

BYLAW 1397/17
AMENDMENT TO THE LAND USE BYLAW 1385/17
STURGEON COUNTY, MORINVILLE, ALBERTA

BYLAW 1397/17 BEING A BYLAW OF STURGEON COUNTY, MORINVILLE, ALBERTA FOR THE PURPOSE OF AMENDING THE LAND USE BYLAW 1385/17.

WHEREAS, the Municipal Government Act, R.S.A. 2000 C.M-26, and amendments 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 the Land Use Bylaw 1385/17.

NOW THEREFORE BE IT RESOLVED, that the Council of Sturgeon County, hereby enacts that Land Use Bylaw 1385/17 is hereby amended as follows:

1. Land Use Bylaw 1385/17

- a) All that portion of lands Lot 1; Plan 9520743, as shown on Schedule "A", be re-districted from "DC1 – Direct Control District 1 - General" to "DC9 – Direct Control District 9 – Plan 9520743; Lot 1"
- b) That Part 19.2 Schedule 1 – Land Use District Map is changed to reflect the re-districting of Lot 1; Plan 9520743, as shown on Schedule "A".

2. That Part 16 of Bylaw 1385/17 be amended as follows:

16.9 DC9 – Direct Control District 9 – Plan 9520743; Lot 1:

.1 General Purpose

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

.2 District Boundaries

That portion of the northwest quarter of Section 2, Township 54, Range 26, West of the Fourth Meridian described as Lot 1, Plan 952 0743.

.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>Agricultural support service</i>
<i>Dugout</i>
<i>Dwelling, single detached, that existed prior to Bylaw 1385/17 coming into effect</i>
<i>Light industrial</i>
<i>Storage Facility</i>
<i>Warehousing, limited</i>

.5 Subdivision

No further subdivision of the site shall be permitted.

.6 Development Regulations

<i>Minimum front yard setback</i>	20m (65.6ft)
<i>Minimum side yard setback</i>	6m (19.7ft)
<i>Minimum rear yard setback</i>	6m (19.7ft)
<i>Maximum parcel coverage</i>	20%

.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) No operation or action shall emit air or water contaminants in excess of the standards prescribed by the Province of Alberta pursuant to the *Environmental Protection and Enhancement Act*.
- (c) Uses on site approved by the Municipal Planning Commission shall comply with Municipal Development Plan policies.
- (d) Any exterior storage shall not exceed 2% of the parcel size and shall be subject to Section 5.7 of this Bylaw.
- (e) A *development* shall operate such that any nuisance factors that are created or are apparent outside the boundaries of the site are of limited impact. Nuisance factors include excessive noise, vibration, odour, traffic, unsightliness, liquid or gaseous emanations, reflection, dust and the harbouring of restricted or noxious weeds.
- (f) The maximum number of shipping containers shall not exceed 3 and be subject to Section 6.27.

3. That the following definitions be added to Part 18:

Light Industrial means an indoor industrial or manufacturing activity which, in the opinion of the Development Authority, cannot be detected (noise, glare, vibration, or airborne emissions) from outside of the building that houses the operation, and may involve altering, assembling, fabricating, finishing, inspecting, making, processing, producing, storage, treating or repairing, items either by hand or through the use of machinery. This use may include the temporary storage of onsite motor vehicles, commercial for freight handling including pick-up, delivery and transitory storage of goods incidental to motor freight shipment directly related to the principle use. Light Industrial may include small area of exterior storage of goods associated with the approved development.

Warehousing, limited means a commercial development which primarily involves the keeping of raw materials, finished goods, and associated machinery and equipment. All warehousing must be contained entirely within a building. This use does not include outdoor storage.

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

Read a first time this ___ day of _____ 2017.

Read a second time this ___ day of _____ 2017.

Read a third time this ___ day of _____ 2017.

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.