

BYLAW 1377/16
AMENDMENT TO LAND USE BYLAW 819/96
STURGEON COUNTY, MORINVILLE, ALBERTA

BYLAW 1377/16 BEING A BYLAW OF STURGEON COUNTY, MORINVILLE, ALBERTA FOR THE PURPOSE OF AMENDING LAND USE BYLAW 819/96.

WHEREAS, the *Municipal Government Act*, RSA 2000 c.M-26, and amendments thereto authorize Council to establish and amend Land Use Bylaw 819/96;

NOW THEREFORE, the Council of Sturgeon County, in the Province of Alberta, duly assembled, enacts as follows:

1. That Part 9.0 Land Use District Map of Land Use Bylaw 819/96 be amended to redistrict a portion of St. Albert River Lot 57 from "Country Residential Two" (CR-2) to "Specific Development Control District Fourteen" (S-DC-14) as shown on the attached Schedule "A";
2. That Land Use Bylaw 819/96 be amended to add new "Specific Development Control District Fourteen" (S-DC-14) to Section 8.22 (Specific Development Control District) as follows:

S DC - 14 SPECIFIC - DEVELOPMENT CONTROL DISTRICT 14 (Pt. River Lot 57)

.1 Purpose

The purpose of this district is to foster housing diversity within the Estate Residential lifestyle on fully serviced residential lots in the form of semi-detached dwellings at rural densities.

.2 District Boundaries This district comprises all the land in Sturgeon County described as follows: A portion of the River Lot 57 as shown on Schedule 1 of this district.

.3 Permitted Uses - Development Officer

Home Based Business (Level 1)

Semi-detached dwelling

.4 Discretionary Uses - Municipal Planning Commission

Accessory building and use

Show home

Family dayhome

Group home

Home Based Business (Level 2)

.5 Regulations

- a. Minimum *Lot* width: 15 m (49.2 ft)
- b. Minimum *Lot* depth: 50 m (164 ft)
- c. *Lot* size: 1011 m² (0.25 ac)

d. Maximum height of the principal building: 12 m (39.4 ft)

e. Minimum Setbacks:

Semi-detached dwellings

Front Yard Setback	8m (26.2 ft)
Side Yard Setback	3m (9.8 ft)
	8m (26.2 ft) abutting a public road
Rear Yard Setback	6m (19.7 ft)

Accessory Building and Use

Side Yard Setback	2.5m (8.2 ft)
	8m (26.2 ft) abutting a public road
Rear Yard Setback	3m (9.8 ft)

Semi-detached housing units and decks associated with semi-detached housing units may develop to a 0.0m setback along the common property line.

f. Maximum Site Coverage 40%

g. Minimum Construction Standards

- i. No *accessory building* shall exceed 21 m² (225 ft²) in *building area* or 4.6 m (15 ft.) in height.
- ii. All *lots* are required to be serviced by a communal sewage collection system and water distribution system satisfactory in design and standard to the *Development Approving Authority*.
- iii. An *accessory building* shall not be located in a front yard.
- iv. *Accessory buildings* are to be of a compatible architectural style and finish as the dwelling unit.

h. Access to individual lots shall in all cases be from an internal local or collector road constructed for the subdivision.

i. Minimum parking requirements – 2 stalls per dwelling unit.

j. Development within the District shall comply with the provisions for multi-lot country residential subdivision in Section 6.24 of this Bylaw.

k. Fencing

Subject to the provisions of Section 6.11.3 respecting visibility at roadway intersections, the height of a fence or wall above grade, measured at any point along the fence shall not exceed (see Figure 6.0):

- i. 1.8 m (6 ft.) in height for that portion of the fence that does not extend beyond the foremost portion of the principal building on the site; and

- ii. 1.0 m (3.28 ft.) in height for that portion of the fence that extends beyond the foremost portion of the principal building on the site.

.6 Additional Regulations

Permitted and discretionary land uses shall adhere to Part 6.0: General Regulations.

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

Read a first time this ___ day of _____ 2016.

Read a second time this ___ day of _____ 2016.

Read a third time this ___ day of _____ 2016.

MAYOR

COUNTY COMMISSIONER(CAO)

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.