

BYLAW 1372/16
AMENDMENT TO THE LAND USE BYLAW 819/96
STURGEON COUNTY, MORINVILLE, ALBERTA

BYLAW 1372/16 BEING A BYLAW OF STURGEON COUNTY, MORINVILLE, ALBERTA FOR THE PURPOSE OF AMENDING THE LAND USE BYLAW 819/96.

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

AND WHEREAS, the Council of Sturgeon has deemed it desirable to amend the Land Use Bylaw 819/96.

NOW THEREFORE BE IT RESOLVED, that the Council of Sturgeon County, hereby enacts that Land Use Bylaw 819/96 is hereby amended as follows:

1. That Part 9.0 of Bylaw 819/96 be amended as follows:
 - a) That Part 9.0, Land Use District Map covering Plan 8021495; Block A, be amended to redistrict from "Agricultural" to "Specific – Development Control District - Sixteen" as shown on Schedule A.

2. That Part 8.0 of Bylaw 819/96 be amended as follows:
 - a) Add the following under 8.22 Specific Development Control District:

8.22 S-DC-16 Specific Development Control District - Sixteen
(Plan 8021495; Block A)

.1 Purpose

To establish a Specific Development Control District that provides for the limited residential use provided for herein, and for the storage, repair, servicing, processing and manufacturing uses on site using existing services, and serves agricultural and industrial customers. Any nuisance factor shall not extend beyond the boundaries of the site. Only non-residential Type 3 development contemplated by the Integrated Regional Growth Strategy within the County Municipal Development Plan are allowed.

.2 Uses

Agricultural industrial use
General industrial use
Home Based Business Level 3
Surveillance suite
Single Detached Dwelling that existed upon the date Bylaw 1372/16 comes into effect

.3 Regulations

- (a) All development permit applications for the site for any use shall be reviewed and a decision shall be rendered by the Municipal Planning Commission.

- (b) All applications for development permits for the site shall be accompanied by a Traffic Impact Assessment, which shall be submitted to and reviewed by Sturgeon County and Alberta Transportation. No development shall commence on the site until Alberta Transportation has issued a Roadside development permit.
- (c) Any outdoor storage on site shall not cover more than 20% of the total area of the site.
- (d) All outdoor storage shall be screened to the satisfaction of the development authority.
- (e) No structure shall exceed 557.42 m² (6000 ft²) in floor area.
- (f) Setbacks:
 - Front Yard 20m (66ft)
 - Side Yard 6m (20ft)
 - Rear Yard 6m (20ft)
- (g) Site Coverage:
As required by the Municipal Planning Commission.
- (h) No further subdivision of the site shall be permitted.
- (i) 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*.
- (j) Surveillance suites shall comply with the provisions of Section 6.19 of the Land Use Bylaw. One (1) surveillance suite may be permitted on this site.
- (k) Uses on site approved by the Municipal Planning Commission shall comply with Municipal Development Plan policies.

3. Effective Date

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

Read a first time this 13th day of December 2016.

Read a second time this ___ day of _____ 2017.

Read a third time this ___ day of _____ 2017.

MAYOR

COUNTY COMMISSIONER

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.