

Section 16: Parks & Services



16.1 PC Conservation

16.1.1 Purpose

The purpose of this district is to provide for the preservation of environmentally sensitive and significant areas and lands having significant natural capability for conservation, passive recreation, and education.

16.1.2 Permitted Uses

Park
Sign Type N/A

16.1.3

Discretionary Uses

recreation, outdoor
residential security/operator unit
dwelling, single
Sign Type N/A

16.1.4 Subdivision Regulations

- a) N/A

16.1.5 Development Regulations

- a) The maximum height 10 m.
b) The minimum front yard is 6.0 m.
c) The minimum side yard is 6.0 m.
d) The minimum rear yard is 6.0 m.

16.1.6 Other Regulations

- a) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.
- b) Where a dwelling is located within Alberta's Industrial Heartland area, the regulations of Section 9.18 shall apply. (Bylaw 91-2003)

16.1.a) PG GOLF COURSE *(Bylaw 15-2003)***16.1.a).1 Purpose**

The primary purpose of this district is to provide for the development of golf courses and accessory uses.

16.1.a).2 Permitted Uses

golf course
Sign Type A*, B*, D*, F*(Bylaw 1-2011)

16.1.a).3**Discretionary Uses**

recreation, outdoor
recreation, indoor (Bylaw 21-2009)
residential security/operator unit
utility service, minor
Sign Type C*,(Bylaw 1-2011)

16.1.a).4 Subdivision Regulations

- a) N/A

16.1.a).5 Development Regulations

- a) The maximum height is 10 m.
b) The minimum front yard is 20 m, provided that no front yard is less than 40 m from the centreline of a rural road.
c) The minimum side yard is 20 m.
d) The minimum rear yard is 20 m.

16.1.a).6 Other Regulations

- a) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

16.2 **PR Recreation**



16.2.1 **Purpose**

The purpose of this district is to provide for a wide range of parks and public and private recreation activities. Primarily aimed at passive and active outdoor activities, it includes buildings for community recreation and as accessory uses to activities like golf courses.

16.2.2 **Permitted Uses**

library and exhibit
park
private camp
recreation, community
recreation, indoor
recreation, outdoor
spectator sport
tourist campsite

Sign Type A*, B*, D*, F*(Bylaw 1-2011)

16.2.3

Discretionary Uses

care centre, intermediate
care centre, major
care centre, minor
cemetery
residential security/operator unit
Sign Type C*,(Bylaw 1-2011)

16.2.4 **Subdivision Regulations**

- a) N/A

16.2.5 **Development Regulations**

- a) The maximum height is 10 m, except that a Development Officer may grant a variance of up to 50%.
- b) The minimum front yard is 7.5 m.
- c) The minimum side yard is 4.5 m.
- d) The minimum rear yard is 7.5 m.

16.2.6 **Other Regulations**

- a) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

16.3 **PS Services** (Bylaw 40-2004)



16.3.1 Purpose

The purpose of this district is to provide for a broad range of public and private institutional and community uses and facilities.

16.3.2 Permitted Uses

care centre, minor
education, private
education, public
government services
health service, minor
library and exhibit
religious assembly, minor*
Sign Type A*, B*, F* (Bylaw 1-2011)

16.3.3

Discretionary Uses

care centre, intermediate
care centre, major
carnival, minor
carnival, major
cemetery
congregate housing
correction service
emergency service
exhibition and convention facility
funeral service
group home, major
health service, major
park
private camp
recreation, community
recreation, indoor
recreation, outdoor
recycling, drop-off
religious assembly, major*
residential security/operator unit
utility services, minor
Sign Type D*, (Bylaw 1-2011)

16.3.4 Subdivision Regulations

- a) The minimum lot width is 30 m.

16.3.5 Development Regulations

- a) The maximum height is 20 m.
- b) The maximum site coverage is 40%.
- c) The minimum yard is 6.0 m, except it is 15 m where a site abuts a residential district.

16.3.6 Other Regulations

- a) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

16.4 **PU Utilities**



16.4.1 **Purpose**

The purpose of this district is to provide for public and private utilities needed to serve Strathcona County and the region.

16.4.2 **Permitted Uses**

agriculture, general
recycling depot
recycling drop-off
recycling, oil depot
utility service, minor
waste management, minor
Sign Type A*, B*, F*(Bylaw 1-2011)

16.4.3

Discretionary Uses

aggregate extraction*
emergency service
outdoor storage
park
recreation, outdoor
residential security/operator unit
utility service, major
waste management, major
Sign Type D*, (Bylaw 1-2011)

16.4.4 **Subdivision Regulations**

- a) N/A

16.4.5 **Development Regulations**

- a) The maximum height 10 m.
b) The minimum front yard is 6.0 m.
c) The minimum side yard is 6.0 m.
d) The minimum rear yard is 6.0 m.

16.4.6 **Other Regulations**

- a) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.



16.5 PI Major Institutional (Bylaw 17-2007)

16.5.1 Purpose

The purpose of this district is to provide for major institutional and community services uses and facilities to serve Strathcona County and the surrounding area.

<p>16.5.2 Permitted Uses care centre, minor care centre, intermediate care centre, major education, private education, public government services group home, major health service, major health service, minor helipad (when accessory to a hospital use) Sign Type A*, B*, D*, F* (Bylaw 1-2011)</p>	<p>16.5.3 Discretionary Uses congregate housing emergency service food service, specialty park recreation, community recreation, indoor recreation, outdoor religious assembly, minor (when accessory to a principle permitted use) retail, convenience (when accessory to a principle permitted use) utility services, minor Sign Type C*, (Bylaw 1-2011)</p>
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16.5.4 Subdivision Regulations

- a) The minimum lot width is 30 m.

16.5.5 Development Regulations

- a) The maximum height is 30 m.
- b) The maximum site coverage is 50%.
- c) The minimum yard is 6 m, except it is 20 m where a site abuts a residential district.

16.5.6 Other Regulations

- a) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.
- b) Notwithstanding Section 8, the parking and loading regulations, an applicant for development of a major institutional use shall provide a parking analysis for the facility prepared by a qualified professional demonstrating that parking proposed for the site is adequate for the intended use.