

**BYLAW 1441/19
AMENDMENT TO LAND USE BYLAW 1385/17
STURGEON COUNTY, MORINVILLE, ALBERTA**

BYLAW 1441/19 BEING 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 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 BE IT RESOLVED, that the Council of Sturgeon County, duly assembled, hereby enacts as follows:

THAT LAND USE BYLAW 1385/17 BE AMENDED AS FOLLOWS:

1. Add Schedule A as Section 16.12.
2. That the 2.75ha portion of land within NE 19-55-26 W4th, as shown on Schedule "A", be re-districted from "AG – Agriculture District" to "DC12 – Direct Control District 12".
3. That Part 19.2 Schedule 1 – Land Use District Map is changed to reflect the re-districting of the 2.75ha portion of land within NE 19-55-26 W4th, as shown on Schedule "A".

That this Bylaw shall come into force and take effect upon the date of third reading.

Read a first time this 23rd day of April 2019.

Read a second time this ___ day of _____ 2019.

Read a third time this ___ day of _____ 2019.

MAYOR

COUNTY COMMISSIONER (CAO)

DATE SIGNED

Schedule A

16.12 DC12 – DIRECT CONTROL DISTRICT 12 – PT. NE 19-55-26-W4M



.1 General Purpose

To establish a Direct Control District that provides for the limited uses provided for herein. Only non-residential Type 3 development contemplated by the Integrated Regional Growth Strategy within the County Municipal Development Plan are allowed.

.2 District Boundaries

A portion of the NE-19-55-26-W4M as shown on Figure 16.12 of this district.

.3 Decision-Making Authority

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

.4 Uses

<i>Accessory, building</i>
<i>Accessory, use</i>
<i>Dwelling, single detached</i>
<i>Fleet service</i>

.5 Subdivision

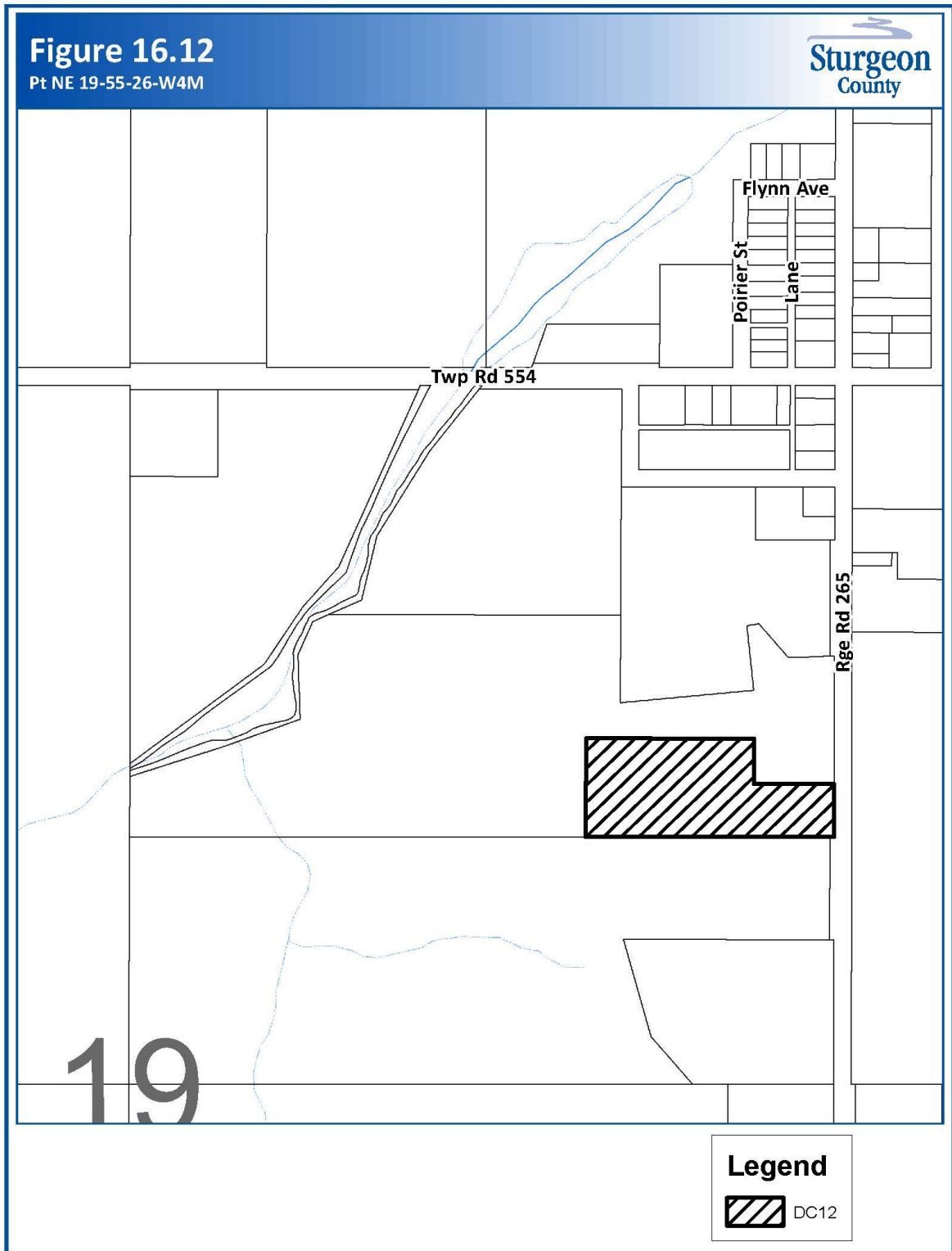
No further subdivision of the site shall be permitted.

.6 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>

.7 Additional Development Regulations

- (a) *All development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) A *Dwelling, single detached* constructed within this district does not affect the ability of the remainder of the *parcel* within the AG – Agriculture District to pursue any use listed under that district.
- (c) *All development* in this district is subject to the recommendations contained within the *Wetland Desktop Assessment Report* prepared by Basin Environmental Ltd. and dated March 2019.



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.