

BYLAW 23-2025
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 DC90 – Direct Control Zone within Part 15: Direct Control Zones;
- b) rezone approximately 33.36 hectares (82.43 acres) of land within Pt. of NE 4-52-23-W4 to DC90 – Direct Control Zone; and
- c) rezone approximately 24.62 hectares (60.84 acres) of land within Pt. of NE 4-52-23-W4 to RA – Rural Residential/Agriculture.

Council enacts:

Amendments

1 Bylaw 24-2024 is amended as follows:

- (a) within Part 15: Direct Control Zones, add DC90 – Direct Control Zone, in numerical order, as outlined on Schedule "A" attached to this bylaw;
- (b) approximately 33.36 hectares (82.43 acres) of land within Pt. of NE 4-52-23-W4 is rezoned from AG – Agriculture: General to DC90 – Direct Control Zone as outlined on Schedule "B" attached to this bylaw;
- (c) approximately 24.62 hectares (60.84 acres) of land within Pt. of NE 4-52-23-W4 is rezoned from AG – Agriculture: General to RA – Rural Residential/Agriculture as outlined on Schedule "B" attached to this bylaw; and
- (d) 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.

FIRST READING: _____

SECOND READING: _____

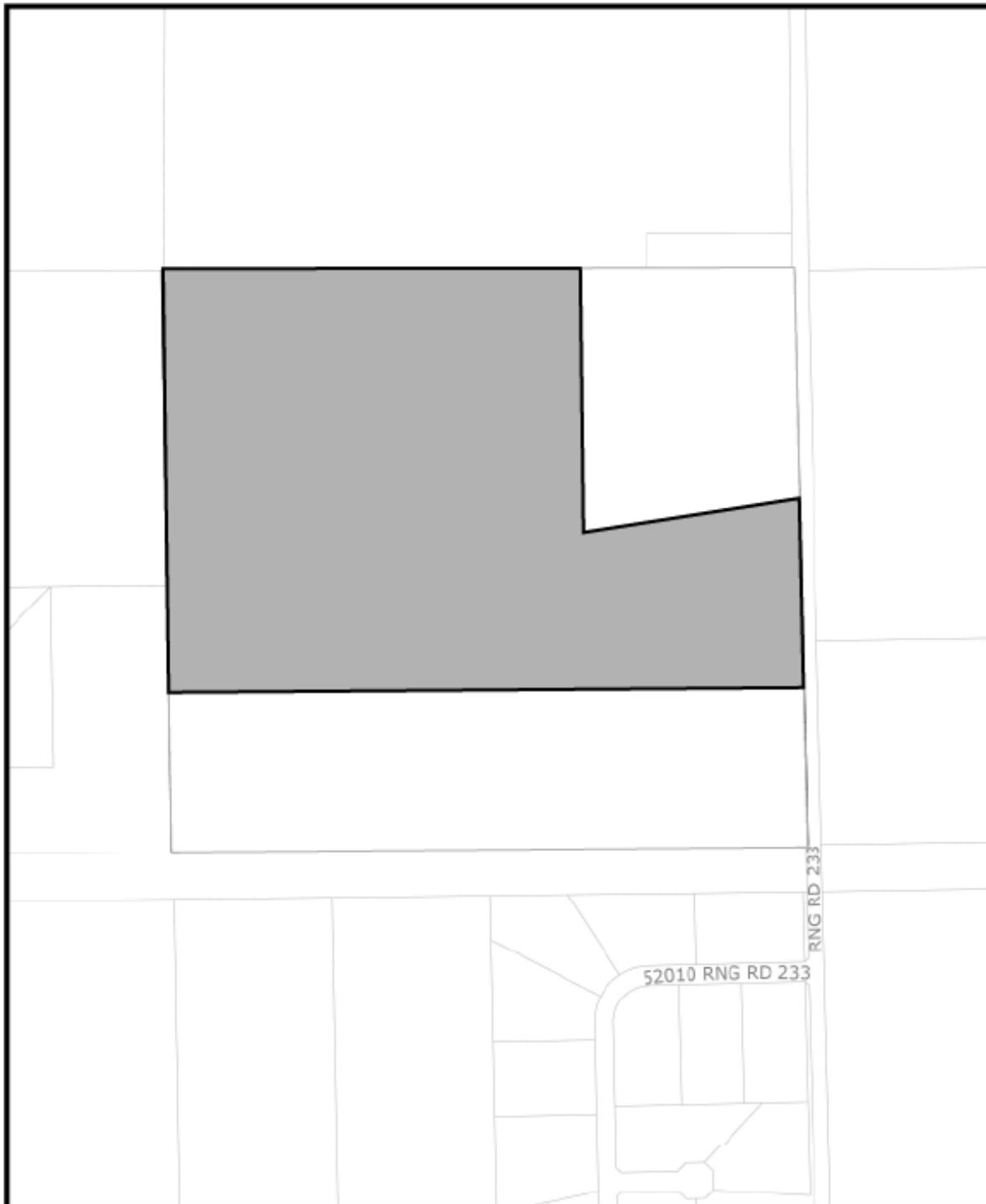
THIRD READING: _____

SIGNED THIS ____ day of _____, 20____.

MAYOR

DIRECTOR, LEGISLATIVE AND LEGAL
SERVICES

DC90 DIRECT CONTROL ZONE



15.76 DC 90 Direct Control Zone

15.76(1) Purpose:

- (a) To provide a small-scale nature-based tourism opportunity which is accessory to a dwelling and has limited environmental impacts.

15.76(2) Area of Application:

- (a) This zone shall apply to a portion of NE 4-52-23-W4, totalling approximately 33.36 hectares (82.43 acres), as shown on the above map.

15.76(3) Uses:

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

Table 15.76(A) Uses

Campground minor*
Single dwelling
Garden suite*
Manufactured home (<20 feet wide)
Manufactured home (≥20 feet wide)
Secondary suite*

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

15.76(4) Definitions:

- (a) Despite the campground minor use definition in Part 1, the following definition of campground minor shall apply to this zone only:

CAMPGROUND MINOR* means an area which has been planned and improved to be used and maintained for a seasonal short-term period (where the maximum occupancy shall not exceed 240 days in one year) which contains a total number of campsites or cabins totaling twenty or less. Related facilities that support the campground minor use may be included on-site, such as but not limited to, an administrative office, maintenance buildings, washroom facilities, picnic grounds and playgrounds.

15.76(5) Fundamental Use Criteria:

- (a) A campground minor use shall not be considered without a principal dwelling on the lot.
- (b) A maximum of one principal dwelling shall be considered in the form of a single dwelling, a manufactured home (<20 feet wide), or manufactured home (≥20 feet wide).

Land Use Bylaw 24-2024

Part 15: Direct Control Zones

15.76(6) Subdivision Regulations:

- (a) No subdivision of the lot shall be considered.

15.76(7) Development Regulations – Principal Dwelling:

- (a) The maximum height shall be 10.0 m.
- (b) The minimum setback from the lot line abutting Range Road 233 shall be 30.0 m.
- (c) The minimum setback from the west lot line shall be 40.0 m.
- (d) The minimum setback from all other lot lines shall be 20.0 m.

15.76(8) Development Regulations – Campground Minor:

- (a) The maximum height shall be 6.5 m.
- (b) The minimum setback from the lot line abutting Range Road 233 shall be 30.0 m.
- (c) The minimum setback from the west lot shall be 40.0 m.
- (d) The minimum setback from all other lot lines shall be 15.0 m.
- (e) The combined maximum ground floor area is 750 m².

15.76(9) Development Regulations – Buildings or Structures Accessory to the Principal Dwelling:

- (a) The maximum height shall be 8.0 m.
- (b) The minimum setback from the lot line abutting Range Road 233 shall be 30.0 m.
- (c) The minimum setback from the west lot line shall be 10.0 m.
- (d) The minimum setback from all other lot lines shall be 7.5 m.
- (e) The maximum ground floor area of a single accessory building shall not exceed 425 m².
- (f) The maximum combined ground floor area of all accessory buildings shall not exceed 600 m².

15.76(10) Other Regulations:

- (a) The minimum parking spaces required for a campground minor use shall be 1.1 parking spaces per campsite/cabin.
- (b) A campground minor use shall not create a nuisance that is uncharacteristic for the nature and use of the surrounding area.

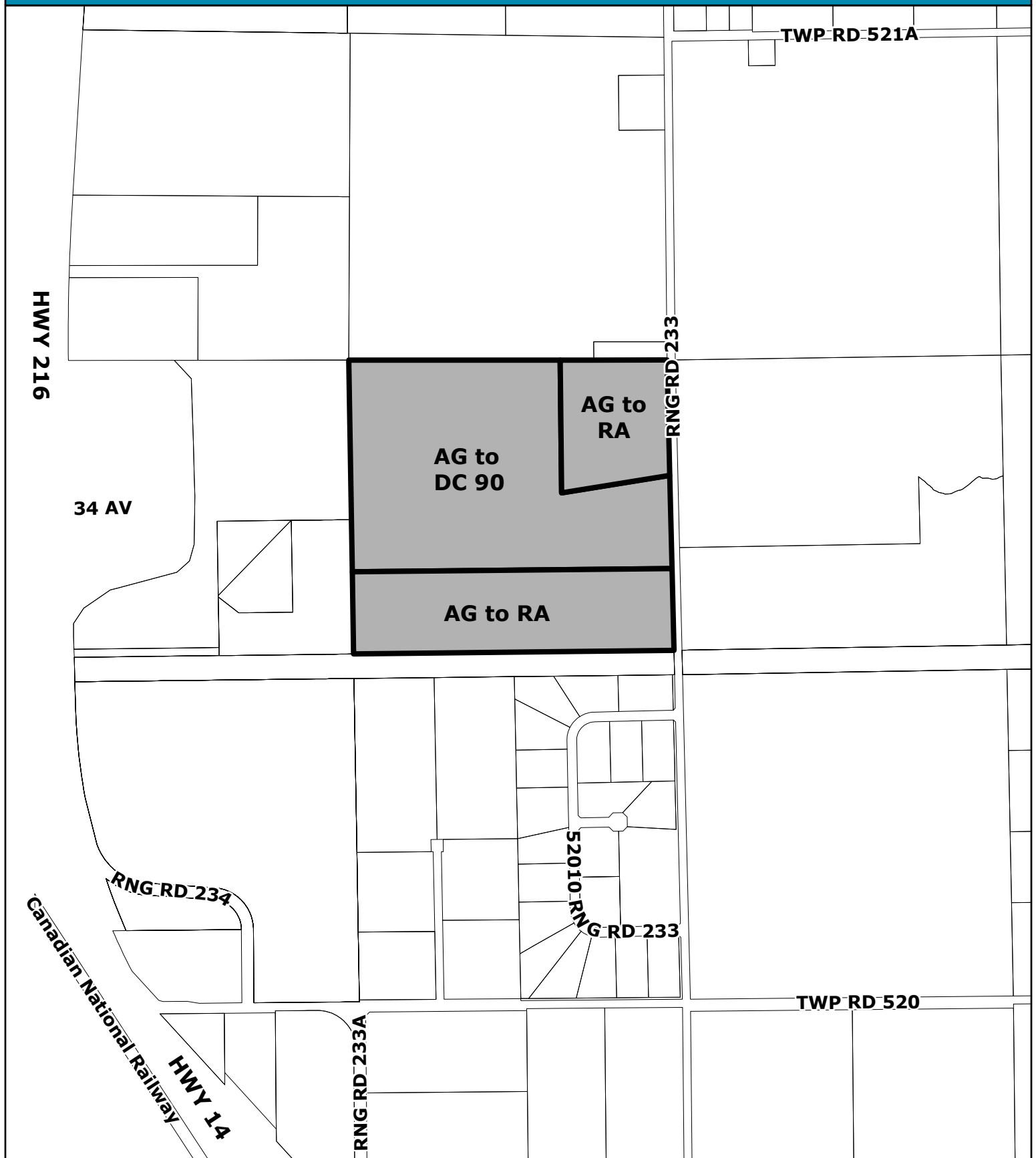
Land Use Bylaw 24-2024

Part 15: Direct Control Zones

- (c) An identification sign can be considered for the campground minor use where it is:
 - (i) limited to a freestanding sign;
 - (ii) limited to one sign on the lot;
 - (iii) have a maximum height of 3.0 m;
 - (iv) have a maximum sign area of 5.9 m²;
 - (v) not incorporate a changeable display feature or rotating element; and
 - (vi) may be externally illuminated.
- (d) 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 Zone.

15.76(11) Development Permits:

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



AMENDMENT MAP

Pt. of NE 4-52-23-W4

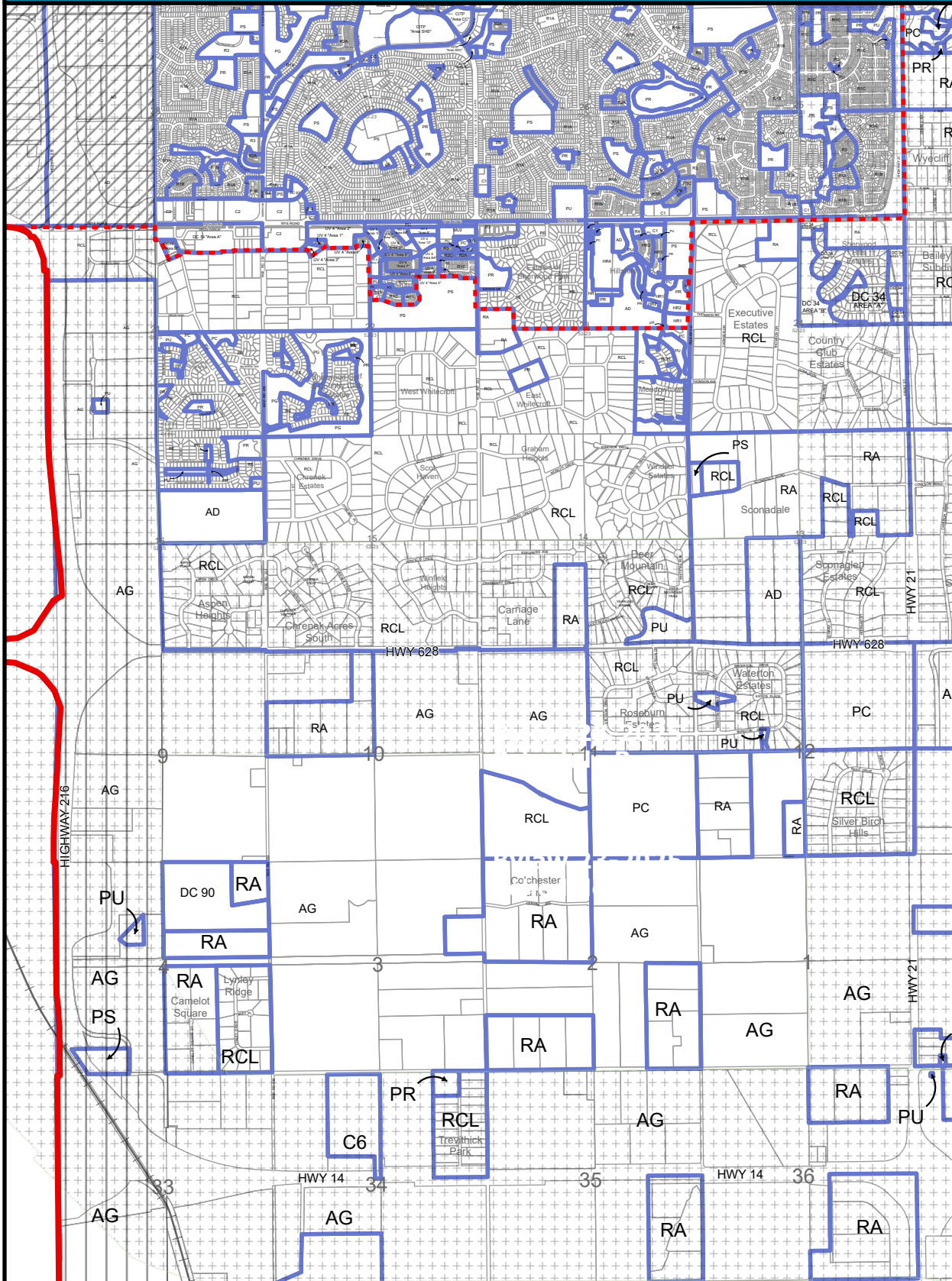
FROM : AG - Agriculture: General
TO: DC 90- Direct Control District & RA - Rural Residential/Agriculture



AREA OF PROPOSED REZONING
APPROX. 57.98 ha (143.27 ac)

FILE NUMBER: 2024A003

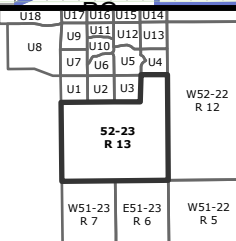
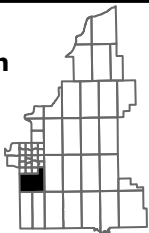
DATE DRAWN: Mar 31, 2025



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 Bylaw

Key Plan



Land Use Bylaw 24-2024
Zoning Maps

Rural Area
52-23
R 13