

PART 10: ENVIRONMENT, OPEN SPACE, AND SERVICE ZONING DISTRICTS

10.1 PURPOSE

To provide for a number of Zoning Districts that regulate environmentally sensitive and open space areas reserved for recreation or the operation of public services or public utilities. These Zoning Districts may be established in all areas of the County.

10.2 PC – CONSERVATION

10.2.1. Purpose

To provide for the preservation of environmentally sensitive lands which have significant natural capability for conservation, passive recreation and education.

10.2.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
(none)	Recreation, outdoor Residential security/operator unit

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

10.2.3. Fundamental Use Criteria

- a) (None)

10.2.4. Subdivision Regulations

- a) (None)

10.2.5. Development Regulations – Principal Building and Accessory Buildings

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) The minimum setback from a side lot line shall be 6.0 m.
- e) The minimum setback from the rear lot line shall be 6.0 m.

10.2.6. Other Regulations

- a) An existing single dwelling located within the Heartland ASP shall be considered as a discretionary use and is subject to the regulations of Section 9.5.7 of this Bylaw.
- b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

10.3 PG – GOLF COURSE

10.3.1. **Purpose**

To primarily provide for the development of golf courses and accessory uses.

10.3.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
Golf course	Recreation, outdoor
Golf driving range*	Recreation, indoor
	Residential security/operator unit
	Utility service, minor

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

10.3.3. **Fundamental Use Criteria**

- a) (None)

10.3.4. **Subdivision Regulations**

- a) (None)

10.3.5. **Development Regulations – Principal Buildings and Accessory Buildings**

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 20.0 m.
- d) The minimum setback from a side lot line shall be 20.0 m.
- e) The minimum setback from the rear lot line shall be 20.0 m.

10.3.6. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

10.4 PR – RECREATION

10.4.1. **Purpose**

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.

10.4.2. **Permitted Uses and Discretionary Uses**

Permitted Uses

- Library and exhibit ^
- Private camp ^
- Recreation, community ^
- Recreation, indoor ^
- Recreation, outdoor ^
- Spectator sport ^

Discretionary Uses

- Campground* ^
- Care centre, intermediate ^
- Care centre, major ^
- Cemetery
- Residential security/operator unit ^

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a carat (^) may be prohibited or subject to additional regulations within Section 7.21, Heavy Industrial Transition Overlay

10.4.3. **Fundamental Use Criteria**

- a) (None)

10.4.4. **Subdivision Regulations**

- a) The minimum lot width shall be 30.0 m.

10.4.5. **Development Regulations – Principal Buildings and Accessory Buildings**

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 7.5 m.
- d) The minimum setback from a side lot line shall be 4.5 m.
- e) The minimum setback from the rear lot line shall be 7.5 m.

10.4.6. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

10.4A PRM – Public Recreation Major *(Bylaw 28-2020-July 3, 2020)*

10.4A.1. **Purpose**

To provide for a wide range of uses on public property which support large scale multi-use community facilities that serve the municipality and region. This district shall not be applied to properties located within the IHO – Heavy Industrial Transition Overlay.

10.4A.2. **Permitted Uses and Discretionary Uses**

Subject to any fundamental use criteria for certain uses set out below, the permitted and the discretionary uses for this zoning district are:

Permitted Uses	Discretionary Uses
Agriculture, general	Agriculture support service
Campground, minor*	Campground, major*
Equestrian centre*	Private camp
Entertainment, spectator	Residential security/operator unit
Exhibition and convention facility	Utility service, minor
Food service, restaurant	Veterinary service, major
Government service	WECS, large*
Library and exhibit	
Recreation, community	
Recreation, indoor	
Recreation, outdoor	
Spectator sport	
WECS, small*	

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*).

10.4A.3. **Fundamental Use Criteria**

- a) (none)

10.4A.4. **Subdivision Regulations**

- a) (none)

10.4A.5. **Development Regulations – Principal Buildings and Accessory Buildings**

- a) The maximum height shall be 20.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 20.0 m.
- d) The minimum setback from a side lot line shall be 20.0 m.
- e) The minimum setback from the rear lot line shall be 20.0 m.

10.4A.6. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

10.5 PS – PUBLIC SERVICES

10.5.1. **Purpose**

To provide for a broad range of public and private institutional and community uses and facilities.

10.5.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
Education, private^	Care centre, intermediate^
Education, public^	Care centre, major^
Government service^	Cemetery
Health service, minor^	Congregate housing^
Library and exhibit^	Correction service^
Religious assembly, minor*^	Emergency service^
Utility service, minor	Exhibition and convention facility^
	Funeral service^
	Group home, major^
	Health service, major^
	Private camp^
	Recreation, community^
	Recreation, indoor^
	Recreation, outdoor^
	Recycling, drop-off
	Religious assembly, major*^
	Residential security/operator unit^
	Utility service, major

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a carat (^) may be prohibited or subject to additional regulations within Section 7.21, Heavy Industrial Transition Overlay

10.5.3. **Fundamental Use Criteria**

- a) (None)

10.5.4. **Subdivision Regulations**

- a) The minimum lot width shall be 30.0 m.

10.5.5. **Development Regulations – Principal Buildings and Accessory Buildings**

- a) The maximum height shall be 20.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) The minimum setback from a side lot line shall be 6.0 m.
- e) The minimum setback from the rear lot line shall be 6.0 m.
- f) The minimum setback from a side lot line or rear lot line shall be 15.0 m where the lot abuts a residential Zoning District.
- g) The maximum site coverage shall be 40%.

10.5.6. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

10.6 PU – PUBLIC UTILITIES

10.6.1. Purpose

To provide for public and private utilities needed to serve Strathcona County and the region.

10.6.2. Permitted Uses and Discretionary Uses

Permitted Uses

Agriculture, general
Recycling depot
Recycling drop-off
Recycling, oil depot
Utility service, minor
Waste management, minor

Discretionary Uses

Aggregate extraction*
Emergency service^
Outdoor storage
Recreation, outdoor^
Residential security/operator unit^
Utility service, major
Waste management, major

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to Uses containing an asterisk (*)

Uses containing a carat (^) may be prohibited or subject to additional regulations within Section 7.21, Heavy Industrial Transition Overlay

10.6.3. Fundamental Use Criteria

a) (None)

10.6.4. Subdivision Regulations

a) (None)

10.6.5. Development Regulations – Principal Building and Accessory Buildings

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) The minimum setback from a side lot line shall be 6.0 m.
- e) The minimum setback from the rear lot line shall be 6.0 m.

10.6.6. Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.