

BYLAW 39-2019
A BYLAW TO AMEND BYLAW 6-2015 THE LAND USE BYLAW

The *Municipal Government Act*, RSA 2000, c M-26, as amended, provides that a land use bylaw must divide the municipality into districts of the number and area the council considers appropriate, that a land use bylaw may provide for certain matters with respect to any district established, and that a bylaw may be amended;

Council enacts:

- Purpose
- 1 The purpose of this bylaw is to amend Bylaw 6-2015 to:
 - (a) establish a new zoning district, being the DC86 – Direct Control District, to provide for a transportation/logistics site that enables short term storage and staging of over-dimensional and/or over-weight vehicles or rural residential development. The site may also accommodate limited outdoor storage, recreational vehicle storage and school bus parking; and
 - (b) rezone approximately 6.94 hectares (17.14 acres) within SW32-51-22-W4, to DC86 – Direct Control District.
- Amendments
- 2 Bylaw 6-2015 is amended as follows:
 - (a) In Schedule 'A': Direct Control Districts, a new DC86 Direct Control District as set out and described in Schedule "A" that is attached to this bylaw is added immediately following DC85 Direct Control District;
 - (b) approximately 6.94 hectares (17.14 acres) within SW 32-51-22-W4 is rezoned from AG – Agriculture: General to DC86 Direct Control District, as outlined in Schedule "B" that is attached to this bylaw; and
 - (c) In Schedule 'B': Land Use Maps, Rural Map R5 be amended to reflect the change set out in section 2(b) of this bylaw.

FIRST READING: _____

SECOND READING: _____

THIRD READING: _____

SIGNED THIS ____ day of _____, 20____.

MAYOR

DIRECTOR, LEGISLATIVE AND LEGAL
SERVICES

SCHEDULE "A"

DC86 DIRECT CONTROL DISTRICT



DC 86 DIRECT CONTROL DISTRICT

1) Purpose

To establish a site-specific Direct Control District to provide for a transportation/logistics site that enables short term storage and staging of over-dimensional and/or over-weight vehicles or rural residential development. The site may also accommodate limited outdoor storage, recreational vehicle storage and school bus parking.

2) Area of Application

This district shall apply to a portion of SW-32-51-22-W4, as shown on the above map.

3) Uses

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

Agricultural product stand
Agriculture, general
Dwelling, single
Home business, intermediate*
Home business, minor*
Outdoor storage
Recreational vehicle storage, minor*
Residential security/operator unit
School bus parking*

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

4) Fundamental Use Criteria

- a) Outdoor storage shall be limited to:
 - i) Vehicle or heavy equipment storage,
 - ii) Storage of construction materials,
 - iii) Over-dimensional and/or overweight vehicles as outlined in the *Traffic Safety Act* and regulations made under that Act;
 - iv) Pilot and trail vehicles required to escort over-dimensional and/or overweight vehicles; and
 - v) Accessory buildings
- b) Dwelling, single and Outdoor storage shall not be permitted to concurrently occur on the lot.

5) Subdivision Regulations

- a) No subdivision shall be considered.

6) Development Regulations – Single Dwelling

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from a lot line abutting a Range Road 225 shall be 30.0 m.
- c) The minimum setback from the north and south lot line shall be 20.0 m.

7) Development Regulations – Accessory Buildings

- a) The maximum height shall be 10.0 m except for an agricultural structure such as a silo or grain bin.
- b) The minimum setback from Range Road 225 shall be 30.0 m.
- c) The minimum setback from the north lot line shall be 6.0 m.
- d) The minimum setback from the south lot line shall be 20.0 m.
- e) Accessory buildings exclusively devoted to an outdoor storage use shall not exceed a total maximum ground floor area of 600 m².

8) Parking and Loading

- a) Any access shall be hard surfaced.
- b) Any drive aisle, parking and staging areas shall be surfaced with gravel or crushed concrete.
- c) A minimum of ten onsite parking spaces shall be provided for Outdoor Storage to accommodate pilot and trail vehicles required to escort over-dimensional vehicles.
- d) No loading spaces or bicycle parking shall be required.

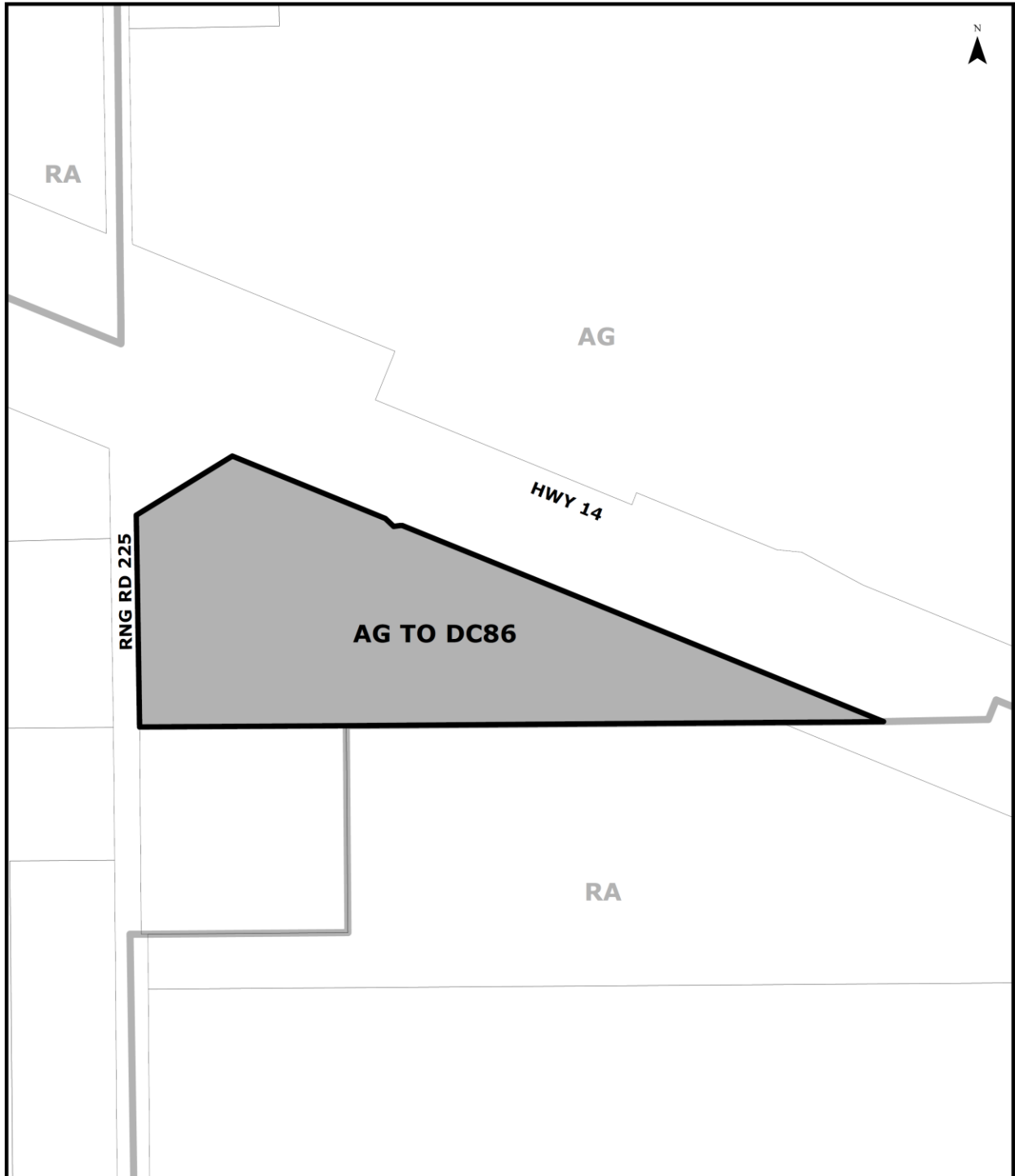
9) Landscape Requirements for Screening

- a) Screening shall be provided through the use of landscaping, earthen berms, fencing or combination thereof along the entirety of the west and south lot lines.
- b) A masonry wall shall not be required.
- c) Where landscaping is used as the only method of screening, the landscape screening shall be provided through a combination of deciduous and coniferous trees that are located in an area that is a minimum of 6.0 meters in width along the lot lines identified in 9.a).

10) Other Regulations

- a) A minimum setback of 30.0 m is required from the top of bank of any watercourse or water body unless an environmental and geotechnical assessment prepared by a qualified professional verifies that a lesser setback is warranted.
- b) There shall be no storage of dangerous goods on the site.
- c) Any third party or provincial approvals deemed necessary for Outdoor storage will be required to be achieved by the applicant to the satisfaction of the development officer prior to the issuance of a development permit for Outdoor storage.
- d) In addition to the regulations listed above, uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

SCHEDULE "B"



AMENDMENT MAP

SW 32-51-22-W4

FROM : AG - Agriculture: General
TO: DC86 - Direct Control

■ AREA OF PROPOSED REZONING
APPROX. 6.94 ha (17.14 ac)

FILE NUMBER: 4070-2019A008

 **STRATHCONA**
COUNTY
DATE DRAWN: Aug 14, 2019