

BYLAW 2020-16

A BYLAW OF THE COUNTY OF ST. PAUL NO. 19 IN THE PROVINCE OF ALBERTA, TO AMEND THE LAND USE BYLAW 2013-50 UNDER THE JURISDICTION OF THE MUNICIPALITY.

Whereas, pursuant to section 639 of the *Municipal Government Act*, every municipality must pass a land use bylaw;

Whereas, pursuant to section 191(1) of the *Municipal Government Act*, the power to pass a bylaw under this or any other enactment includes a power to amend or repeal the bylaw;

Whereas, pursuant to section 191(2) the amendment or repeal must be made in the same way as the original bylaw and is subject to the same consents or conditions or advertising requirements that apply to the passing of the original bylaw, unless this or any other enactment provides otherwise;

Whereas, pursuant to section 641(2) if a direct control district is designated in a land use bylaw, the council may, subject to any statutory plan, regulate and control the use or development of land or buildings in the district in any manner it considers necessary;

Whereas, pursuant to section 641(3) in respect of a direct control district, the council may decide on a development permit application, or may delegate the decision to a development authority with directions that it considers appropriate.

Whereas, Council of the County of St. Paul No. 19 wishes to amend the Land Use Bylaw 2013-50.

Now Therefore, Council of the County of St. Paul No. 19, in the Province of Alberta, duly assembled, amends the Land Use Bylaw 2013-50 as follows:

8.10 DIRECT CONTROL HUTTERIAN BRETHREN CHURCH OF STONY CREEK (DCHBCSC) DISTRICT (2020-16)

(1) Purpose:

- a. The general purpose of this district is to provide for a range of residential, agricultural, institutional, and other uses normally associated with a Hutterite Colony. This district also provides for potential commercial and industrial manufacturing uses.
- b. These regulations apply to the lands described as the SE 21-58-11-W4M, SW 22-58-11-W4M, and Lot 1, Block 1, Plan 1525083.

(2) Permitted Uses:

- a. Buildings and Uses Accessory to Permitted Uses
- b. Extensive Agriculture
- c. Manufactured Homes less than 10 Years of Age from Date of Development Application

d. Single Detached Dwellings

(3) Discretionary Uses:

- a. Agricultural Service Centres
- b. Buildings and Uses Accessory to Discretionary Uses
- c. Greenhouse or Plant Nursery
- d. Institutional (providing services only to residents of this district)
- e. Intensive Agriculture
- f. Kennels
- g. Manufactured Homes more than 10 Years of Age from Date of Development Application
- h. Duplexes
- i. Fourplexes
- j. Row Houses
- k. Industrial, Light
- l. Industrial, Medium
- m. Repair Service Establishment
- n. Natural Resource Extraction and Processing
- o. Public Utility Buildings and Installations
- p. Other uses which, in the opinion of the Development Authority, are similar to the above mentioned Permitted and Discretionary Uses and conform with the purpose of this district.

(4) Regulations:

- a. Council shall delegate Development Authority to the Development Officer for all permitted uses. Council shall be Development Authority and decide on all development permit applications for discretionary uses. The determination of appropriate uses and applicable development requirements within an area designated as a Direct Control District shall be approved by Council when considering any particular development permit application. An application for development may be refused approval with or without conditions. Council may require any and all information it deems necessary to make a proper decision.
- b. Subdivision shall not be permitted within the Hutterian Brethren Church of Stony Creek Direct Control District.
- c. All buildings shall provide sanitary sewage in compliance with the Alberta Private Sewage Systems Standard of Practice and to the satisfaction of the Development Authority.
- d. The availability and suitability of on-site water shall be confirmed and will be licensed under the provisions of the Water Act. Communal water systems shall not be allowed unless the municipality is satisfied that the system meets all Provincial regulations.
- e. Storm drainage facilities shall be provided to the satisfaction of the Development Authority.
- f. Maximum Building Height: Dwelling units - 10.0 m (32.8 ft) and two storeys; Accessory buildings – At the discretion of the Development Authority.
- g. Minimum Required Yards:
 - i. Minimum Required Front Yard County Road – 40 m (130 ft) from the centre line of the road;
 - ii. Minimum Required Side and Rear Yards 12 m (39.4 ft).

Read a first time in Council this 9th day of June, A.D. 2020.

Advertised in Lakeland This Week the weeks of June 30, 2020 and July 7, 2020.

Read a second time in Council this _____ day of _____, A.D. 2020.

Read a third time and duly passed in Council this _____ day of _____, A.D. 2020.

Reeve

Chief Administrative Officer