

BYLAW 25-2019

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW 6-2015, AS AMENDED, BEING THE LAND USE BYLAW.

AS:

A. it is deemed advisable to further amend the Land Use Bylaw;

THEREFORE, Council enacts as follows:

1. THAT Land Use Bylaw 6-2015, as amended, is further amended as follows:
 - a. within Schedule A – Direct Control Zoning Districts, after DC 84 Direct Control District, adding DC 85 Direct Control District as outlined on Schedule "A" attached hereto.
 - b. That approximately 6.90 hectares (17.05 acres) of land in Lot 2, Block 1, Plan 7520595 in the SW 22-52-21-W4 be rezoned from RA – Rural Residential/Agriculture Zoning District to DC 85 Direct Control District as outlined on Schedule "B" attached hereto.
 - c. That Rural Maps R9 and R10 be amended to reflect the change set out in Section 1.b of this bylaw.

Read a first time this ____ day of _____, 2019.

Read a second time this ____ day of _____, 2019.

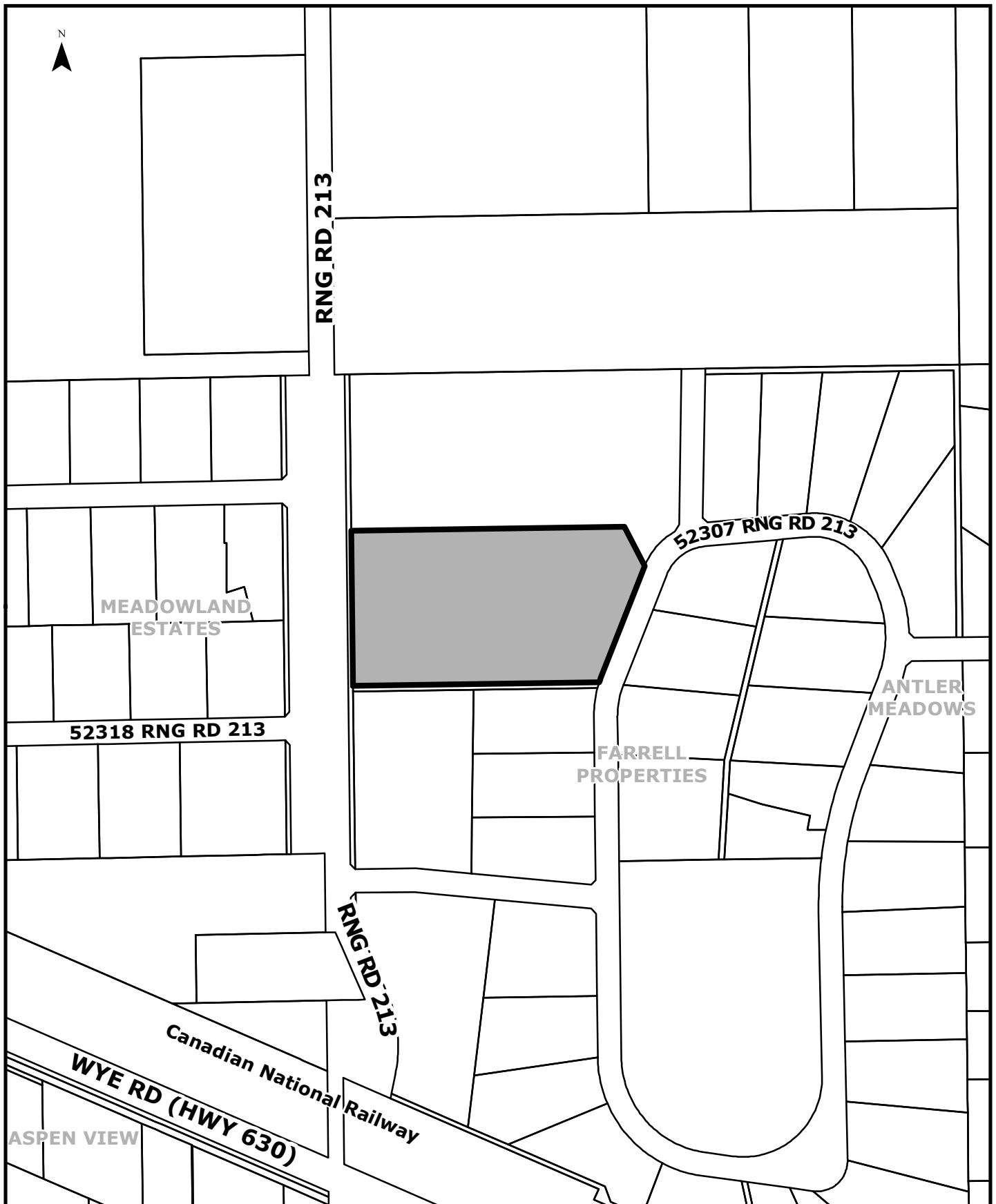
Read a third time this ____ day of _____, 2019.

Signed this ____ day of _____, 2019.

Mayor

Director,
Legislative and Legal Services

DC85 DIRECT CONTROL DISTRICT



DC 85 DIRECT CONTROL DISTRICT

1) Purpose

To establish a site-specific Direct Control District to accommodate an equine veterinary hospital, while maintaining the existing veterinary clinic for small animals and a residential dwelling to provide housing for visiting veterinary interns.

2) Area of Application

This District shall apply to Lot 2; Block 1; Plan 7520595 in the SW 22-52-21-W4.

3) Uses

Dwelling, single
Garden suite*
Secondary suite*
Veterinary Service, Major
WECS, small*

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

4) Subdivision Regulations

- a) No subdivision shall be considered.

5) Development Regulations – Principal and Accessory Buildings or Structures

- a) The maximum height shall be 10 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m
- c) The minimum setback from a lot line with a flanking internal subdivision road shall be 10.0 m.
- d) The minimum setback from a side lot line shall be 7.5 m.
- e) The maximum combined ground floor area of all buildings shall be 3,200 m².

6) Parking and Loading

- a) All parking and loading shall be provided on-site and designed in a manner that demonstrates and plans for safe and efficient movement of vehicles on the site to the satisfaction of the Development Officer.
- b) The number of parking and loading spaces may be relaxed, if required, at the Development Permit stage if supported by a Parking Impact Assessment to the satisfaction of the Development Officer.

7) Landscaping

- a) All principal buildings associated with the veterinary service, major use shall be adequately landscaped to minimize visual impacts to an adjacent lot in a residential Zoning District to the satisfaction of the Development Officer.
- b) Screening shall be provided for all storage, garbage collection, and loading or parking areas that are visible from an adjacent lot in a residential Zoning District or from a road. Screening may be provided through the use of vegetation, fencing, or both, to the satisfaction of the Development Officer.
- c) A minimum of 4.0 meters in width of existing landscaping along the north lot line will be maintained or replaced with a combination of deciduous and coniferous trees to the satisfaction of the Development Officer.

8) Signage Regulations

- a) Commercial signage shall be limited to Fascia Sign in accordance with Part 5 Section 5.11 and Freestanding Entrance Sign in accordance with Part 5 Sections 5.13.15 and 5.13.16 of this Bylaw.

9) Other Regulations

- a) In addition to the regulations above, the listed uses are subject to the applicable regulations contained in the Land Use Bylaw unless such regulation is specifically excluded or modified by this Direct Control Zoning District.

10) Development Permits

- a) A Development Officer shall consider and decide upon all development permit applications in this district.

RCL

RA

RA to DC 85


RNG RD 213

RCL

AMENDMENT MAP

**LOT 2, BLOCK 1, PLAN 7520595
(SW 22-52-21-W4)**

FROM : RA - Rural Residential/ Agriculture
TO: DC 85 - Direct Control District

 AREA OF PROPOSED REZONING
APPROX. 6.90 ha (17.05 ac)

FILE NUMBER: 4070-2019A005