

**BYLAW 1421/18
AMENDMENT TO LAND USE BYLAW 1385/17
STURGEON COUNTY, MORINVILLE, ALBERTA**

BYLAW 1421/18 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. That Land Use Bylaw 1385/17 be amended to add “DC11 – Direct Control District 11” as described in Schedule “A”.
2. That the 4.0 Ha portion of land within SW 6-55-22 W4M, as shown in Schedule “A”, be re-districted from “AG – Agriculture District” to “DC10 – Direct Control District 11”.
3. That Part 19.2 Schedule 1 – Land Use District Map be changed to reflect the re-districting of the 4.0 Ha portion of land within SW 6-55-22 W4M, as shown in Schedule “A”.
4. That the definition for “Fleet service” within Part 18 – Definitions for Uses be amended to read as follows:

“Fleet service means the use of the parcel and/or building(s) for the parking and servicing of vehicles for the delivery of people, goods or services where such vehicles are not available for sale or long-term lease. This may include, but is not limited to, bus lines, commercial transport, cartage, and courier services. This use does not include warehousing.”

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

Read a first time this ____ day of _____ 2018.

Read a second time this ____ day of _____ 2019.

Read a third time this ____ day of _____ 2019.

MAYOR

COUNTY COMMISSIONER (CAO)

SCHEDULE "A"

16.11 DC11 – DIRECT CONTROL DISTRICT 11 – PT. W½ SW 6-55-22-W4M**.1 General Purpose**

To establish a Direct Control District that provides for the limited industrial use provided for herein, and the existing *Fleet service* business. 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 W½ SW-6-55-22-W4M as shown on Figure 16.11 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>Fleet service</i>
<i>Outdoor Storage</i>
<i>Surveillance suite</i>

.5 Subdivision

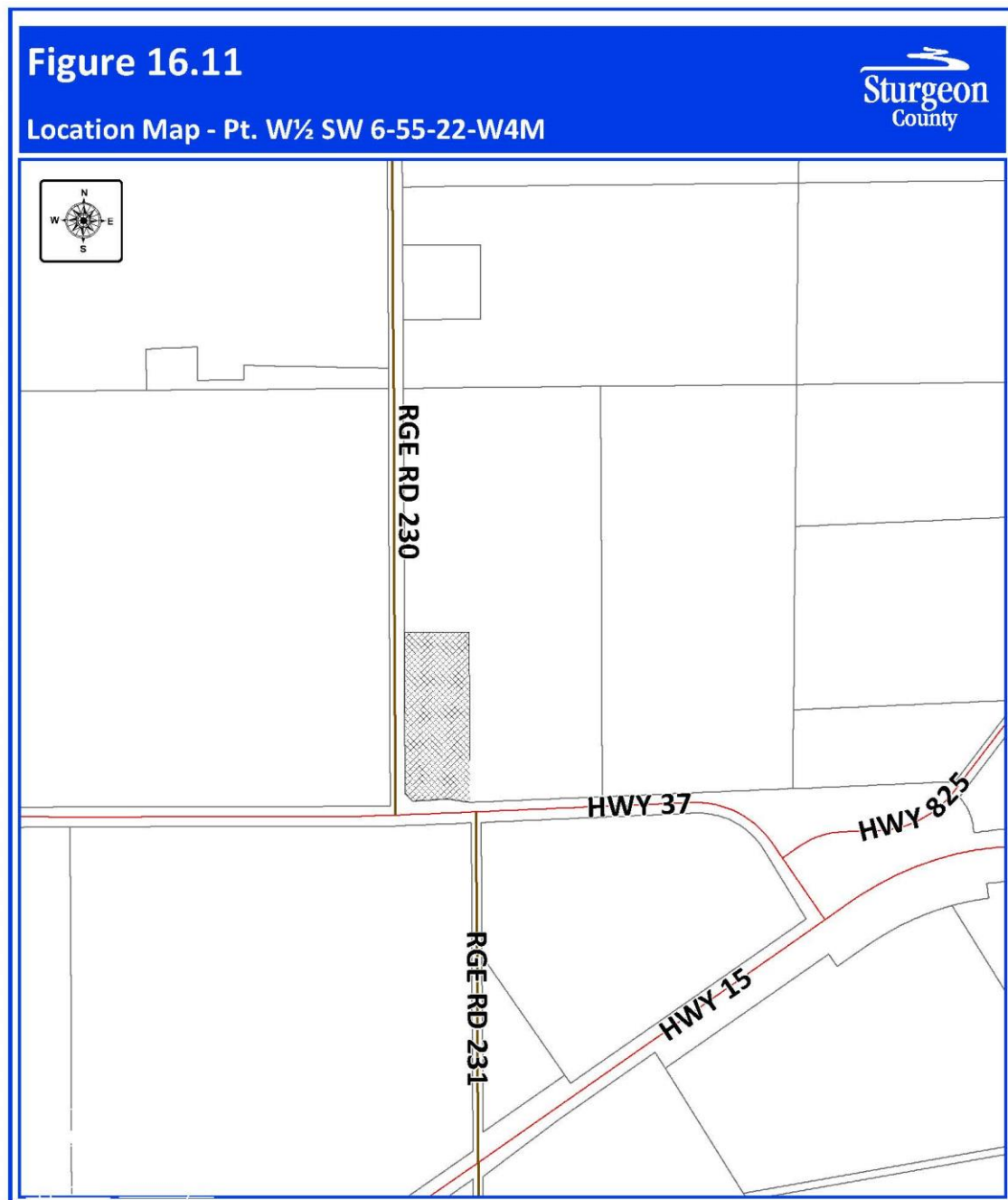
No further subdivision of the site shall be permitted.

.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) Prior to rendering a decision on a development permit application for any use, the applicant shall submit an associated Roadside Development Permit from Alberta Transportation and, if requested by the County and/or Alberta Transportation, a current traffic impact assessment.



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.