

**BYLAW 1561/21**  
**AMENDMENT TO LAND USE BYLAW 1385/17 – 2021 LAND USE DISTRICT AUDIT BYLAW**  
**STURGEON COUNTY, MORINVILLE, ALBERTA**

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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 County 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 “Amendment to Land Use Bylaw 1385/17 - 2021 Land Use District Audit Bylaw”.

**2. Purpose**

- 2.1. The purpose of this Bylaw is to redesignate the land use district of the parcels subject to this Bylaw.

**3. Application**

- 3.1. Land Use Bylaw 1385/17 is amended as follows:
- a. A 17.14ha portion of NE 29-55-24-W4 as shown on Schedule “A” is redistricted from “AG – Agriculture” to “AJ – Alternative Jurisdiction”.
  - b. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of a 17.14ha portion of NE 29-55-24-W4 as shown on Schedule “A”.
  - c. All that portion of NW 29-55-24-W4 as shown on Schedule “B” is redistricted from “AG – Agriculture” to “AJ – Alternative Jurisdiction”.
  - d. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of all that portion of NW 29-55-24-W4 as shown on Schedule “B”.
  - e. All that portion of Lot 21PUL Block 4 Plan 8020218 as shown on Schedule “C” is redistricted from “R2 – Country Estate Residential” to “PU – Public Utility”.
  - f. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Lot 21PUL Block 4 Plan 8020218 as shown on Schedule “C”.

- g. All that portion of Block OT Plan 7622223 as shown on Schedule “D” is redistricted from “Non-Districted” to “PU – Public Utility”.
- h. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block OT Plan 7622223 as shown on Schedule “D”.
- i. All that portion of Block OT Plan 8020993 as shown on Schedule “E” is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- j. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block OT Plan 8020993 as shown on Schedule “E”.
- k. All that portion of Block OT Plan 7620692 as shown on Schedule “F” is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- l. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block OT Plan 7620692 as shown on Schedule “F”.
- m. A 13.53ha portion of NE 32-54-27-W4 as shown on Schedule “G” is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- n. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of a 13.53ha portion of NE 32-54-27-W4 as shown on Schedule “G”.
- o. All that portion of Block OT, Plan 2276EO as shown on Schedule “H” is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- p. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block OT Plan 2276EO as shown on Schedule “H”.
- q. All that portion of Lot 28PUL Block 1 Plan 1623726 as shown on Schedule “I” is redistricted from “I4 – Medium Industrial Serviced” to “PU – Public Utility”.
- r. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Lot 28PUL Block 1 Plan 1623726 as shown on Schedule “I”.
- s. All that portion of Lot 1G Block 1 Plan 8120408 as shown on Schedule “J” is redistricted from “I3 – Medium Industrial Unserved” to “PU – Public Utility”.
- t. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Lot 1G Block 1 Plan 8120408 as shown on Schedule “J”.
- u. All that portion of Block OT Plan 6184RS as shown on Schedule “K” is redistricted from “AG – Agriculture” to “PU – Public Utility”.

- v. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block OT Plan 6184RS as shown on Schedule “K”.
- w. All that portion of Block RW Plan 6184RS north of Lamoureux Drive as shown on Schedule “M” is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- x. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block RW Plan 6184RS as shown on Schedule “M”.
- y. All that portion of Lot 54 Block RLY Plan 1995BQ as shown on Schedule “N” is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- z. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Lot 54 Block RLY Plan 1995BQ as shown on Schedule “N”.
- aa. All that portion of Block RW Plan 6184RS as shown on Schedule “O” is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- bb. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block RW Plan 6184RS as shown on Schedule “O”.
- cc. All that portion of Lot 8 Plan 6096RS as shown on Schedule “P” is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- dd. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Lot 8 Plan 6096RS as shown on Schedule “P”.
- ee. All that portion of Block OT Plan 8120093 as shown on Schedule “Q” is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- ff. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block OT Plan 8120093 as shown on Schedule “Q”.
- gg. All that portion of Block A Plan 0424541 as shown on Schedule “R” is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- hh. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block A Plan 0424541 as shown on Schedule “R”.
- ii. All that portion of NE 20-56-22-W4M as shown on Schedule “S”, is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- jj. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of NE 20-56-22-W4M as shown on Schedule “S”.

- kk. All that portion of Block OT Plan 1124547 as shown on Schedule “T” is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- ll. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block OT Plan 1124547 as shown on Schedule “T”.
- mm. All that portion of Block OT Plan 8121689 as shown on Schedule “U” is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- nn. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block OT Plan 8121689 as shown on Schedule “U”.
- oo. All that portion of Block OT Plan 8220304 as shown on Schedule “V” is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- pp. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block OT Plan 8220304 as shown on Schedule “V”.
- qq. All that portion of Block OT Plan 408RS as shown on Schedule “W” is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- rr. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block OT Plan 408RS as shown on Schedule “W”.
- ss. All that portion of Block OT Plan 7922636 as shown on Schedule “X” is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- tt. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block OT Plan 7922636 as shown on Schedule “X”.
- uu. All that portion of Block OT Plan 8420218 as shown on Schedule “Y” is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- vv. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block OT Plan 8420218 as shown on Schedule “Y”.
- ww. All that portion of Block OT Plan 7720454 as shown on Schedule “Z” is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- xx. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block OT Plan 7720454 as shown on Schedule “Z”.
- yy. All that portion of Block A Plan 0221073 as shown on Schedule “AA” is redistricted from “AG – Agriculture” to “PU – Public Utility”.

- zz. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block A Plan 0221073 as shown on Schedule “AA”.
- aaa. All that portion of Lot 54 Block RW Plan 1935HW as shown on Schedule “BB” is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- bbb. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Lot 54 Block RW Plan 1935HW as shown on Schedule “BB”.
- ccc. All that portion of Block RW Plan 1935HW as shown on Schedule “CC”, is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- ddd. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block RW Plan 1935HW as shown on Schedule “CC”.
- eee. All that portion of Block A Plan 1026704 as shown on Schedule “DD”, is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- fff. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block A Plan 1026704 as shown on Schedule “DD”.
- ggg. All that portion of Block OT Plan 7820625 as shown on Schedule “EE”, is redistricted from “R2 – Country Estate Residential” to “PU – Public Utility”.
- hhh. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block OT Plan 7820625 as shown on Schedule “EE”.
- iii. A 0.88ha and 0.92ha portion of SW 2-55-23-W4 as shown on Schedule “FF”, is redistricted from “Non-Districted” to “AJ – Alternative Jurisdiction”.
- jjj. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of a 0.88ha and 0.92ha portion of SW 2-55-23-W4 as shown on Schedule “FF”.
- kkk. All that portion of Block OT Plan 2829LZ as shown on Schedule “GG”, is redistricted from “Non-Districted” to “AG – Agriculture”.
- lll. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block OT Plan 2829LZ as shown on Schedule “GG”.
- mmm. A 0.93ha portion of NE 20-56-23-W4 as shown on Schedule “HH”, is redistricted from “AG – Agriculture” to “PU – Public Utility”.
- nnn. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of a 0.93ha portion of NE 20-56-23-W4 as shown on Schedule “HH”.

- ooo. All that portion of Block A Plan 8779S as shown on Schedule “II”, is redistricted from “Non-Districted” to “AJ – Alternative Jurisdiction”.
- ppp. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of Block A Plan 8779S as shown on Schedule II”.
- qqq. A 0.24ha portion of NW 33-55-25-W4 as shown on Schedule “JJ”, is redistricted from “Non-Districted” to “AJ – Alternative Jurisdiction”.
- rrr. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of a 0.24ha portion of NW 33-55-25-W4 as shown on Schedule “JJ”.
- sss. That “C4 – Heartland Commercial District” as shown on schedule “KK” be added as Section 13.4
- ttt. All that portion of SE 17-56-22-W4M, including Lot 1 Plan 892 0489 as shown on schedule “LL”, is redistricted from “C3 – Neighborhoods Commercial District” to “C4 – Heartland Commercial District”
- uuu. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of all that portion of SE 17-56-22-W4M, including Lot 1 Plan 8920489 as shown on schedule “LL”.
- vvv. All that portion of NE 8-56-22-W4M, including Block OT Plan 792 0291 as shown on schedule “MM”, is redistricted from “C3 – Neighbourhood Commercial District” to “C4 – Heartland Commercial District”
- www. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of all that portion of NE 8-56-22-W4M, including Block OT Plan 7920291 as shown on Schedule “MM”.

#### **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 November, 2021.

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

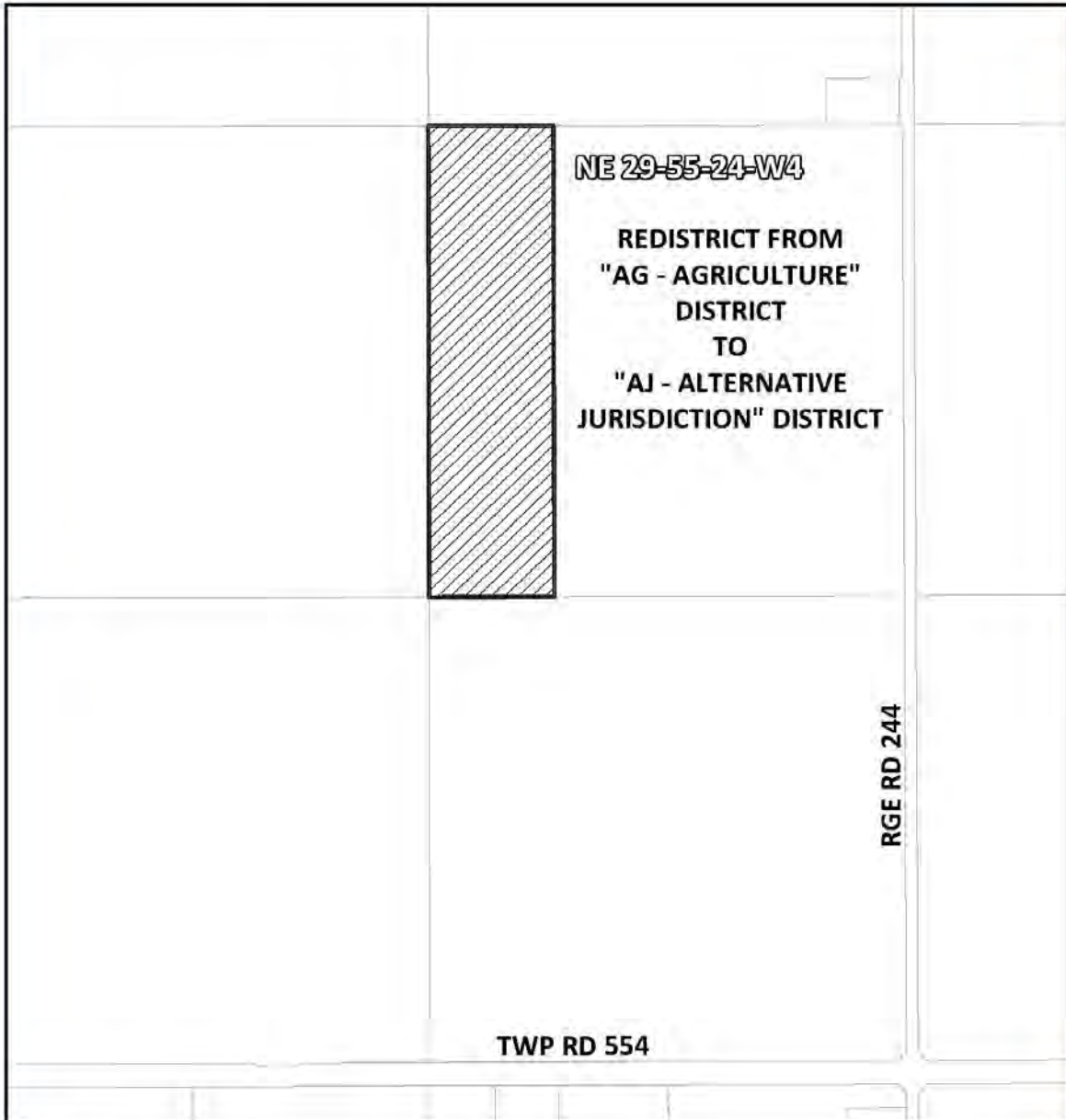
Read a third time this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

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

\_\_\_\_\_  
Reegan McCullough  
COUNTY COMMISSIONER

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

# SCHEDULE A



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**SCHEDULE B**

RGE RD 245

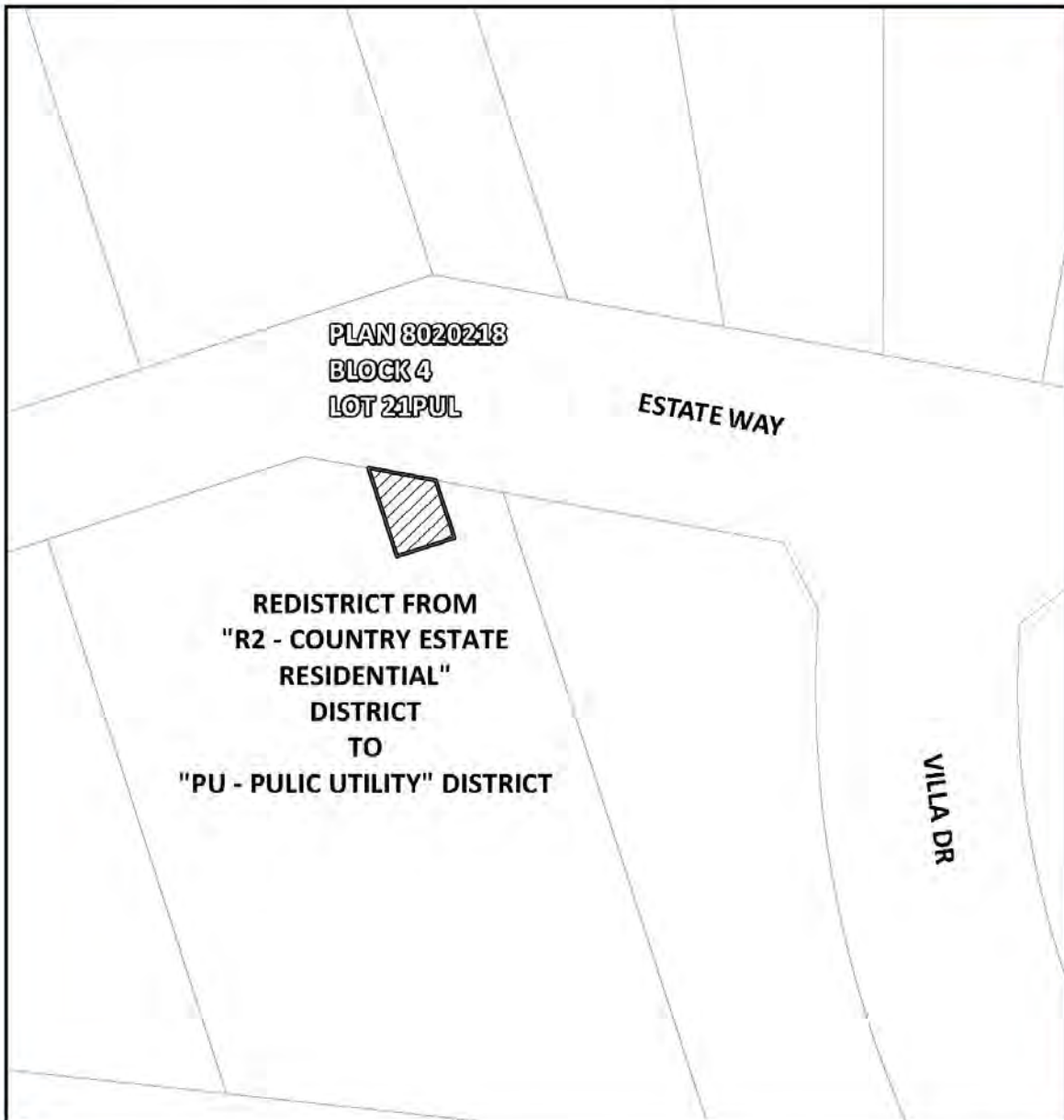
**NW 29-55-24-W4**

**REDISTRICIT FROM  
"AG - AGRICULTURE"  
DISTRICT  
TO  
"AJ - ALTERNATIVE JURISDICTION"  
DISTRICT**

TWP RD 554

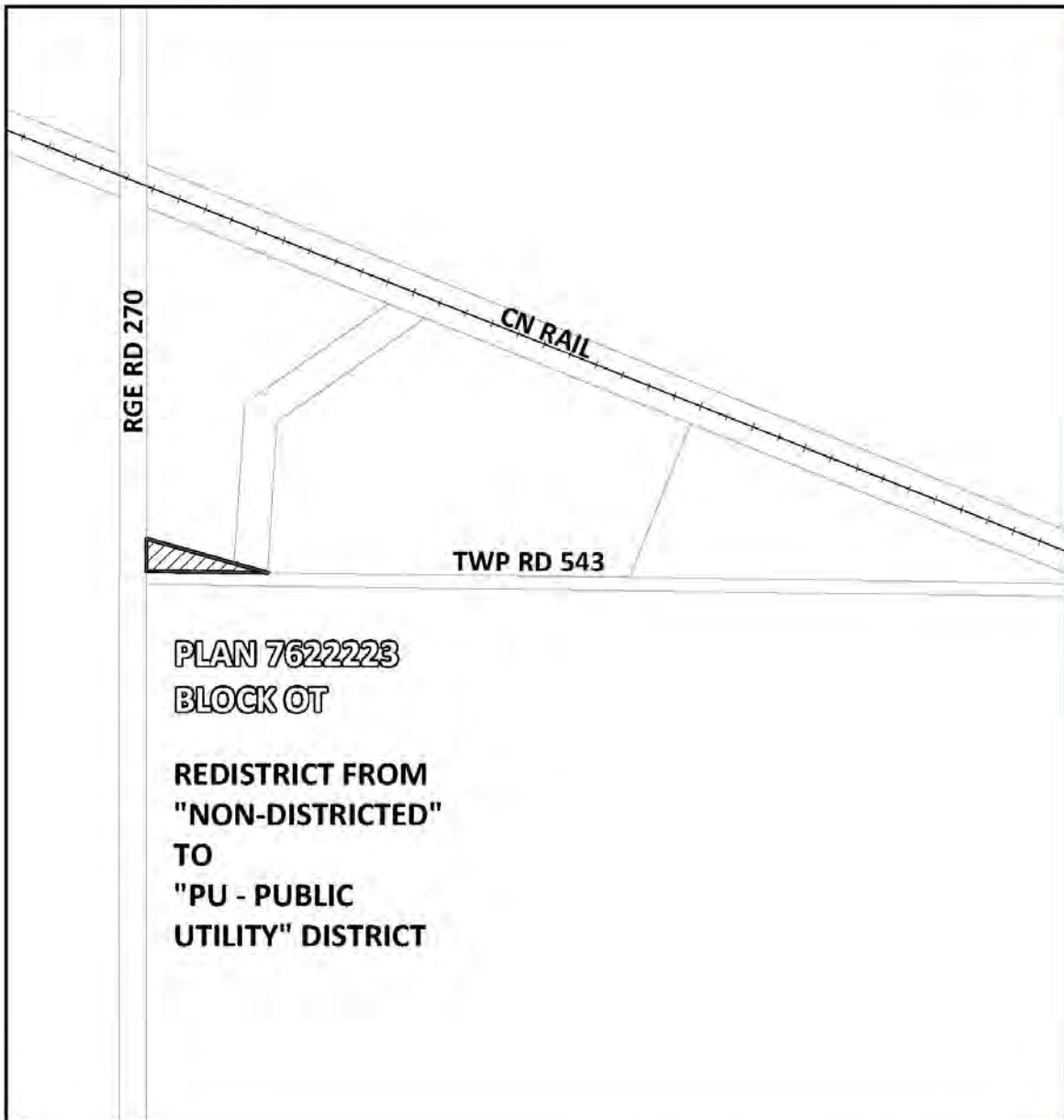
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**SCHEDULE C**

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**SCHEDULE D**

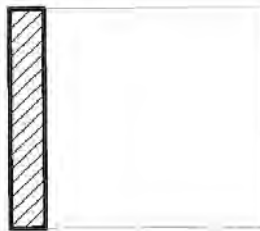
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**SCHEDULE E**

**REDISTRIBUTE FROM  
"AG - AGRICULTURE" DISTRICT  
TO  
"PU - PUBLIC UTILITY" DISTRICT**

**Plan 8020993  
Block OT**



**RGE RD 214**

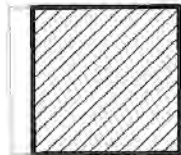
**TOWN OF REDWATER  
BOUNDARY**

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**SCHEDULE F**

**REDISTRIBUTE FROM  
"AG - AGRICULTURE" DISTRICT  
TO  
"PU - PUBLIC UTILITY" DISTRICT**



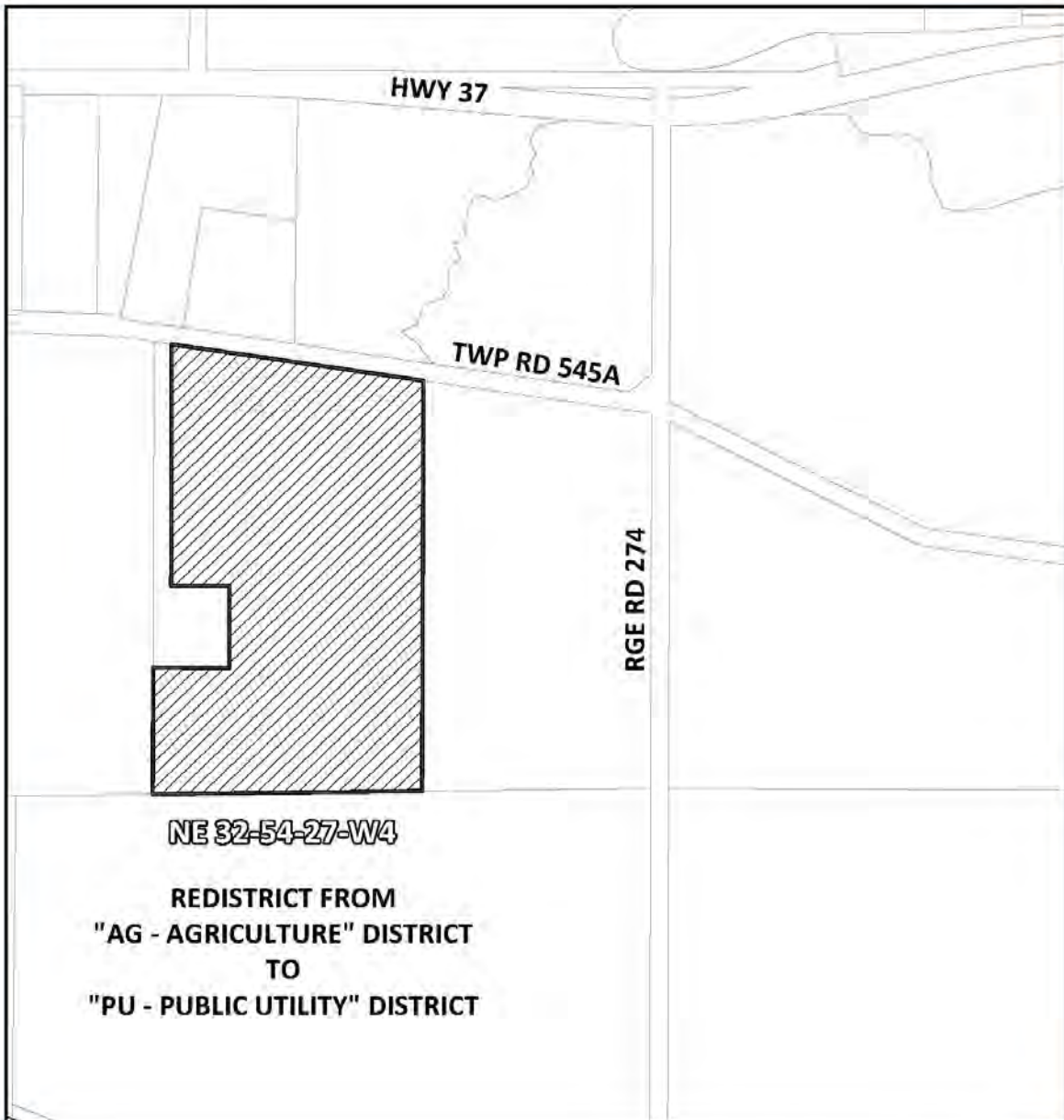
**Plan 7620692  
Block OT**

**RGE RD 214**

**TOWN OF REDWATER  
BOUNDARY**

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**SCHEDULE G**

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**SCHEDULE H**

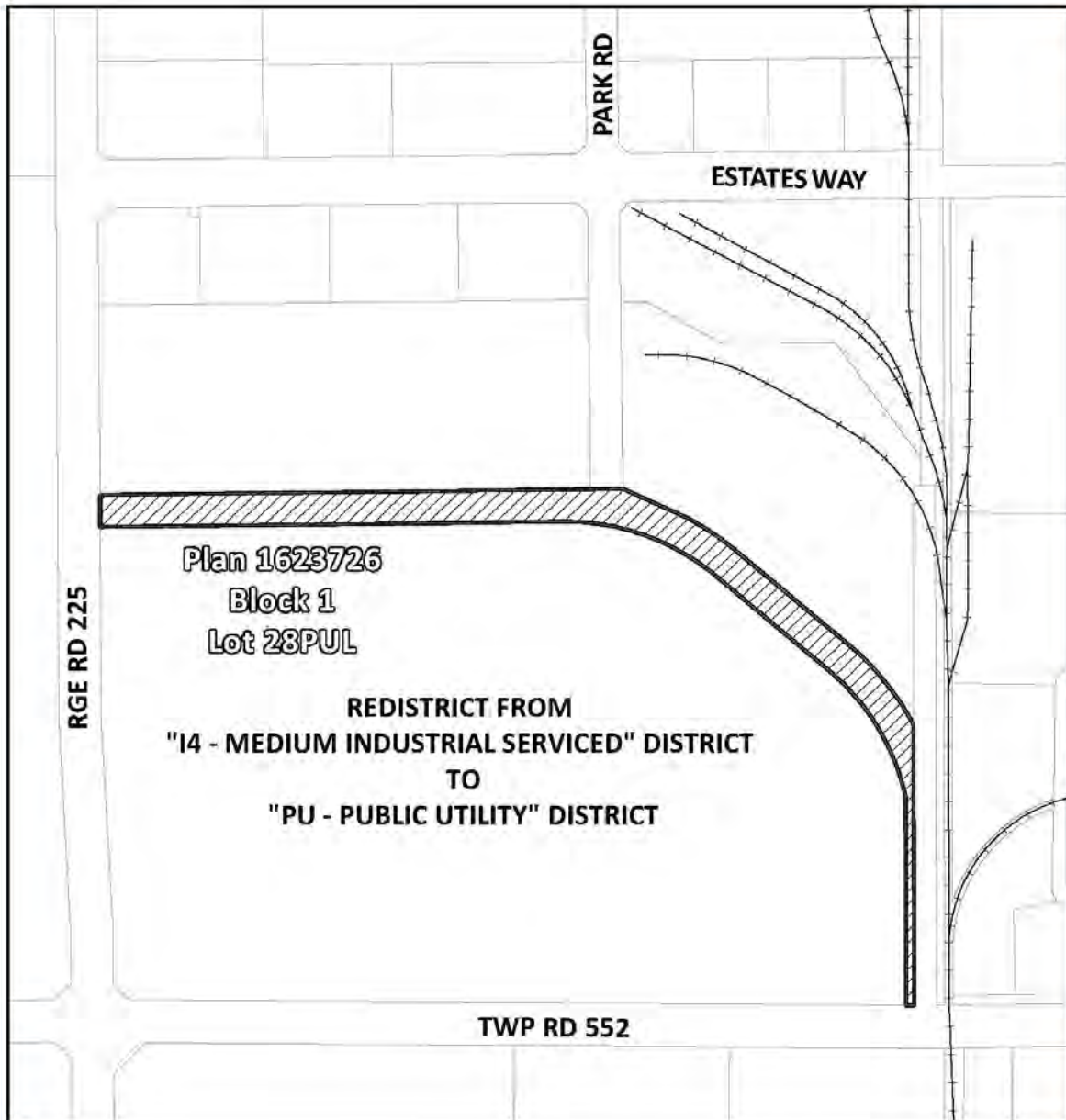
REDISTRIBUTE FROM  
"AG - AGRICULTURE" DISTRICT  
TO  
"PU - PUBLIC UTILITY" DISTRICT

PLAN 2276EO  
BLOCK OT

RGE RD 264

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**SCHEDULE I**

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**SCHEDULE J****KURYLUK BLVD**

**REDISTRIBUTE FROM  
"I3 - MEDIUM INDUSTRIAL UNSERVICED" DISTRICT  
TO  
"PU - PUBLIC UTILITY" DISTRICT**



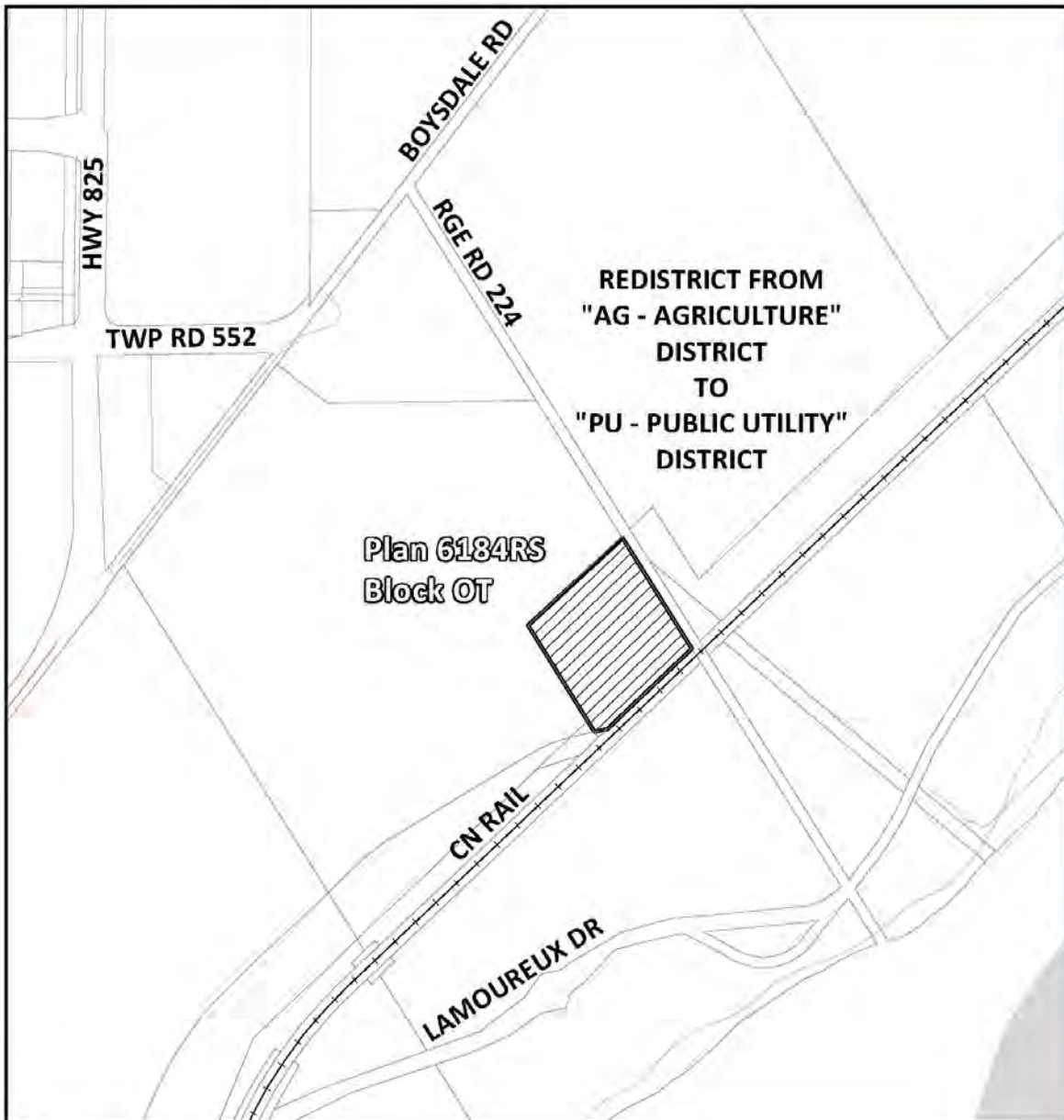
**Plan 8120408  
Block 1 Lot 16**

**TWP RD 544**

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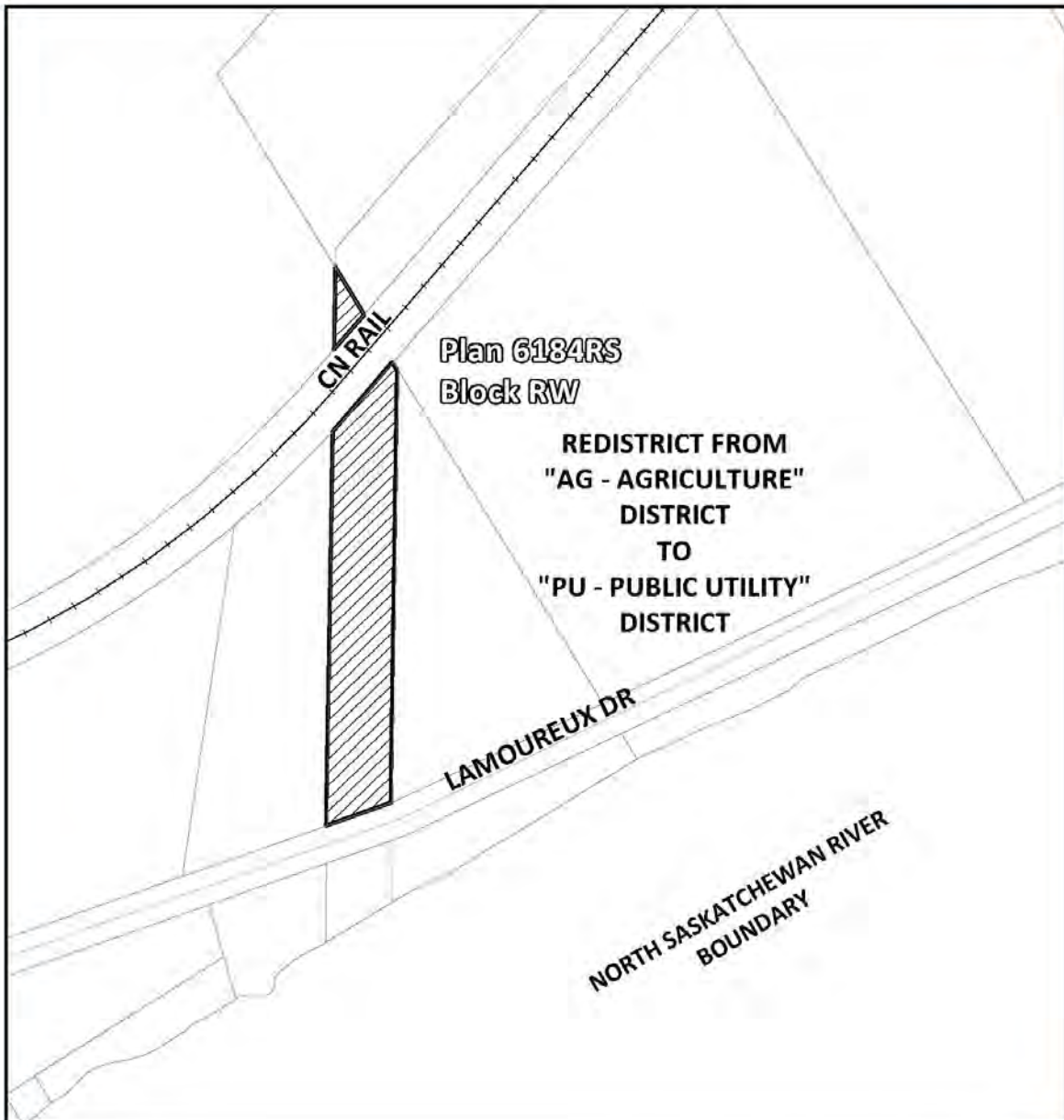


## SCHEDULE K



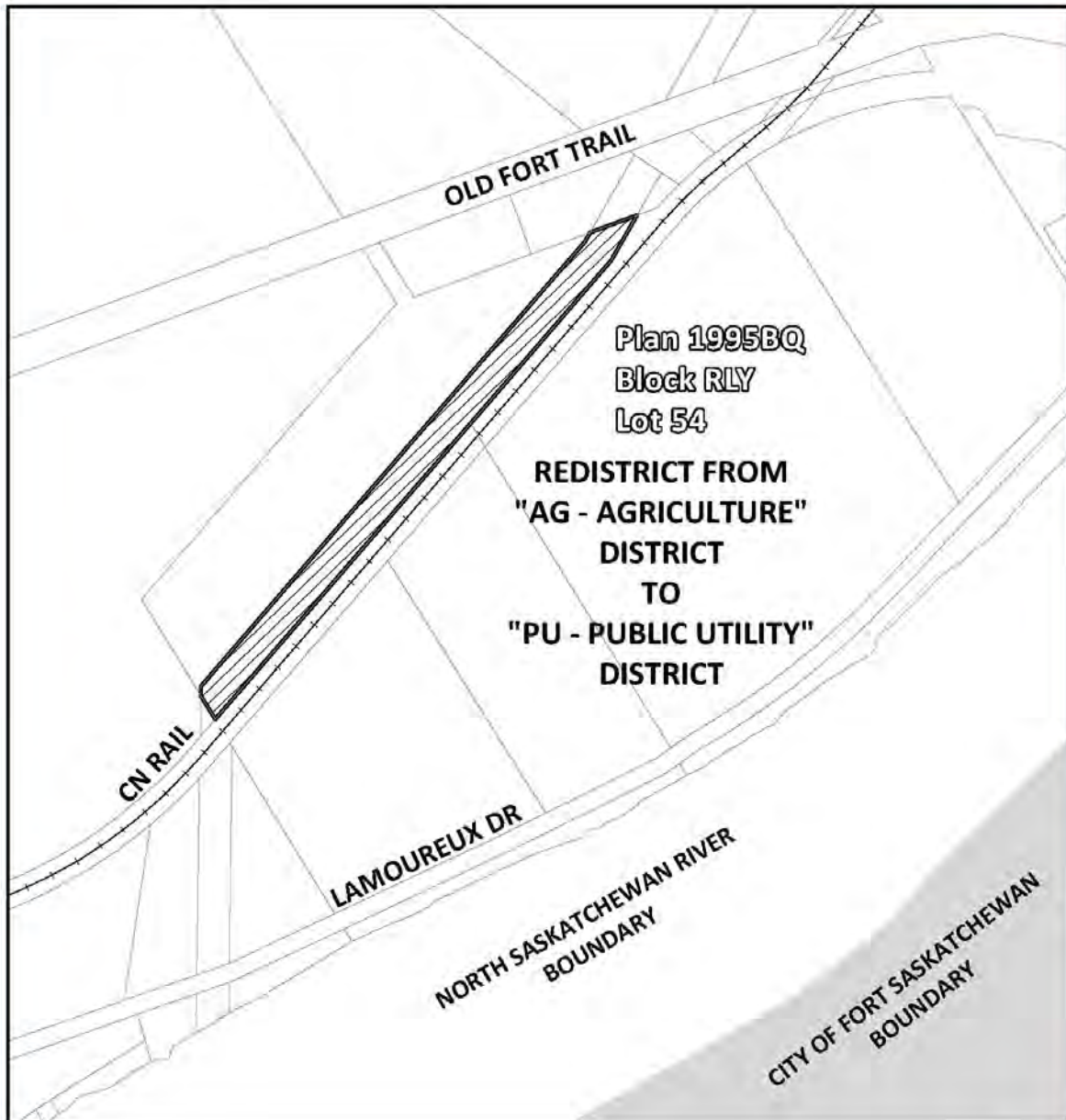
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**SCHEDULE M**

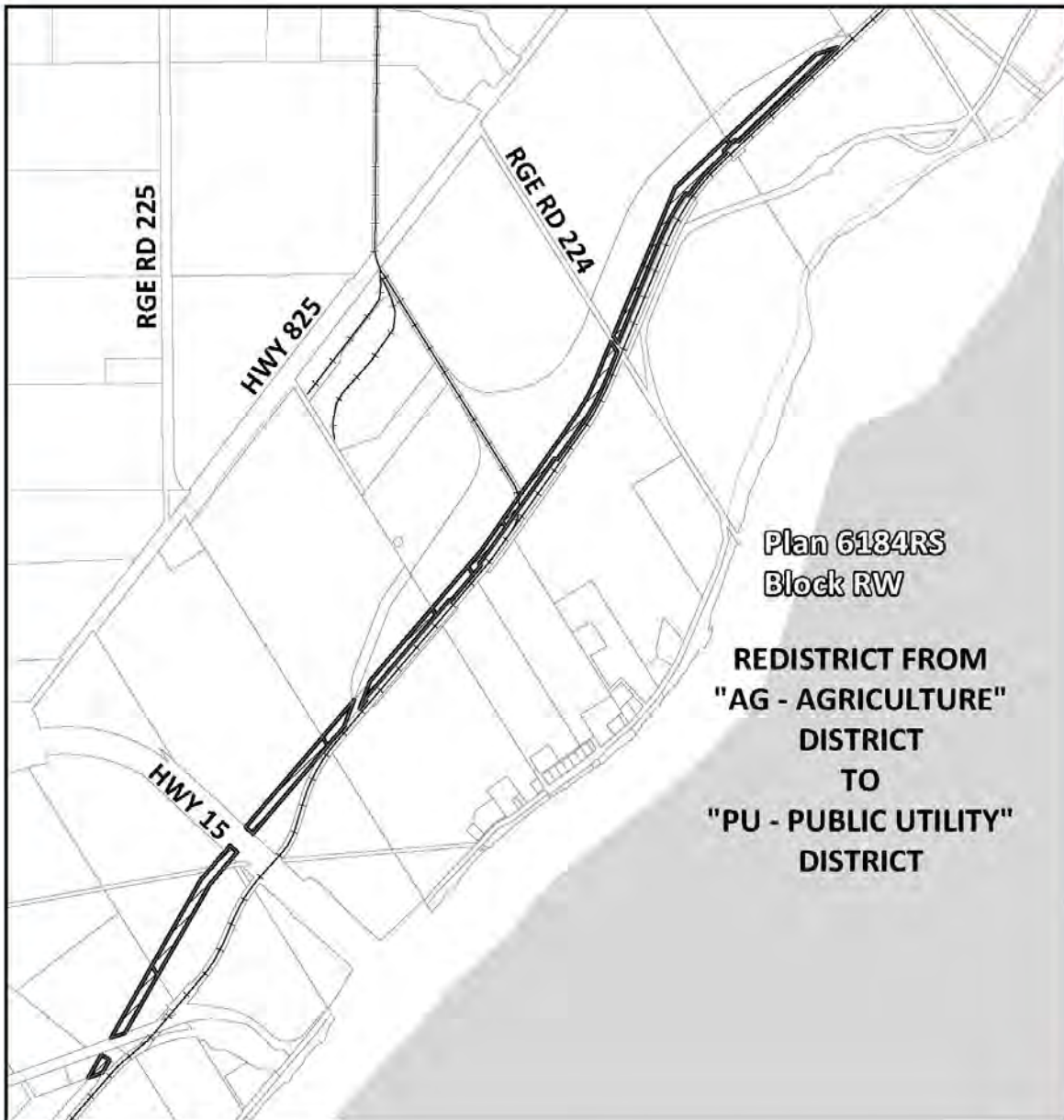
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**SCHEDULE N**

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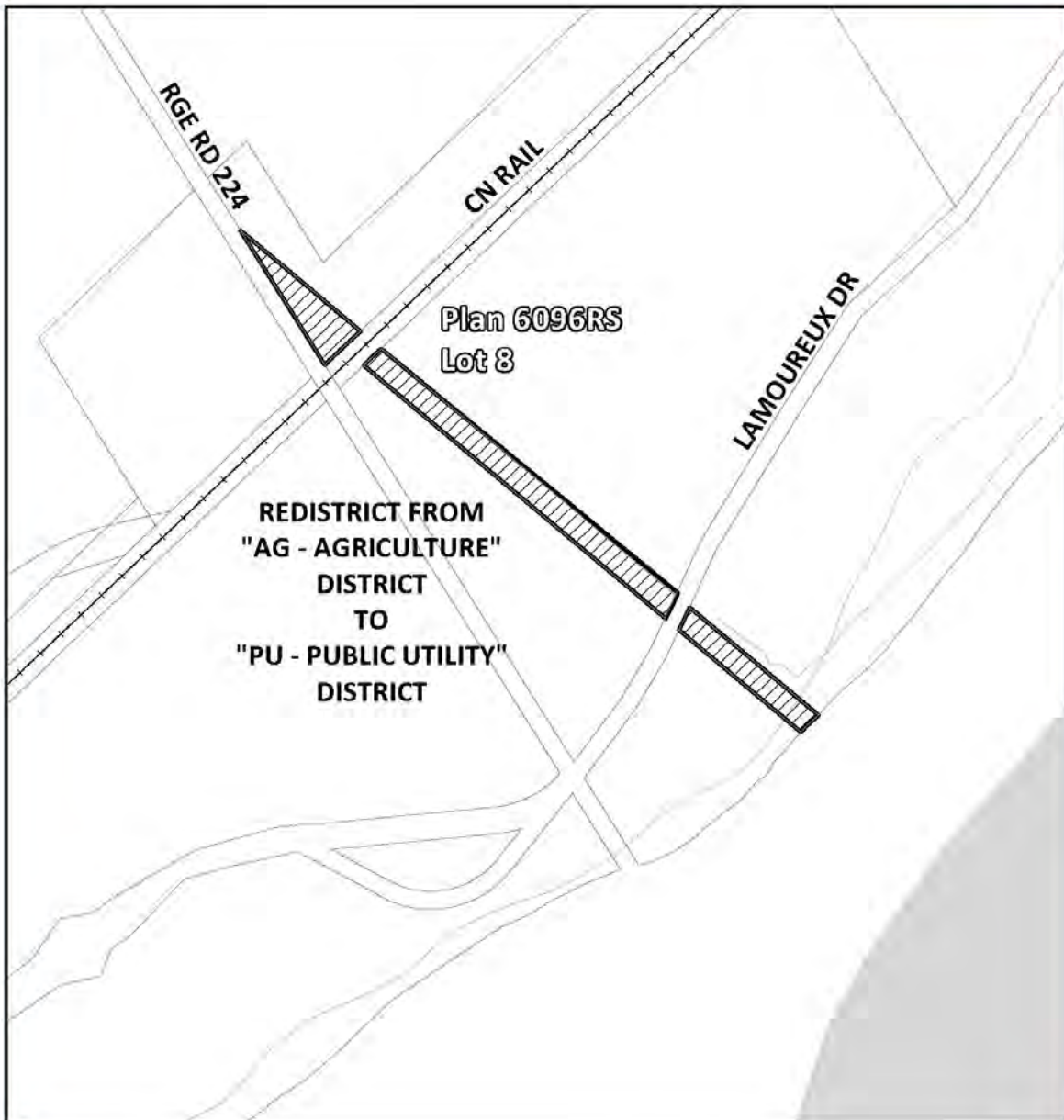


**SCHEDULE O**

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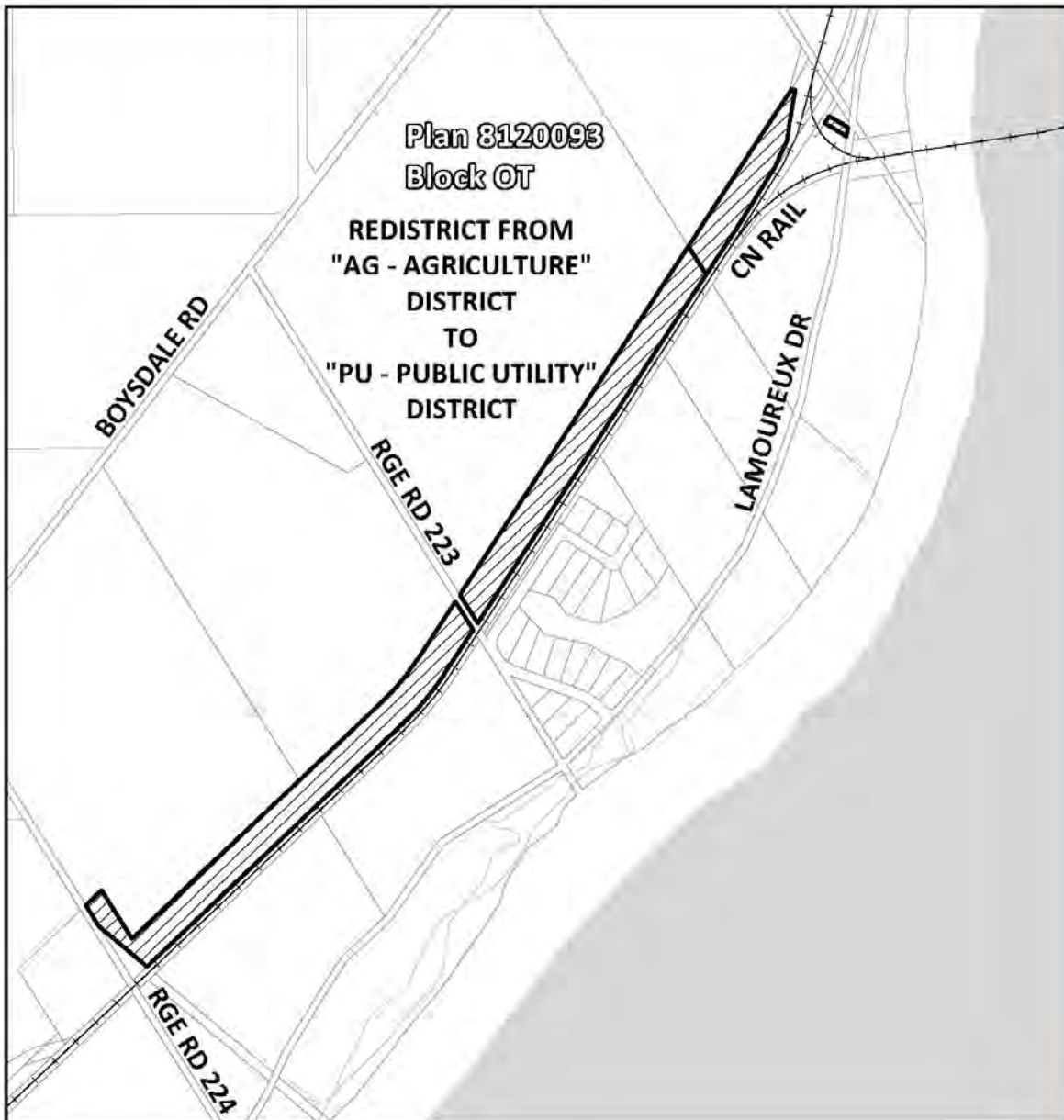




**SCHEDULE P**

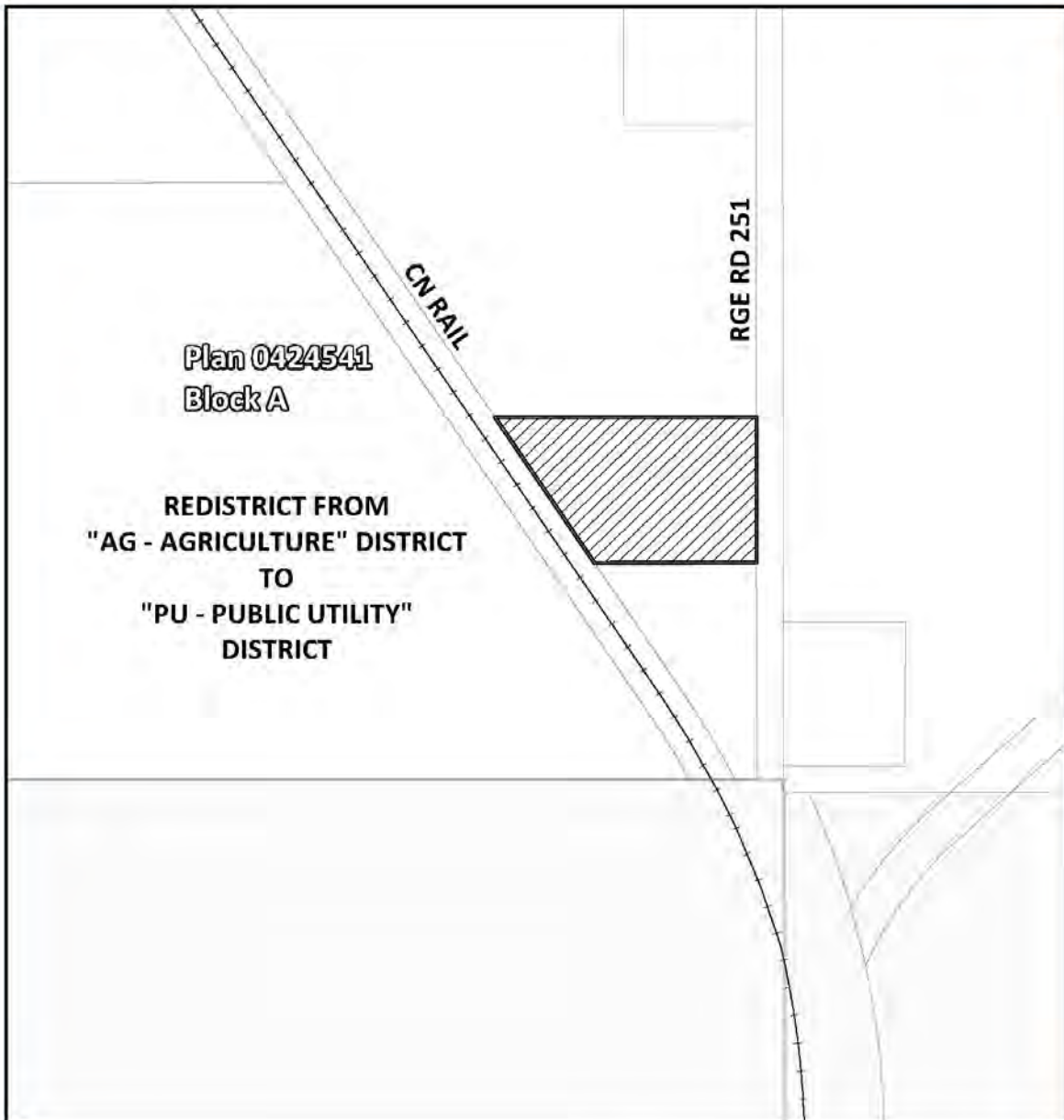
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**SCHEDULE Q**

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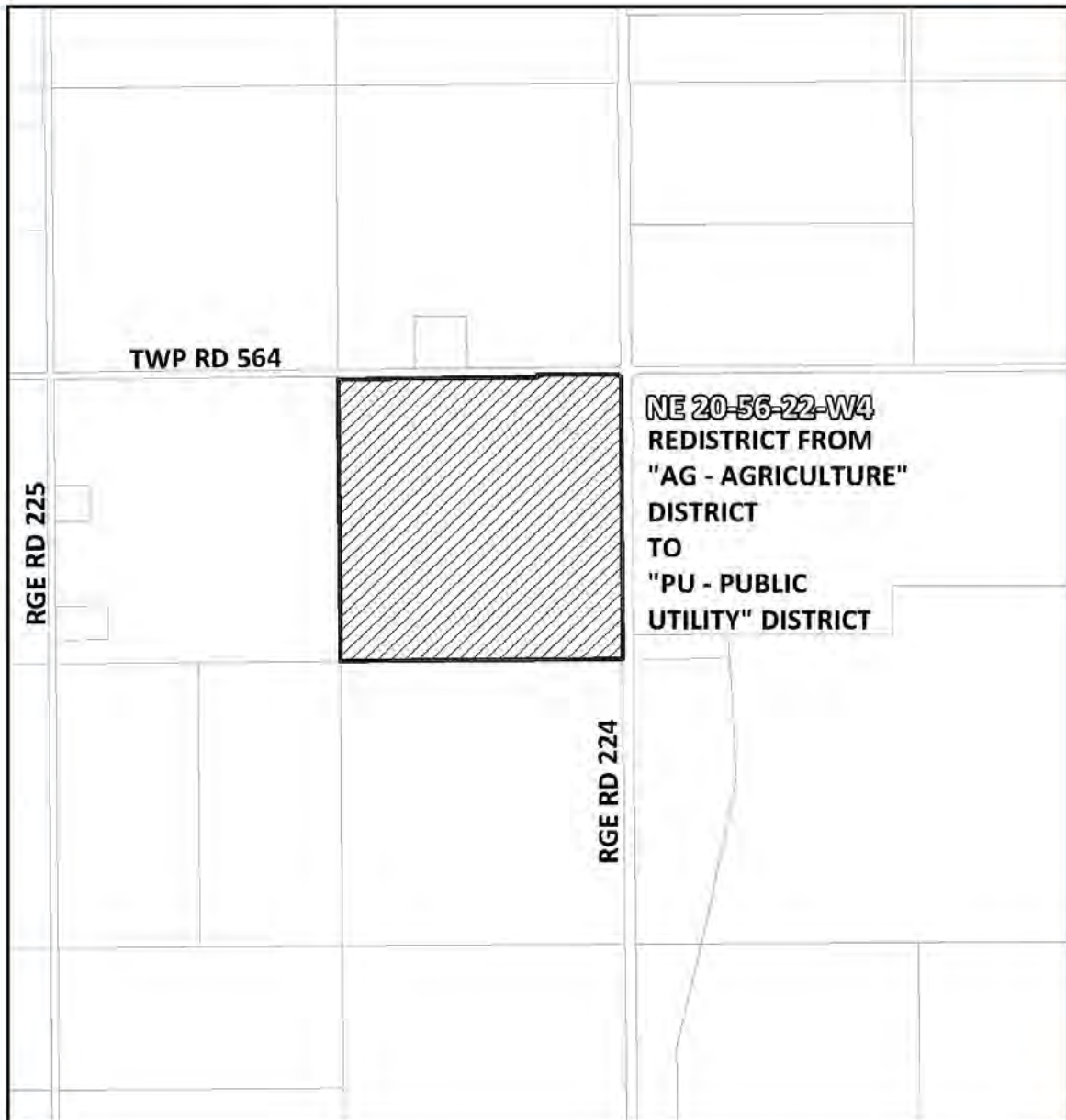


**SCHEDULE R**

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**SCHEDULE S**


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**SCHEDULE T**

TWP RD 555A

RGE RD 225



**Plan 1124547  
Block OT**

**REDISTRICT FROM  
"AG - AGRICULTURE"  
DISTRICT  
TO  
"PU - PUBLIC  
UTILITY" DISTRICT**

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**SCHEDULE U**

RGE RD 251

REDISTRIBUTE FROM  
"AG - AGRICULTURE"  
DISTRICT  
TO  
"PU - PUBLIC  
UTILITY" DISTRICT



Plan 8121689  
Block OT

HWY 642

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**SCHEDULE V**

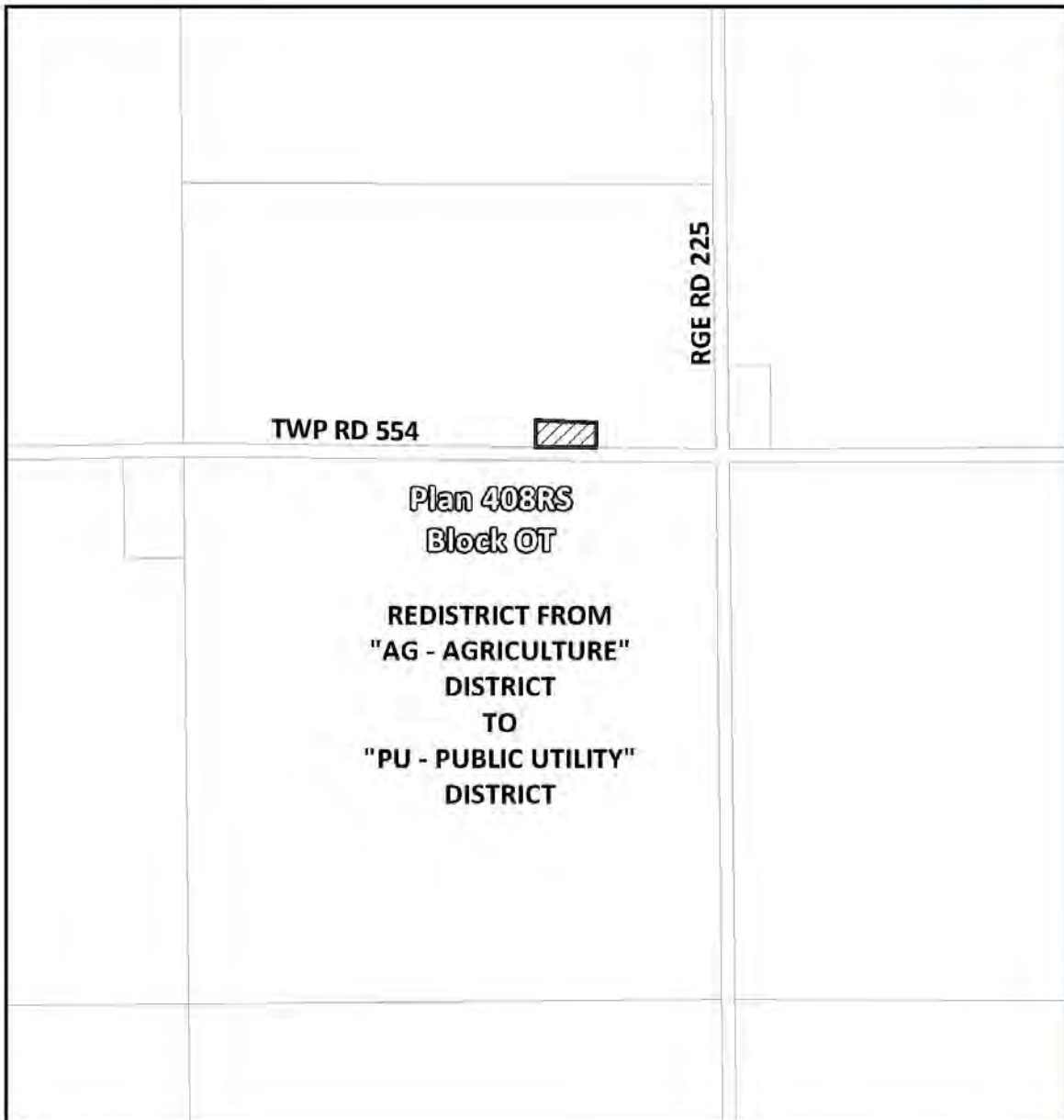
TWP RD 572

**Plan 8220304  
Block OT****REDISTRIBUTE FROM  
"AG - AGRICULTURE"  
DISTRICT  
TO  
"PU - PUBLIC UTILITY"  
DISTRICT**

RGE RD 241

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**SCHEDULE W**

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**SCHEDULE X**

RGE RD 240

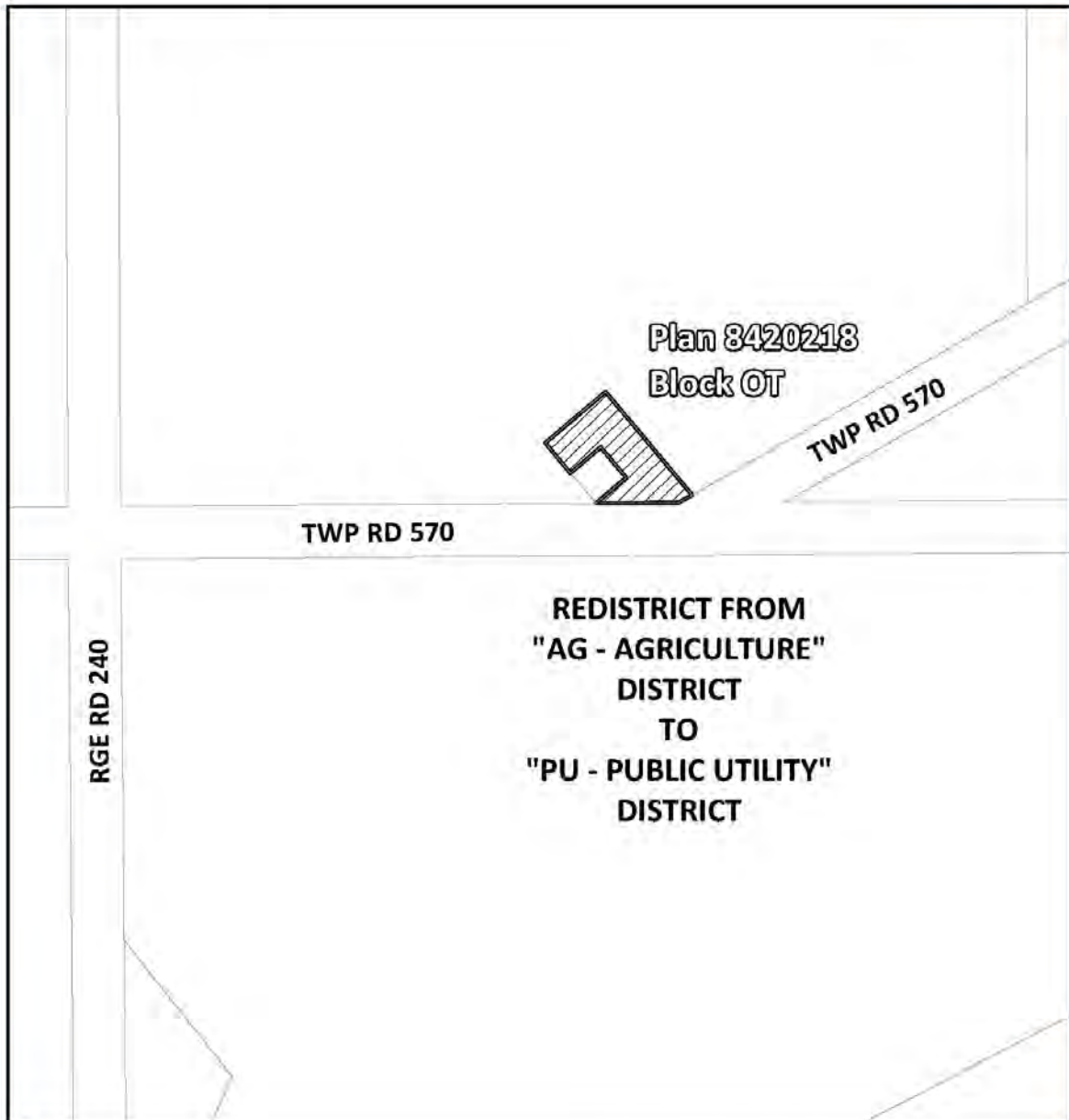
Plan 7922636  
Block OT

TWP RD 570

**REDISTRIBUTE FROM  
"AG - AGRICULTURE"  
DISTRICT  
TO  
"PU - PUBLIC UTILITY"  
DISTRICT**

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**SCHEDULE Y**

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**SCHEDULE Z**

**Plan 7720454**  
**Block OT**

**REDISTRIC FROM**  
**"AG - AGRICULTURE"**  
**DISTRICT**  
**TO**  
**"PU - PUBLIC UTILITY"**  
**DISTRICT**

**HWY 44**

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**SCHEDULE AA**

HWY 37

RGE RD 232

CITY OF  
EDMONTON  
BOUNDARYPlan 0221073  
Block A**REDISTRIC FROM  
"AG - AGRICULTURE"  
DISTRICT  
TO  
"PU - PUBLIC UTILITY"  
DISTRICT**

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**SCHEDULE BB**

**REDISTRIBUTE FROM  
"AG - AGRICULTURE"  
DISTRICT  
TO  
"PU - PUBLIC UTILITY"  
DISTRICT**

**Plan 1935HW  
Block RW  
Lot 54**

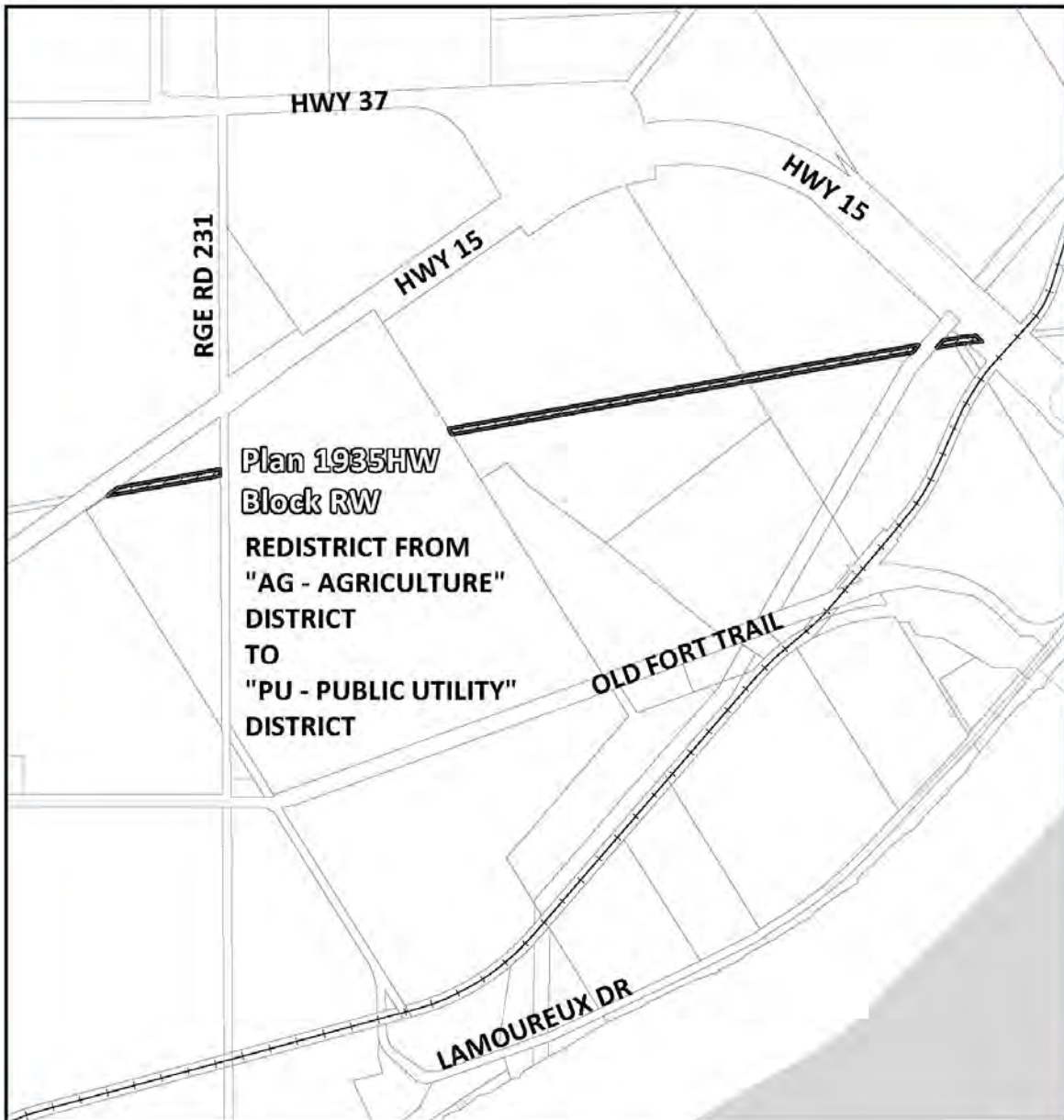
**HWY 15**

**RGE RD 231**

**OLD FORT TRAIL**

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**SCHEDULE CC**

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**SCHEDULE DD**

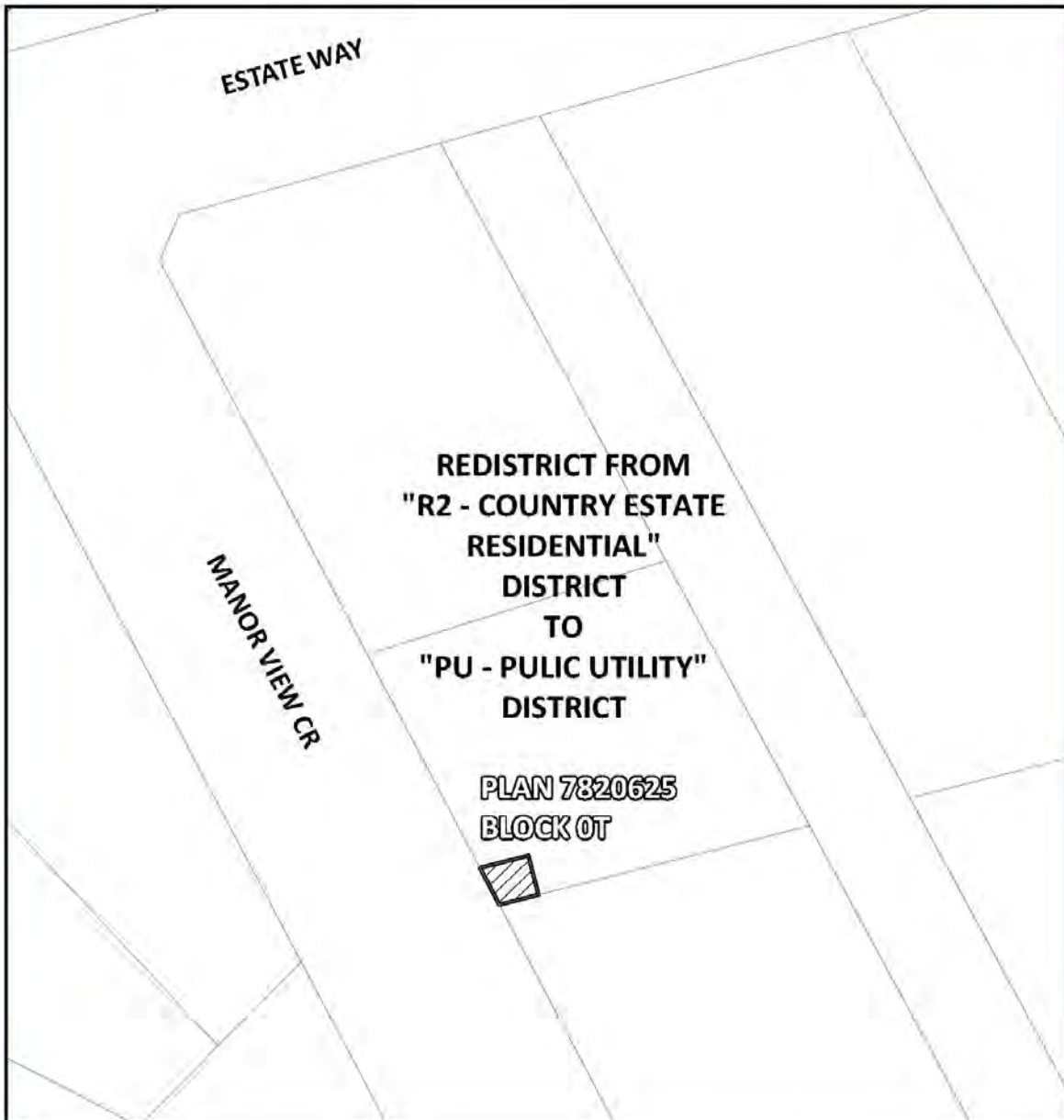
TWP RD 542

RGE RD 250

**Plan 1026704  
Block A****REDISTRIBUTE FROM  
"AG - AGRICULTURE"  
DISTRICT  
TO  
"PU - PUBLIC UTILITY"  
DISTRICT**

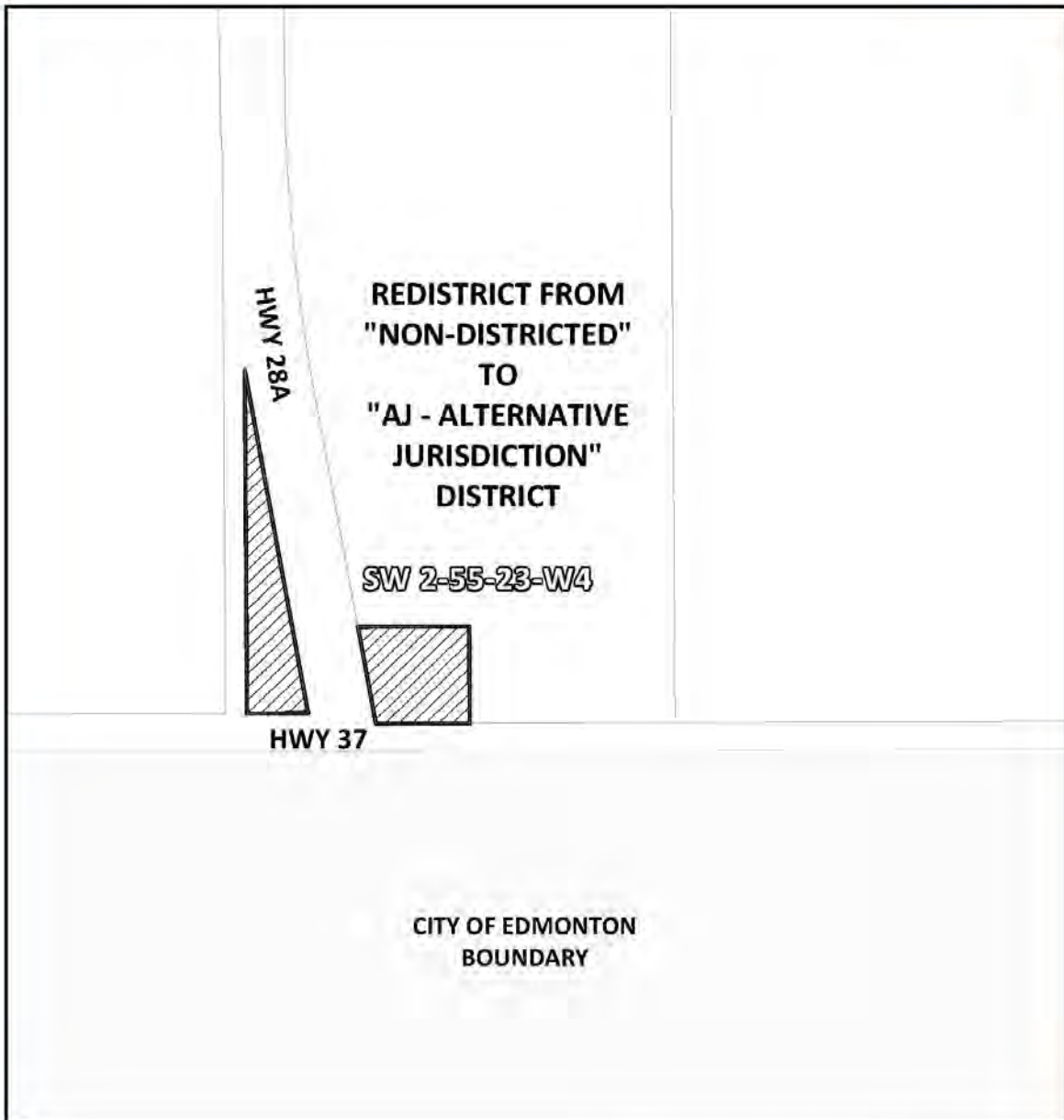
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**SCHEDULE EE**

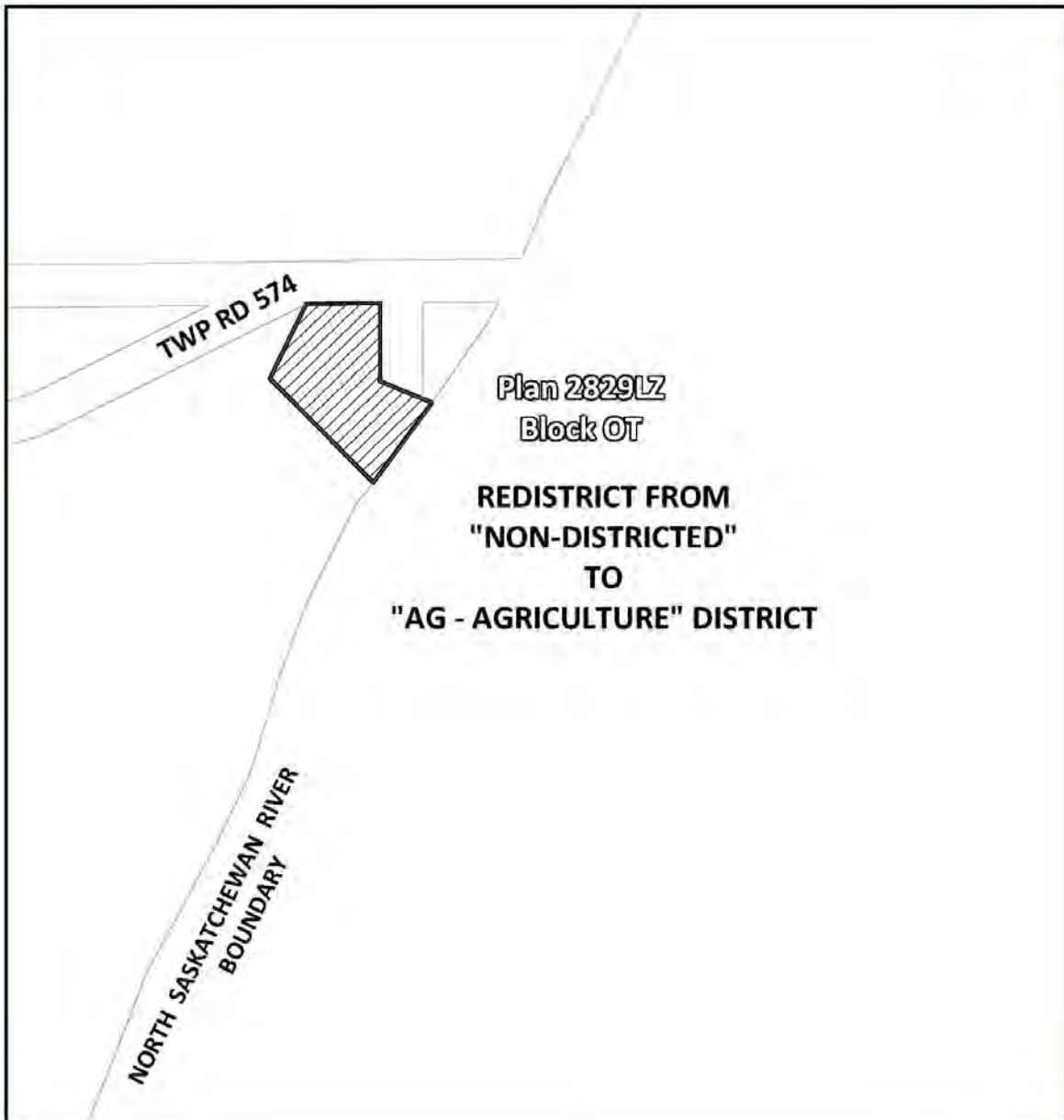
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**SCHEDULE FF**

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**SCHEDULE GG**

Plan 2829LZ  
Block OT

**REDISTRIBUTE FROM  
"NON-DISTRICTED"  
TO  
"AG - AGRICULTURE" DISTRICT**

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**SCHEDULE HH**

TWP RD 564

**NE 20-56-23-W4**

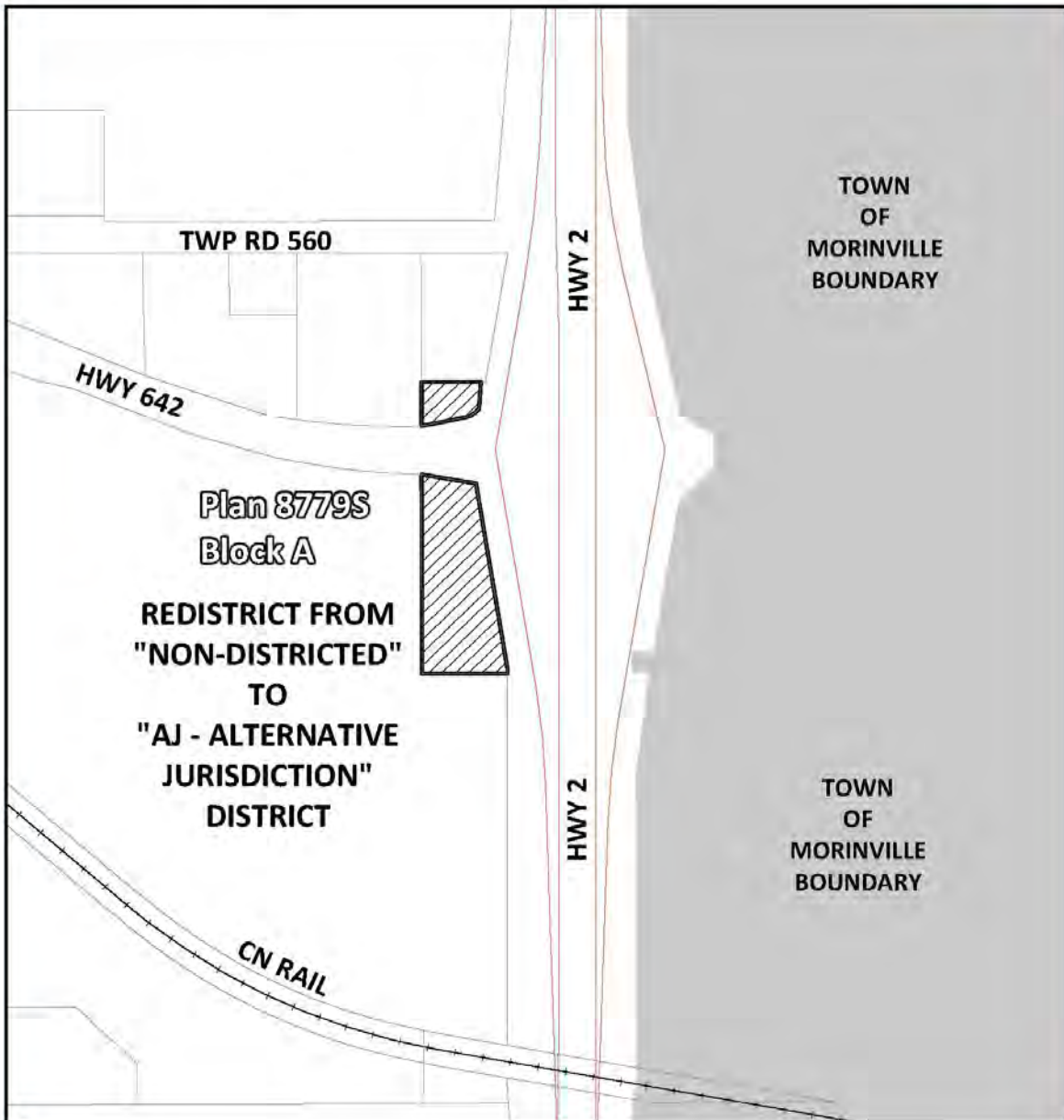
**REDISTRIBUTE FROM  
"AG - AGRICULTURE" DISTRICT  
TO  
"PU - PUBLIC UTILITY" DISTRICT**

RGE RD 234

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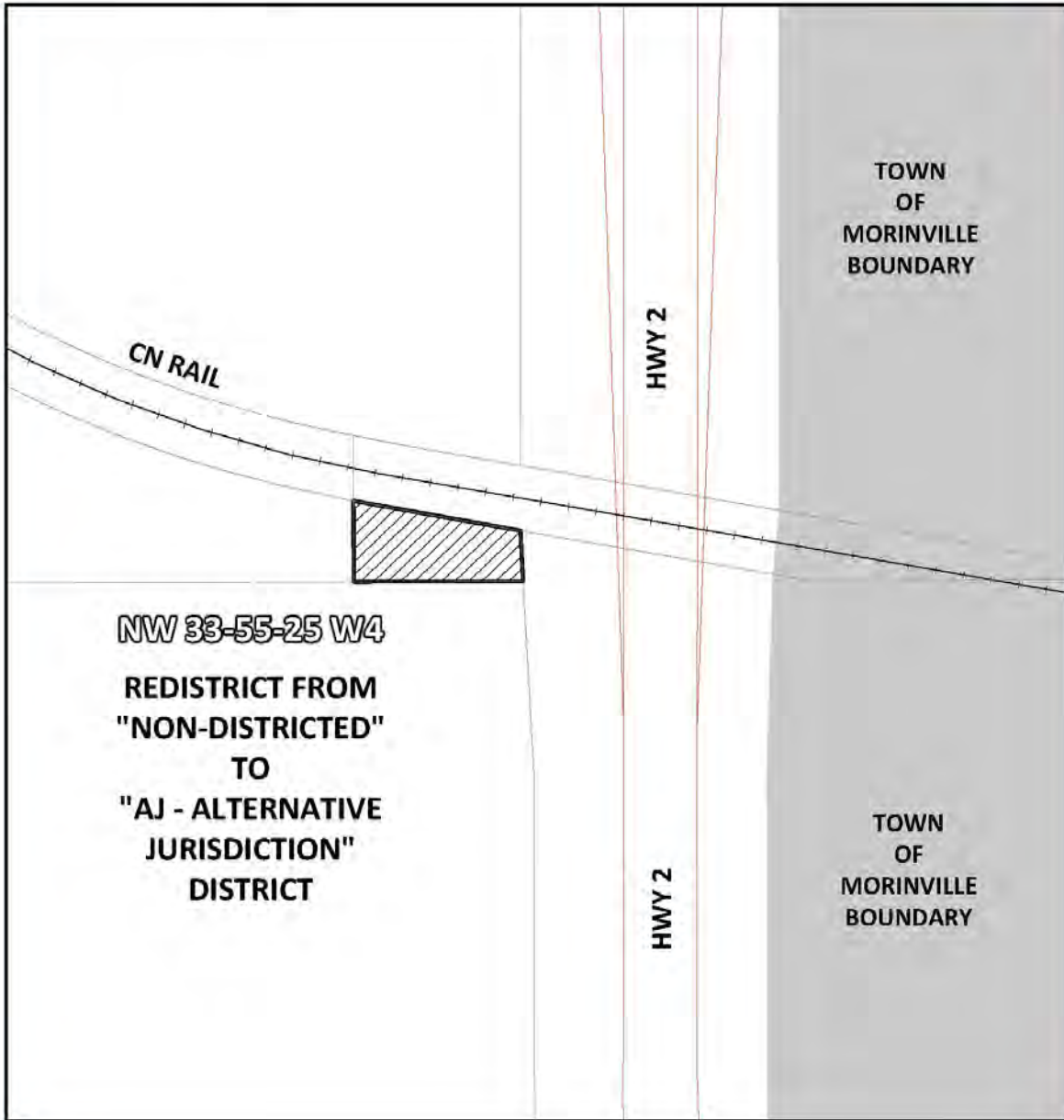


**SCHEDULE II**

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# SCHEDULE JJ



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## SCHEDULE KK

### C4 – HEARTLAND COMMERCIAL DISTRICT



#### .1 General Purpose

This district provides for a combination of *uses* that may be located on the same *parcel*. The type of *development* within this district is of moderate intensity, serving the needs of the Alberta Industrial Heartland and are designed to align with Section 5.6 of Alberta's Industrial Heartland Area Structure Plan.

#### .2 Uses

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Car wash</i>	<i>Compost facility</i>
<i>Drive-through restaurant</i>	<i>Contractor service, minor</i>
<i>Eating and drinking establishment</i>	<i>Integrated highway facility</i>
<i>Equipment sale, service and rental, minor</i>	<i>Retail sales, cannabis</i>
<i>Protective and emergency service</i>	<i>Storage facility</i>
<i>Retail sale</i>	<i>Vehicle sale and rental</i>
<i>Retail sale, liquor</i>	<i>Veterinary clinic</i>
<i>Service station</i>	

\* Refer to Section 6.1 for further clarification.

#### .3 Subdivision Regulations

The minimum *parcel area* shall be determined by the Subdivision Authority.

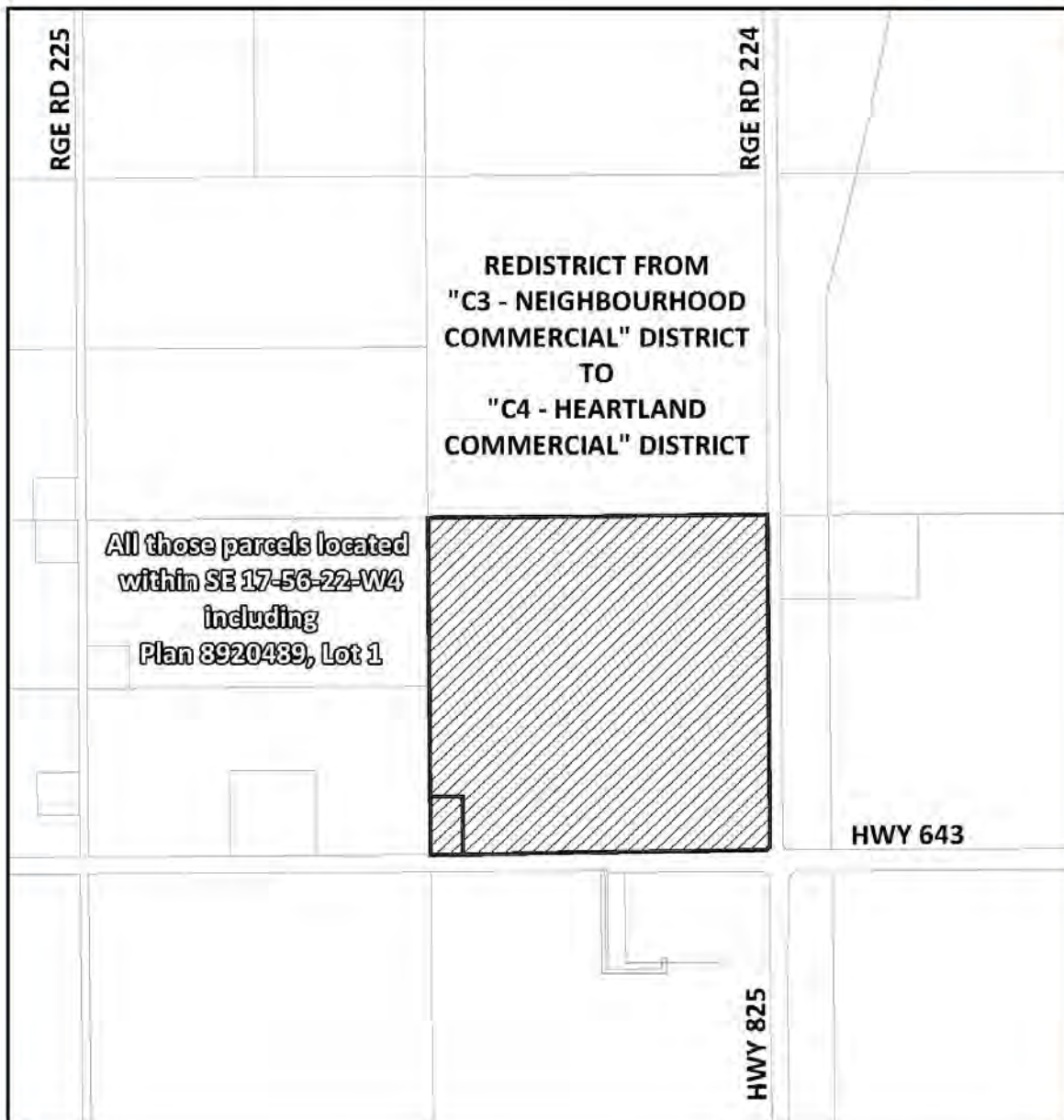
#### .4 Development Regulations

Minimum <i>front yard</i> and <i>flanking front yard setbacks</i>	5m (16.4ft)
Minimum <i>side yard setback</i>	6m (19.7ft)
Minimum <i>rear yard setback</i>	6m (19.7ft)
Maximum <i>height</i>	12m (39.4ft)
Maximum <i>parcel coverage</i>	50%

#### .5 Additional Development Regulations

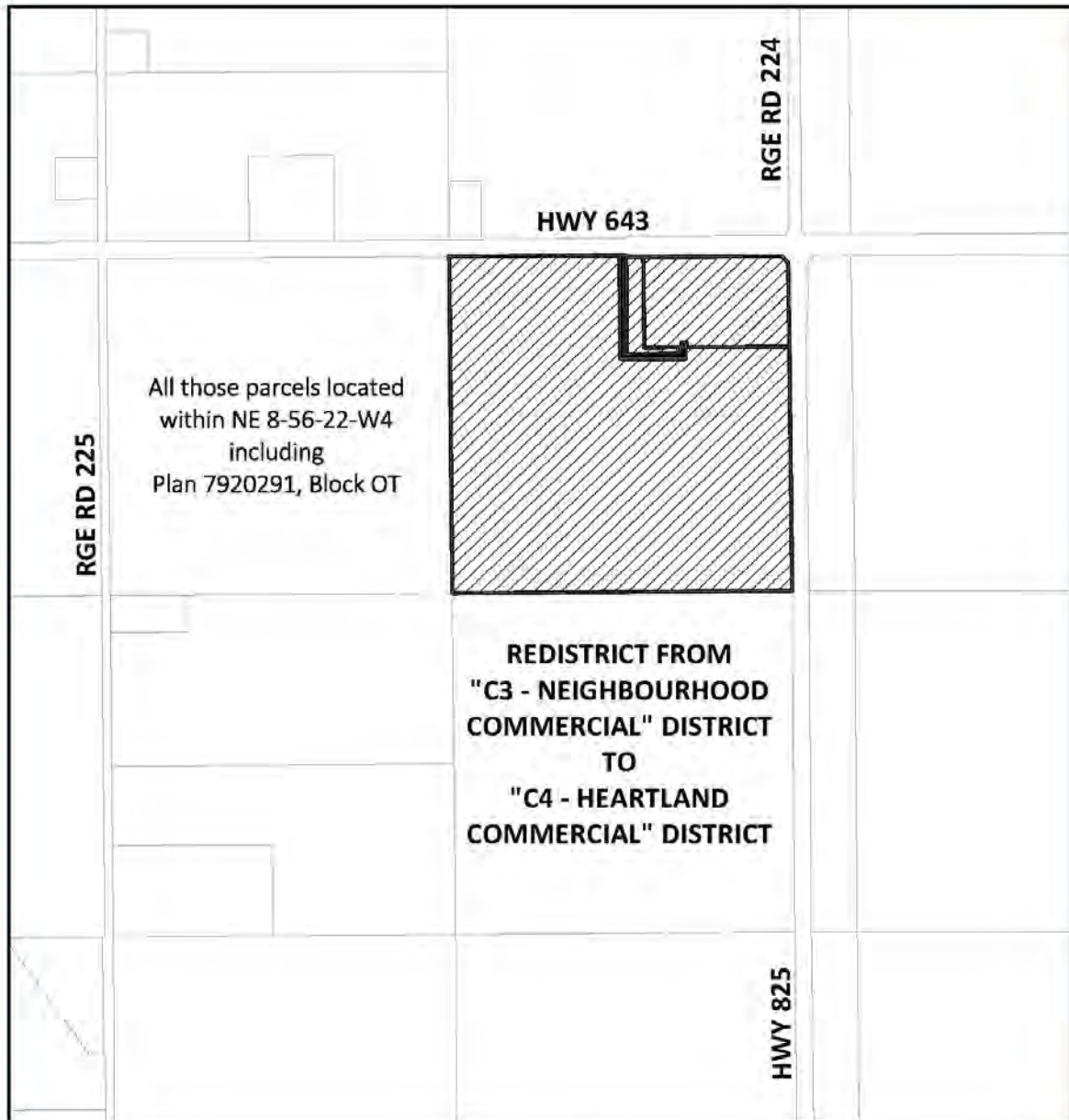
- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Cross-*lot* access *easement* agreements shall be required in cases where multiple *buildings* share a single *parcel*, or where a single *development* area consists of multiple *parcels*.
- (c) In cases where multiple *buildings* share a single *development* site, all *buildings* shall be considered *principal buildings*.

- (d) All pedestrian walkway systems shall be linked between *building* entrances, *roads*, sidewalks, and parking areas.
- (e) In multi-*building* complexes, a consistent architectural concept shall be maintained using complementary *building* design, articulation, material and colours.
- (f) *On-site* parking, loading, and unloading shall be *hard surfaced*.
- (g) Loading and unloading areas shall be located only at the side or rear of the *principal building* and *screened* from view from any public *road*.
- (h) Access to individual *parcels* shall in all cases be from a *local* or *collector road* constructed to Sturgeon County's General Municipal Servicing Standards.
- (i) *Adjacent* parking areas on *adjacent parcels* may connect to one another to facilitate off *road* vehicular movement from one *development* to the next.
- (j) Vacant, undeveloped, or unused portions of a *parcel* shall be maintained in grass, *landscaping* materials or such other ground cover as deemed appropriate by the *Development Authority*.
- (k) No redistricting to this district, *development* within this district or *subdivision* of a *parcel* within this district shall be approved without the adoption of a *local planning document* for the area by Council.

**SCHEDULE LL**

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**SCHEDULE MM**

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