

**BYLAW 28-2020**  
**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) create a new zoning district, being the PRM – Public Recreation Major zoning district, to provide for a wide range of uses on public property which support large scale multi-use community facilities that serve the municipality and the region; and
  - (b) rezone approximately 108.17 hectares (267.30 acres) within NE 30-53-22-W4, Part of NW 30-53-22-W4, and Part of SE 31-53-22-W4 to PRM – Public Recreation Major and PC – Conservation.

Amendments

- 2 Bylaw 6-2015 is amended as follows:
  - (a) within the chart contained in section 1.16.1., under the heading "Environment and Open Space Zoning Districts", and after the row containing the text "Recreation" and before the row containing the text "Services", add the following as a row in the chart:
 

Public Recreation Major	PRM
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  - (b) within Part 10: Environment, Open Space and Service Zoning Districts, after section 10.4 (PR – Recreation) and before section 10.5 (PS – Public Services), add as section 10.4A the text attached as Schedule "A" to this bylaw;
  - (c) approximately 108.17 hectares (267.30 acres) in NE 30-53-22-W4, Pt. NW 30-53-22-W4, and Pt. SE 31-53-22-W4 is rezoned from AG – Agriculture: General and PR – Recreation to PRM – Public Recreation Major and PC – Conservation, as outlined on Schedule "B" attached to this bylaw; and
  - (d) within Schedule B, Rural Map R17 be amended to

reflect the change set out in section 2(c) of this  
bylaw.

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

THIRD READING: \_\_\_\_\_

SIGNED THIS \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DIRECTOR, LEGISLATIVE AND LEGAL  
SERVICES

## 10.4A PRM – Public Recreation Major

### 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)

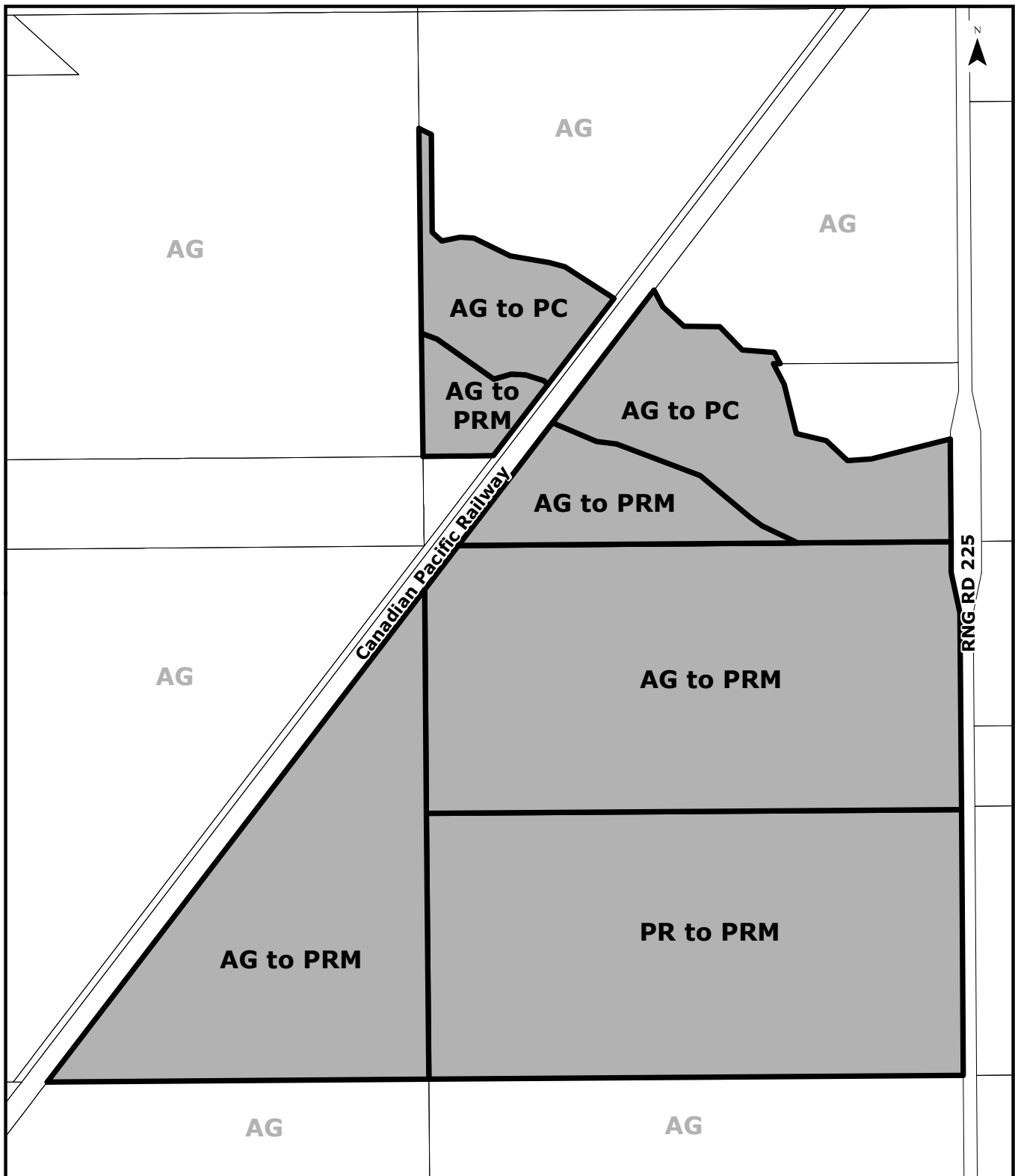
### 10.4A.5. Development Regulations – Principal Buildings and Accessory Buildings

- 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.

## SCHEDULE "B"




### AMENDMENT MAP

**NE 30-53-22-W4;  
Pt. of NW 30-53-22-W4;  
Pt. of SE 31-53-22-W4**

**FILE NUMBER: 4070-2020A002**

FROM: AG - Agriculture: General  
PR - Recreation  
TO: PC - Conservation  
PRM - Public Recreation Major

 AREA OF PROPOSED REZONING  
APPROX. 108.17 ha (267.30 ac)

 **STRATHCONA  
COUNTY**  
DATE DRAWN: Apr 02, 2020