

**BYLAW 16-2025
A BYLAW TO AMEND BYLAW 24-2024 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, and that a bylaw may be amended; and

The purpose of this bylaw is to amend Bylaw 24-2024 to:

- a) create a new direct control zone being DC88 – Direct Control zone within Part 15: Direct Control Zones; and
- b) rezone approximately 8.09 hectares (19.98 acres) of land within Lot C, Plan 5991NY (Pt. SE 4-52-23-W4) to DC88 – Direct Control zone;

Council enacts:

Amendments

1 Bylaw 24-2024 is amended as follows:

- (a) within Part 15: Direct Control Zones, after DC87 – Direct Control Zone, add DC88 – Direct Control Zone as outlined on Schedule "A" attached to this bylaw;
- (b) approximately 8.09 hectares (19.98 acres) of land within Lot C, Plan 5991NY (Pt. SE 4-52-23-W4) is rezoned from RA – Rural Residential/Agriculture zone to DC88 – Direct Control zone as outlined on Schedule "B" attached to this bylaw;
- (c) within Schedule A: Zoning Maps, Rural Area Map 52-23 R13 is deleted and replaced with the map attached as Schedule "C" to this bylaw; and
- (d) within Schedule A: Zoning Maps, Rural Area Map 51-23 R7 is deleted and replaced with the map attached as Schedule "D" to this bylaw.

FIRST READING: _____

SECOND READING: _____

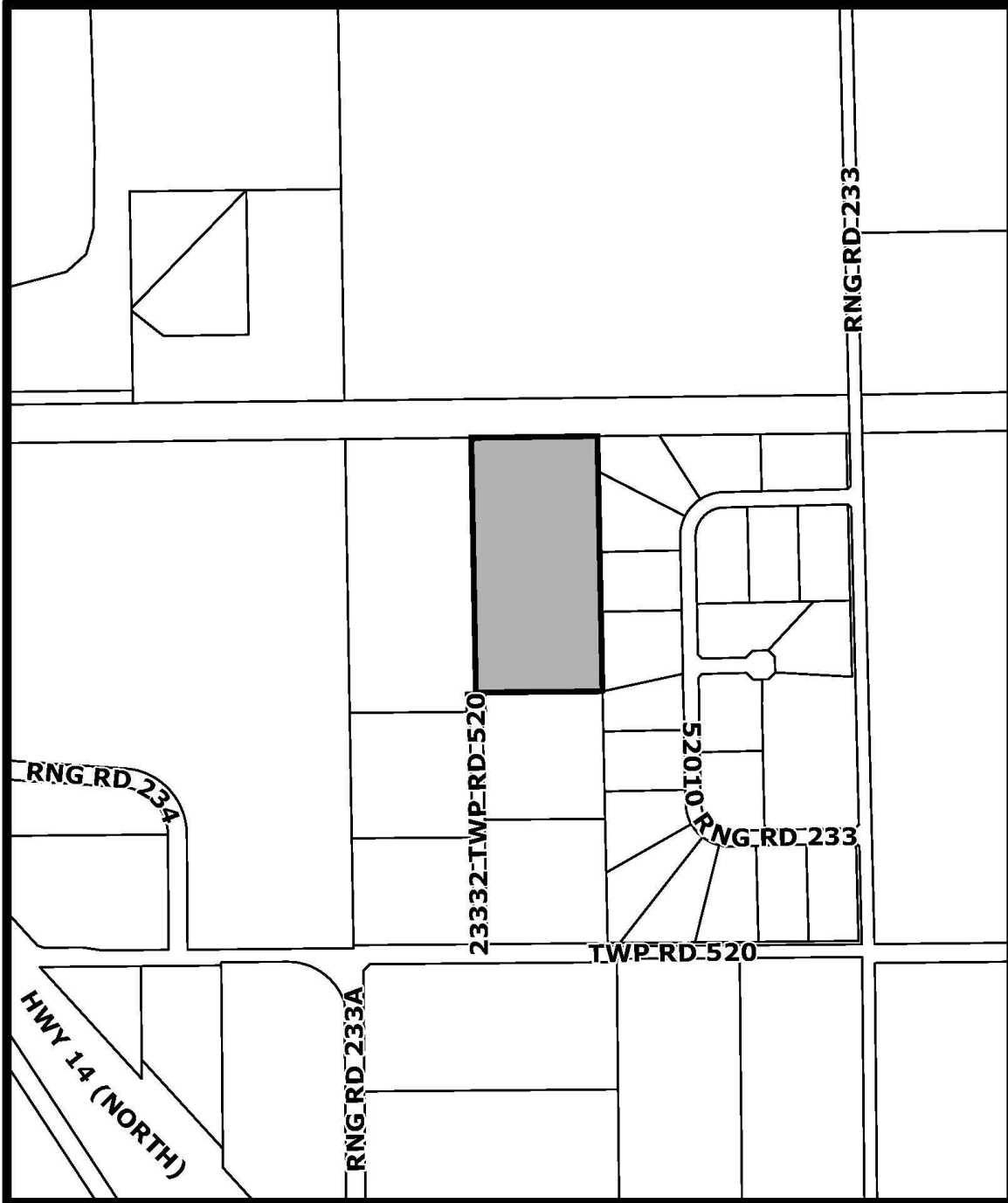
THIRD READING: _____

SIGNED THIS ___ day of _____, 20__.

MAYOR

DIRECTOR, LEGISLATIVE AND LEGAL SERVICES

DC88 DIRECT CONTROL ZONE



15.74 DC88 Direct Control Zone

15.74(1) Purpose:

- (a) To establish a site-specific Direct Control Zone to accommodate a dwelling and rural event venue as well as other compatible uses that support nature-based tourism that is sensitive to the rural lifestyle of the adjacent community.

15.74(2) Area of Application:

- (a) This zone shall apply to Lot C; Plan 5991NW, totaling approximately 8.09 hectares (19.98 acres), as shown on the above map.

15.74(3) Uses:

- (a) Subject to any fundamental use criteria for certain uses set out below, the uses for this zone are:

Table 15.74(A) Uses

Agricultural product stand
Agriculture general
Garden suite*
Home business minor
Home business intermediate
Rural event venue
Single dwelling
Secondary suite*
Temporary care dwelling

* Refer to Part 6: Specific Use Regulations for additional regulations pertaining to this use.

15.74(4) Definitions:

- (a) The following use definitions shall apply to this zone only:

EVENT means a private celebration, ceremony, gathering, or small activity that occurs periodically for a limited duration and that involves the assembling of individuals for the purpose of attending said activity.

RURAL EVENT VENUE means buildings, structures, and/or areas of a lot used for the purpose of hosting an event that utilizes the natural or rural environment to enhance the activity and/or experience. This may include reception halls, event tents, barns, outdoor or indoor ceremony spaces or other similar buildings and structures.

15.74(5) Fundamental Use Criteria:

- (a) A rural event venue use shall not be permitted without a single dwelling existing on the lot.
- (b) There shall be a maximum of one rural event venue.
- (c) The rural event venue shall be limited to a maximum of one event at a time with a maximum number of 110 persons, including guests and staff.
- (d) No overnight guest stays or accommodations are permitted as part of the rural event venue use.

15.74(6) Subdivision Regulations:

- (a) No subdivision shall be considered.

15.74(7) Development Regulations – Agriculture Buildings & Single Dwelling:

- (a) The maximum height shall be 12.0 m.
- (b) The minimum setback from the south lot line shall be 10.0 m.
- (c) The minimum setback from the west and east lot line shall be 7.5 m.
- (d) The minimum setback from the north lot line shall be 10.0 m.

15.74(8) Development Regulations – Rural Event Venue Principal Buildings:

- (a) The maximum height shall be 12.0 m.
- (b) The minimum setback from the south lot line shall be 10.0 m.
- (c) The minimum setback from the west lot line shall be 20.0 m.
- (d) The minimum setback from the east lot line shall be 60.0 m.
- (e) The minimum setback from the north lot line shall be 10.0 m.
- (f) The combined maximum ground floor area of the rural event venue principal buildings shall not exceed 350 m².

15.74(9) Development Regulations – Accessory Buildings and Accessory Structures:

- (a) The maximum height shall be 8.0 m.
- (b) The minimum setback from the south lot line shall be 10.0 m.
- (c) The minimum setback from the west and east lot line shall be 7.5 m.
- (d) Despite 9(c) above, the minimum setback from the east lot line shall be 30.0 m for accessory buildings and accessory structures of a rural event venue.

- (e) The minimum setback from the north lot line shall be 10.0 m.
- (f) The maximum combined ground floor area of all accessory buildings shall not exceed 600 m².

15.74(10) Other Regulations:

- (a) A rural event venue shall not create nuisance that is uncharacteristic for the nature and use of the surrounding area.
- (b) The rural event venue shall be screened from adjacent residences by either existing or proposed landscaping, to the satisfaction of the Development Officer.
- (c) All parking visible from adjacent residences shall be screened, either by existing or proposed landscaping.
- (d) The minimum number of parking spaces required for guests and staff of the rural event venue is 50.
- (e) A maximum of one freestanding sign shall be permitted for the rural event venue. The freestanding sign shall adhere to the regulations set out in Part 5: Signs.
- (f) Hours of operation for a rural event venue shall be limited to the hours of:

Table 15.74(B) Hours of Operation

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Regular Hours	8:00 am – 10:00 pm	8:00 am – 10:00 pm	8:00 am – 10:00 pm	8:00 am – 10:00 pm	8:00 am – 10:00 pm	8:00 am – 1:00 am*	8:00 am – 1:00 am*
Following Day is a statutory holiday as recognized by Strathcona County	8:00 am – 1:00 am*	8:00 am – 10:00 pm	8:00 am – 10:00 pm	8:00 am – 10:00 pm	8:00 am – 1:00 am*	8:00 am – 1:00 am*	8:00 am – 1:00 am*

* 1:00 am the following day

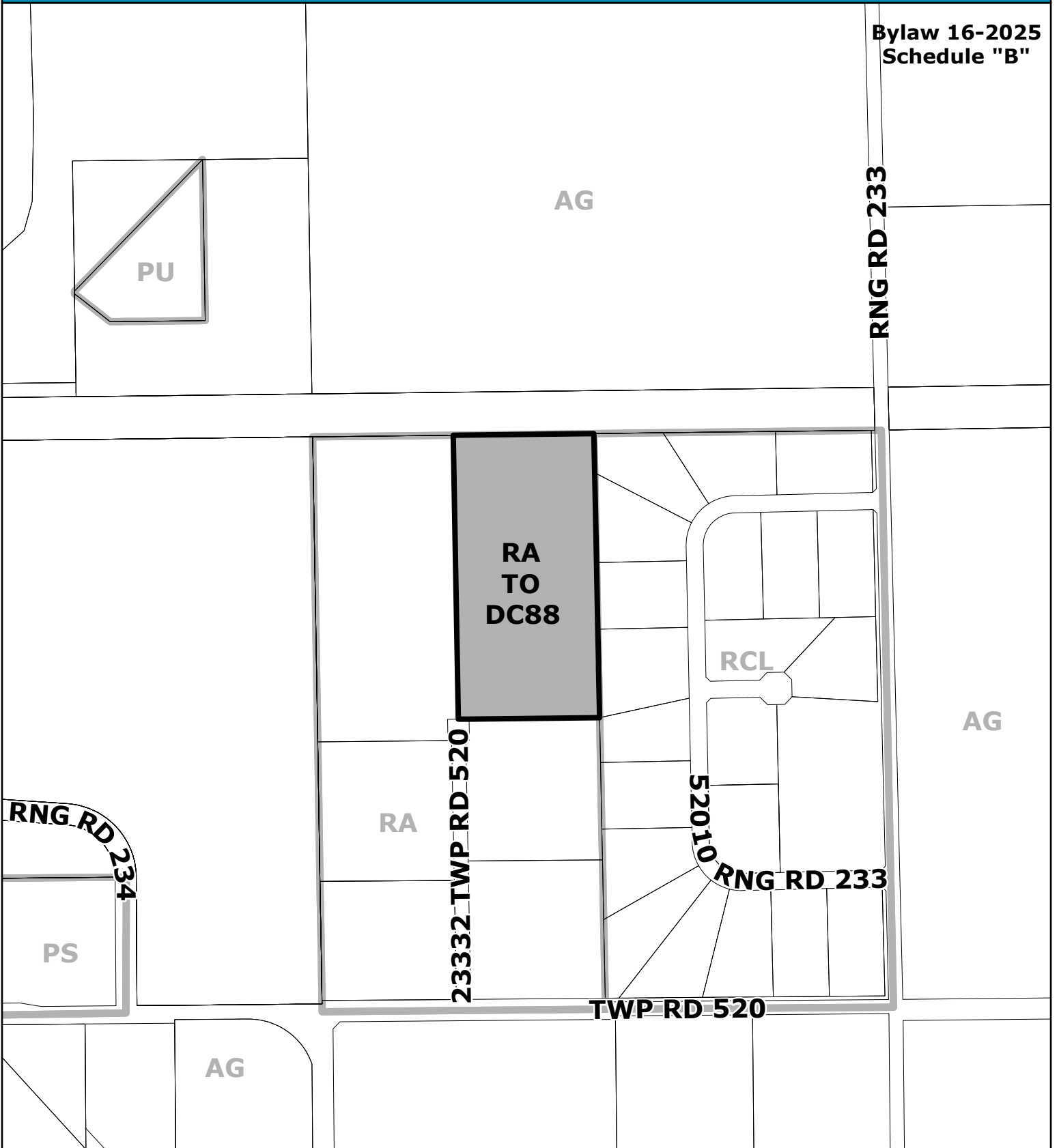
- (g) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

15.74(11) Development Permits:

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




Bylaw 16-2025
Schedule "B"



AMENDMENT MAP

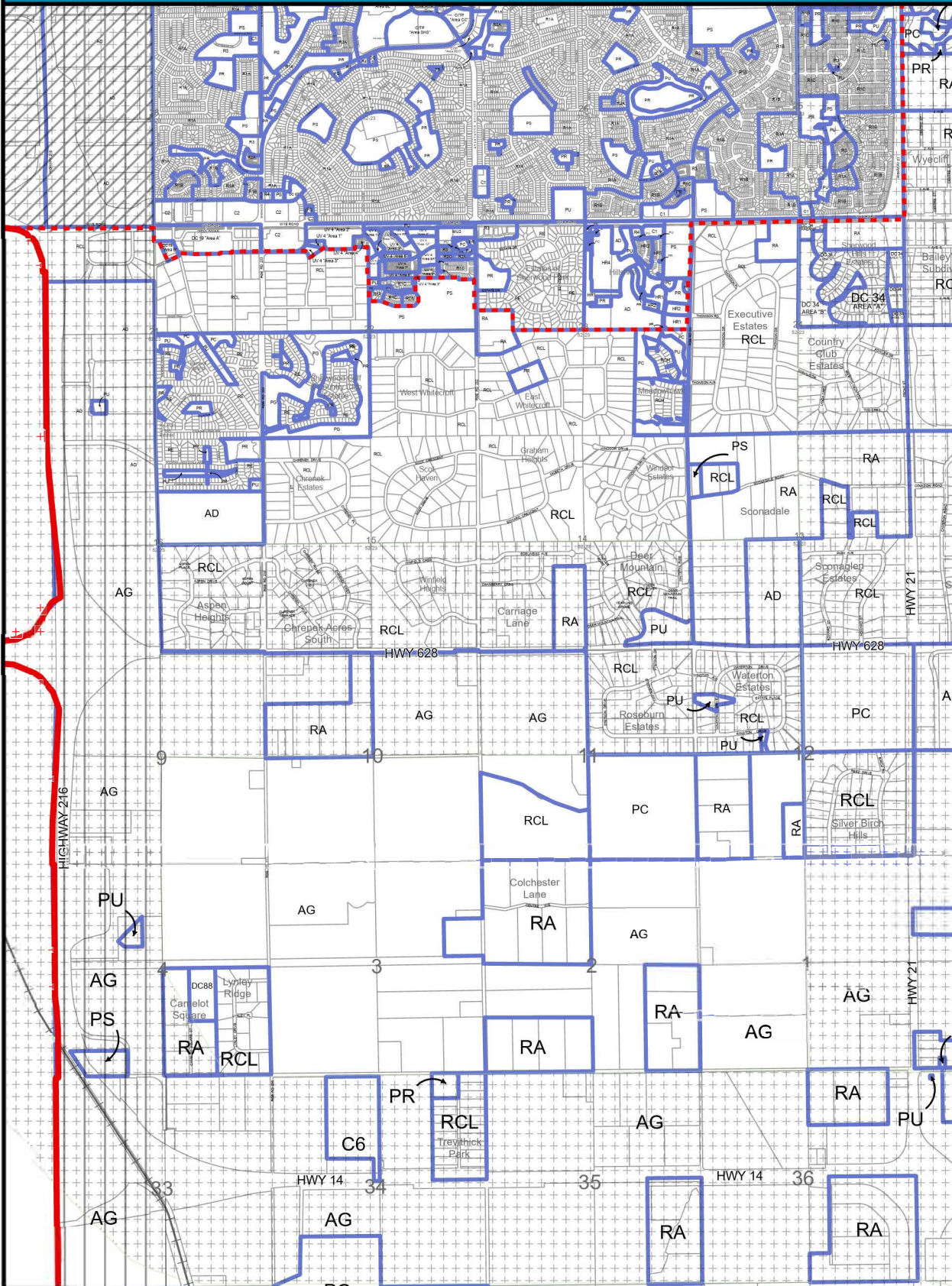
**LOT C, PLAN 5991NY
Pt. of SE 4-52-23-W4**

FROM : RA - Rural Residential/Agriculture
TO: DC88 - Direct Control District

 AREA OF PROPOSED REZONING
APPROX. 8.09 ha (19.99 ac)

FILE NUMBER: 2024A014

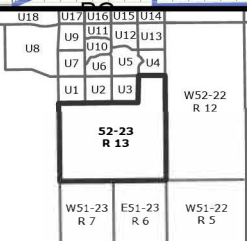
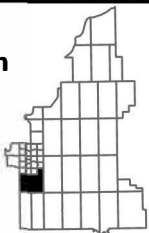
DATE DRAWN: Mar 06, 2025



Key

- AD Agriculture: Future Development
- AG Agriculture: General
- C1 Community Commercial
- C2 Arterial Commercial
- C6 Recreation Commercial
- CITP Centre in the Park
- DC Direct Control
- HR1 Hillshire Low Density Residential
- HR2 Hillshire Low to Medium Density Residential
- HR4 Hillshire Low to Medium Density Flex Residential
- IM Medium Industrial
- MU2 Salisbury Village Mixed Use 2
- PC Conservation
- PG Golf Course
- PR Recreation
- PS Public Services
- PU Public Utilities
- R1A Single Detached Residential A
- R1B Single Detached Residential B
- R1C Single Detached Residential C
- R2A Semi-detached Residential
- R2C Lane Access Residential
- R3 Low to Medium Density Residential
- R4 Medium Density Residential
- RA Rural Residential/ Agriculture
- RCH High Density Country Residential
- RCL Low Density Country Residential
- RE Estate Residential
- UV Sustainable Urban Village
- Municipal Boundary
- Urban Service Area
- Railway
- Heavy Industrial Transition Overlay 1.5km
- Restricted Development Area
- 800m Offset from Highway
- Land Use

Key Plan



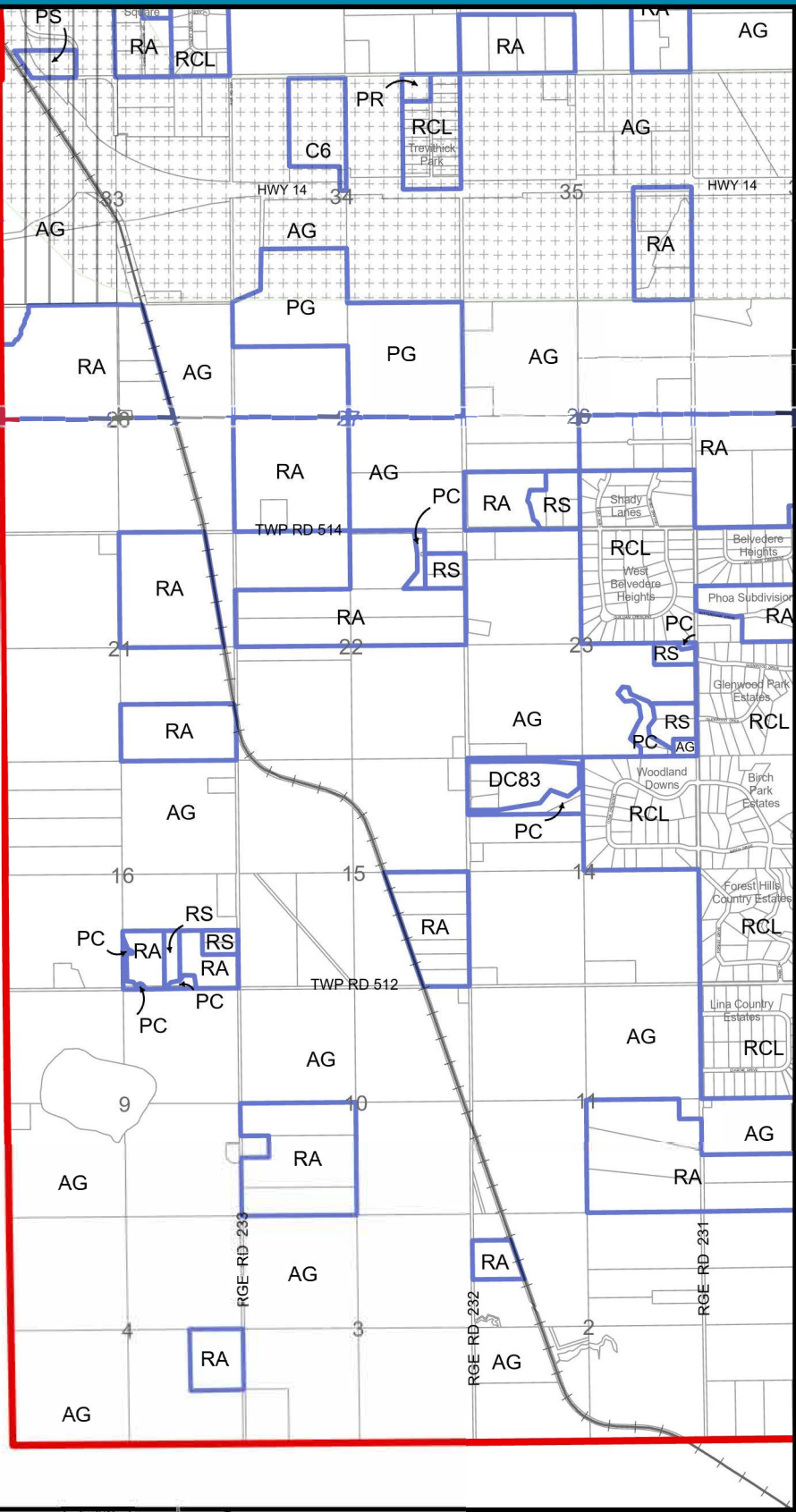
**Land Use Bylaw 24-2024
Zoning Maps**

**Rural Area
52-23
R 13**

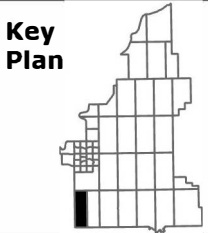
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CITY OF EDMONTON



- Key**
- AG Agriculture: General
 - C6 Recreation Commercial
 - DC Direct Control
 - PC Conservation
 - PG Golf Course
 - PR Recreation
 - PS Public Services
 - RA Rural Residential/ Agriculture
 - RCL Low Density Country Residential
 - RS Small Holdings
 - Municipal Boundary
 - Railway
 - Restricted Development Area
 - 800m Offset from Highway
 - Land Use



010203		
S2-23 R 13	W52-22 R 12	E52-22 R 11
W51-23 R 7	W51-22 R 5	E51-22 R 4

**Land Use Bylaw 24-2024
Zoning Maps
Rural Area
W51-23
R 7**

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