schedule “A”, which forms part of this Bylaw.
 - b. Part 19.2 Schedule 1 – Land Use District Map is changed to reflect the redistricting of the land described as Lot A Plan 852 2440.

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 December 2021.

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"

16.21 DC21 – DIRECT CONTROL DISTRICT 21



.1 General Purpose

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

.2 District Boundaries

This district applies to Lot A Plan 852 2440.

.3 Decision-Making Authority

In this district, the Decision-Making Authority is the Municipal Planning Commission.

.4 Uses

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Dwelling, single detached</i>	<i>Dugout</i>
<i>Home-based business, level 1 (office)</i>	<i>Fleet service</i>
	<i>Home-based business, level 2</i>
	<i>Outdoor storage</i>

* Refer to Section 6.1 for further clarification.

.5 Subdivision

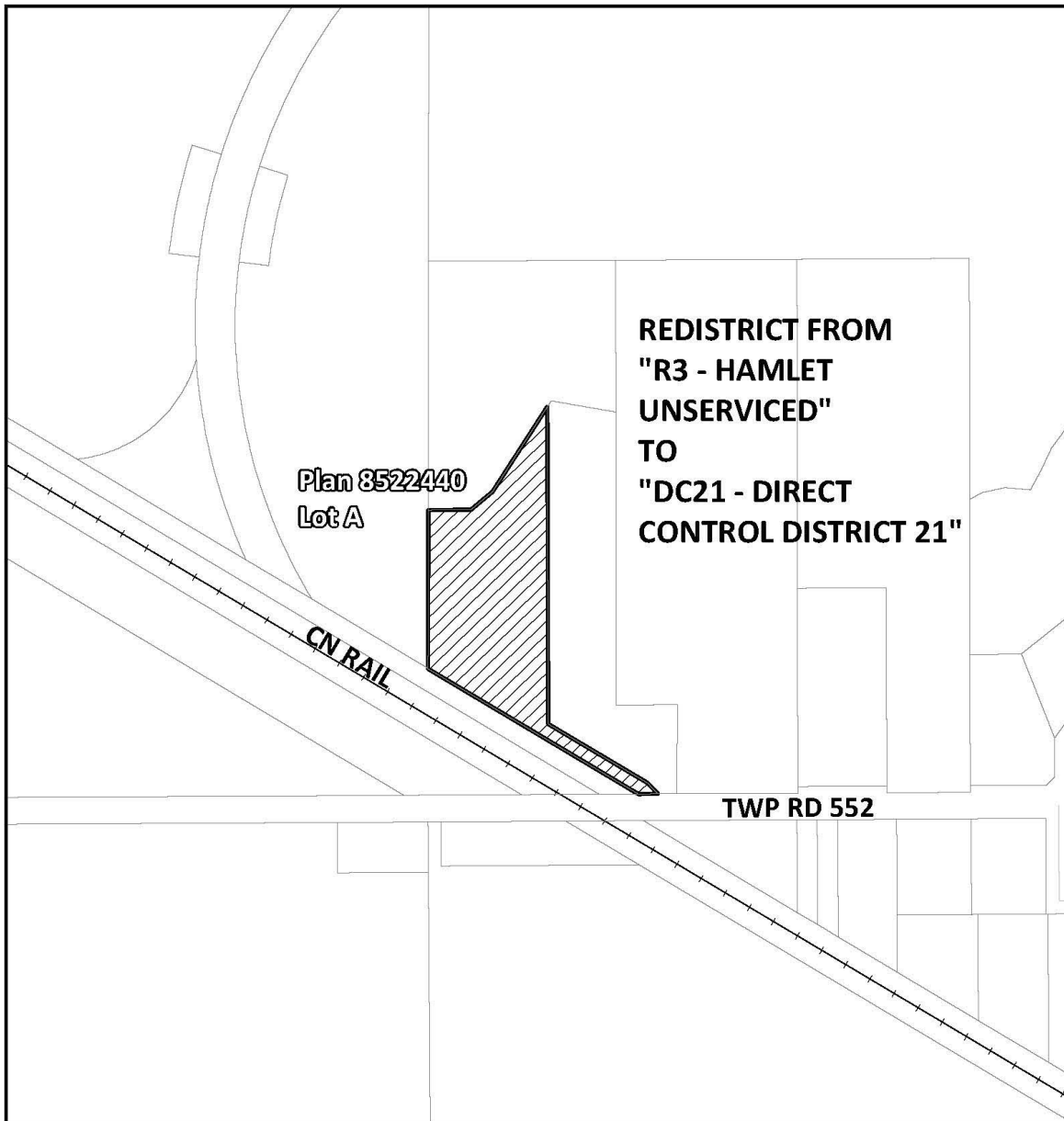
No further subdivision of the site shall be permitted.

.6 Development Regulations

<i>Minimum front yard setback</i>	5.5m (18ft)
<i>Minimum side yard setback</i>	2.5m (8.2ft)
<i>Minimum rear yard setback</i>	2.5m (8.2ft)
<i>Maximum height</i>	At the discretion of the Development Authority
<i>Maximum floor area</i>	At the discretion of the Development Authority
<i>Maximum parcel coverage</i>	At the discretion of the Development Authority

.7 Additional Development Regulations

- (a) All *development* in this district shall comply with the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Any exterior storage on site shall not cover more than 15% of parcel area.

SCHEDULE A

Note:
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