

BYLAW 1502/20
AMENDMENT TO LAND USE BYLAW 1385/17
STURGEON COUNTY, MORINVILLE, ALBERTA

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, the Council of Sturgeon County, duly assembled, hereby enacts as follows:

LAND USE BYLAW 1385/17 IS AMENDED AS FOLLOWS:

1. Section 16.8 is replaced with Schedule "A" of this Bylaw.
2. The ±10.4 ha portion of land within Pt. River Lot 57, as shown in Schedule "B" of this Bylaw is redistricted from "R2 – Country Estate Residential" to "DC8 – Direct Control District 8" and "PU – Public Utility District".
3. Part 19.2 Schedule 1 – Land Use District Map is amended to reflect the redistricting of the ±10.4 ha portion of land within Pt. River Lot 57, as shown in Schedule "B" of this Bylaw.

This Bylaw shall come into force and take effect upon being passed.

Read a first time this 16th day of June, 2020.

Read a second time this ____ day of _____ 2020.

Read a third time this ____ day of _____ 2020.

Alanna Hnatiw
MAYOR

Reegan McCullough
COUNTY COMMISSIONER (CAO)

DATE SIGNED

<p>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.</p>

SCHEDULE "A"

16.8 DC8 – DIRECT CONTROL DISTRICT 8 – PT. RIVER LOT 57



.1 General Purpose

To establish a Specific Development Control District to accommodate diverse housing options within a residential community on *parcels* with *full municipal servicing* in the form of *single detached dwellings* and *semi-detached dwellings*.

.2 Development Authority

In this district, the *Development Authority* for *permitted uses* is the Development Officer, and for *discretionary uses* it is the Municipal Planning Commission.

.3 Uses

Permitted	Discretionary
<i>Accessory, building*</i>	<i>Accessory, building*</i>
<i>Accessory, use*</i>	<i>Accessory, use*</i>
<i>Dwelling, semi-detached</i>	<i>Family day home</i>
<i>Dwelling, single detached</i>	<i>Group home, minor</i>
<i>Home-based business, level 1 (office)</i>	<i>Home-based Business, level 2</i>
	<i>Secondary suite</i>
	<i>Show home</i>

* Refer to Section 6.1 for further clarification.

.4 Subdivision Regulations

Minimum <i>parcel width</i>	16m (52.5ft)

.5 Development Regulations Area A Lots

Area A Lots		
Minimum <i>front yard setback</i>	<i>Abutting a local road</i>	8m (26.2ft)
Minimum <i>side yard setback</i>	<i>Principal building</i>	1.5m (4.9ft)
	<i>Accessory building</i>	1.5m (4.9ft)
Maximum <i>rear yard setback</i>	<i>Principal building</i>	42m (137.8ft) as measured from the front property line and no less than 50m (164ft) from the top of bank.
Minimum <i>rear yard setback</i>	<i>Accessory building</i>	3m (9.8ft) and no less than 50m (164ft) from the top of bank.
Maximum <i>height</i>	<i>Principal building</i>	12m (39.4ft)
	<i>Accessory building</i>	4.6m (15.1ft)
Maximum <i>floor area</i>	<i>Accessory building</i>	21m ² (226ft ²)
Maximum <i>parcel coverage</i>	45%	

.6 Development Regulations Area B Lots

Area B Lots		
Minimum <i>front yard setback</i>	<i>Abutting a local road</i>	8m (26.2ft)

Area B Lots		
Minimum <i>side yard setback</i>	<i>Principal building</i>	1.5m (4.9ft)
	<i>Accessory building</i>	1.5m (4.9ft)
Minimum <i>rear yard setback</i>	<i>Principal building</i>	15m (49.2ft)
	<i>Accessory building</i>	3m (9.8ft)
Maximum <i>height</i>	<i>Principal building</i>	12m (39.4ft)
	<i>Accessory building</i>	4.6m (15.1ft)
Maximum <i>floor area</i>	<i>Accessory building</i>	41m ² (441ft ²)
Maximum <i>parcel coverage</i>	45%	

.7 Development Regulations Area C Lots

Area C Lots		
Minimum <i>front yard setback</i>	<i>Abutting a local road</i>	5.5m (18 ft)
	<i>Flanking front yard</i>	4.5m (14.8ft)
Minimum <i>side yard setback</i>	<i>Principal building</i>	1.5m (4.9ft)
	<i>Accessory building</i>	1.5m (4.9ft)
Minimum <i>rear yard setback</i>	<i>Principal building</i>	7m (23ft)
	<i>Accessory building</i>	3m (9.8ft)
Maximum <i>height</i>	<i>Principal building</i>	12m (39.4ft)
	<i>Accessory building</i>	4.6m (15.1ft)
Maximum <i>floor area</i>	<i>Accessory building</i>	21m ² (226ft ²)
Maximum <i>parcel coverage</i>	45%	

.8 Development Regulations Area D Lots

Area D Lots		
Minimum <i>front yard setback</i>	<i>Abutting a local road</i>	8m (19.7ft)
Minimum <i>side yard setback</i>	<i>Principal building</i>	1.5m (4.9ft)
	<i>Accessory building</i>	1.5m (4.9ft)
Minimum <i>rear yard setback</i>	<i>Principal building</i>	7.5m (24.6ft)
	<i>Accessory building</i>	3m (9.8ft)
Maximum <i>height</i>	<i>Principal building</i>	12m (39.4ft)
	<i>Accessory building</i>	4.6m (15.1ft)
Maximum <i>floor area</i>	<i>Accessory building</i>	21m ² (226ft ²)
Maximum <i>parcel coverage</i>	45%	

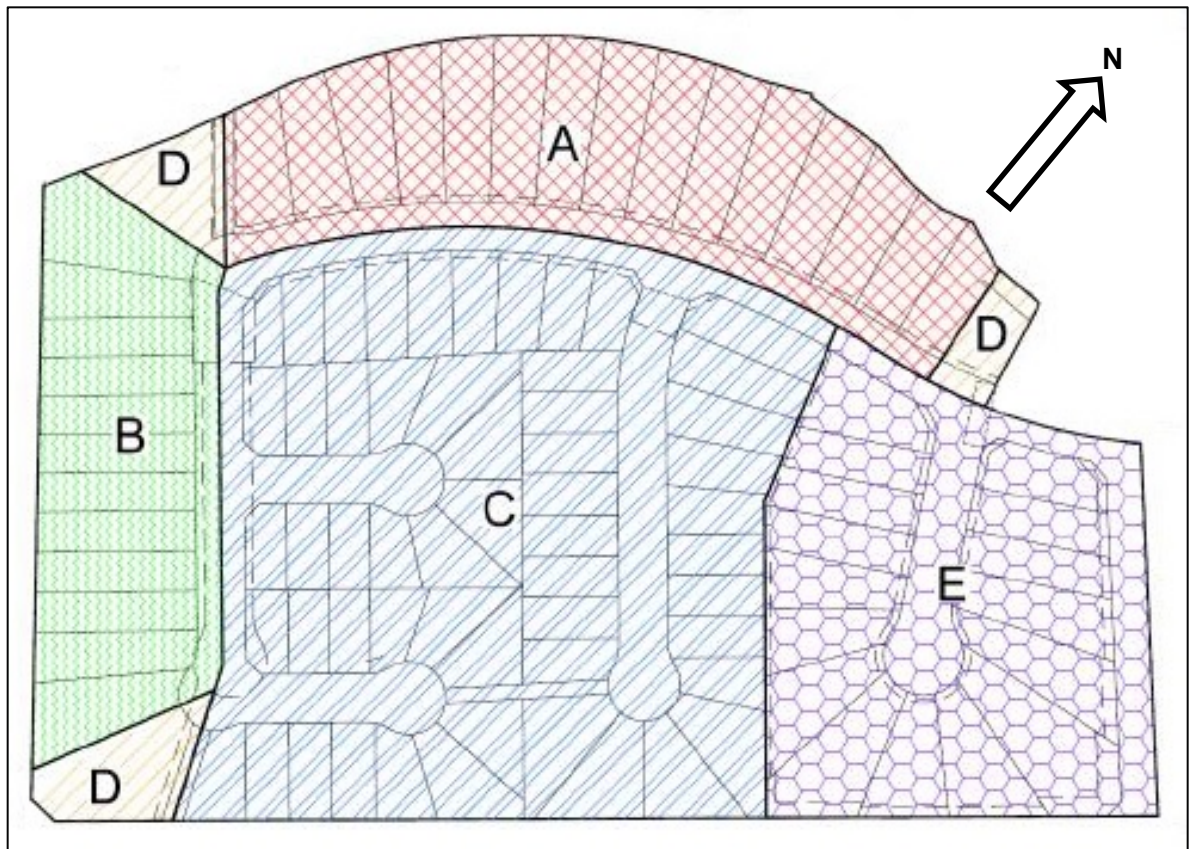
.9 Development Regulations Area E Lots

Area E Lots		
Minimum <i>front yard setback</i>	<i>Abutting a local road</i>	8m (26.2ft)
	<i>Flanking front yard</i>	4.5m (14.8ft)
	<i>Principal building</i>	2.4m (7.9ft)

Area E Lots		
Minimum <i>side yard setback</i>	<i>Accessory building</i>	1.5m (4.9ft)
	<i>Zero parcel line</i> where common wall is present	
Minimum <i>rear yard setback</i>	<i>Principal building</i>	6m (19.7ft)
	<i>Accessory building</i>	3m (9.8ft)
Maximum <i>height</i>	<i>Principal building</i>	12m (39.4ft)
	<i>Accessory building</i>	4.6m (15.1ft)
Maximum <i>floor area</i>	<i>Accessory building</i>	21m ² (226ft ²)
Maximum <i>parcel coverage</i>	45%	

.10 Additional Development Regulations

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw. If there are contradictory regulations between this district and any other part of this Bylaw, the regulations of this district shall take effect unless stated otherwise.
- (b) Any *principal building* or *accessory building* that is to be located less than 2.4m (7.9ft) from a *parcel line* shall be subject to additional fire protection to the satisfaction of the County's contracted Safety Codes inspection service provider and in accordance with the Safety Codes Act.
- (c) Access to residential *parcels* shall be from an internal *local* or *collector* road constructed for the subdivision.
- (d) The *Development Authority* for all *variance* requests is the Municipal Planning Commission.
- (e) *Variance* requests shall be limited in scope to *setbacks* and shall be refused by the *Development Authority* if the variance request would result in a *dwelling unit* or an *accessory building* to be located less than 1.2m (3.9 ft) from a *parcel line*.



SCHEDULE "B"

