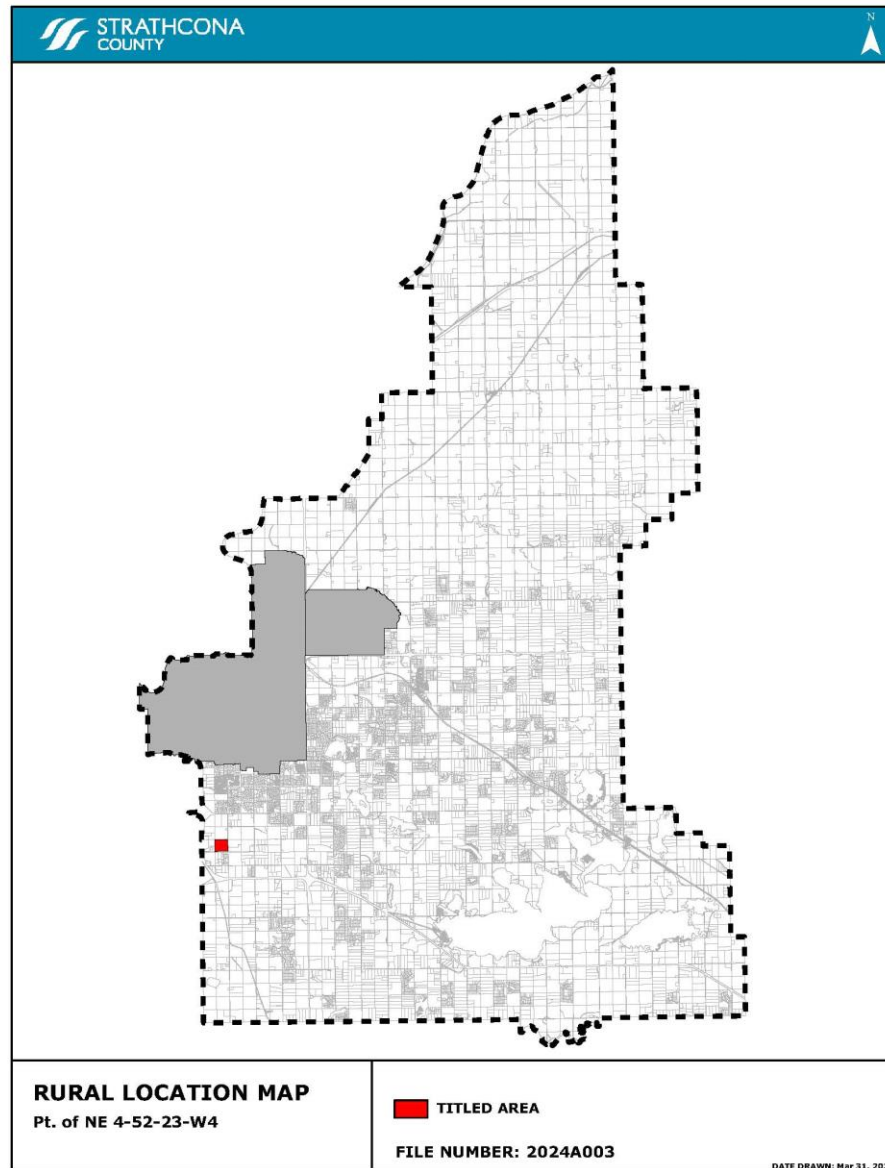


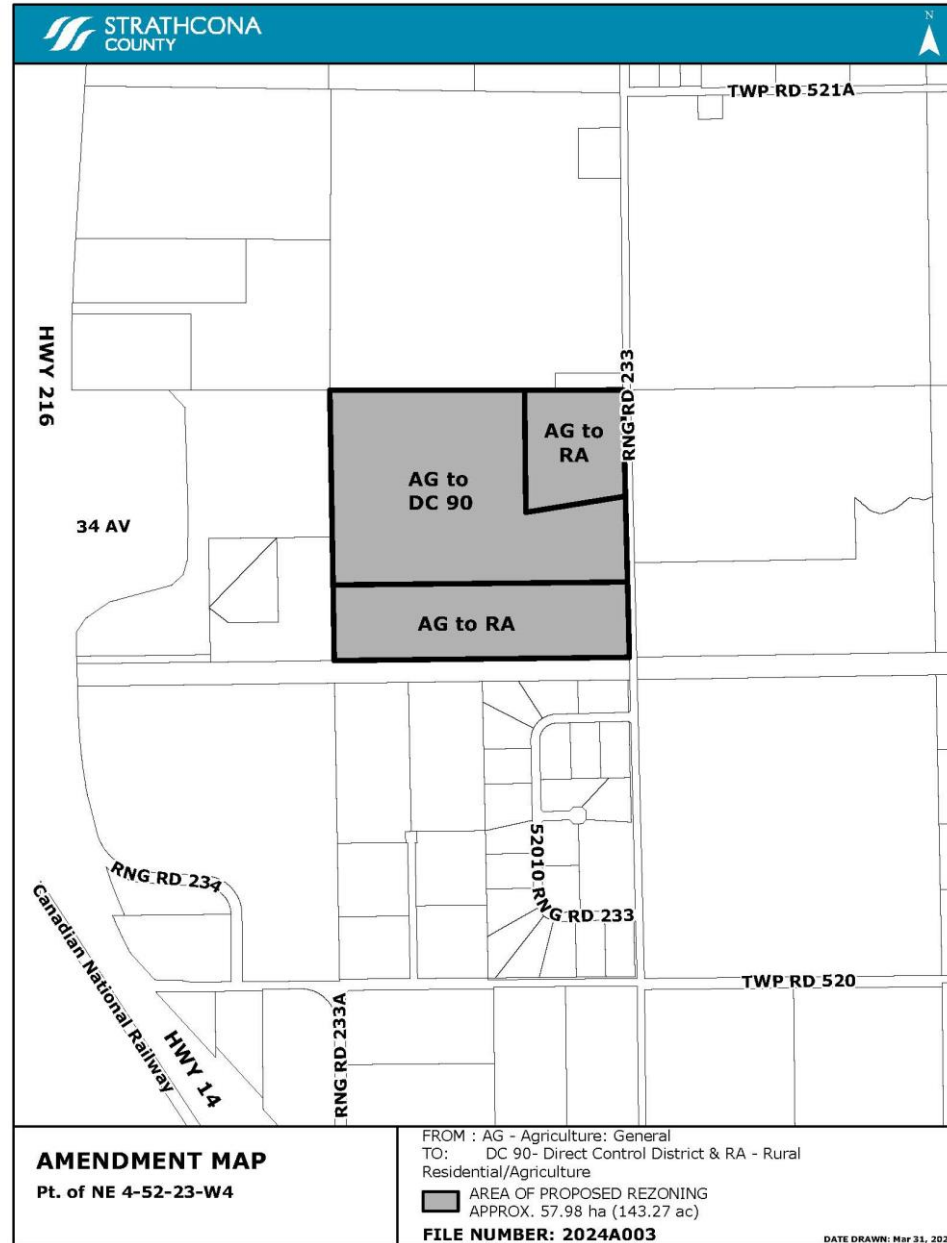
**Bylaw 23-2025
Map and text amendment to
Land Use Bylaw 24-2024 (Ward 6)**

**Council
April 29, 2025**

Rural location map

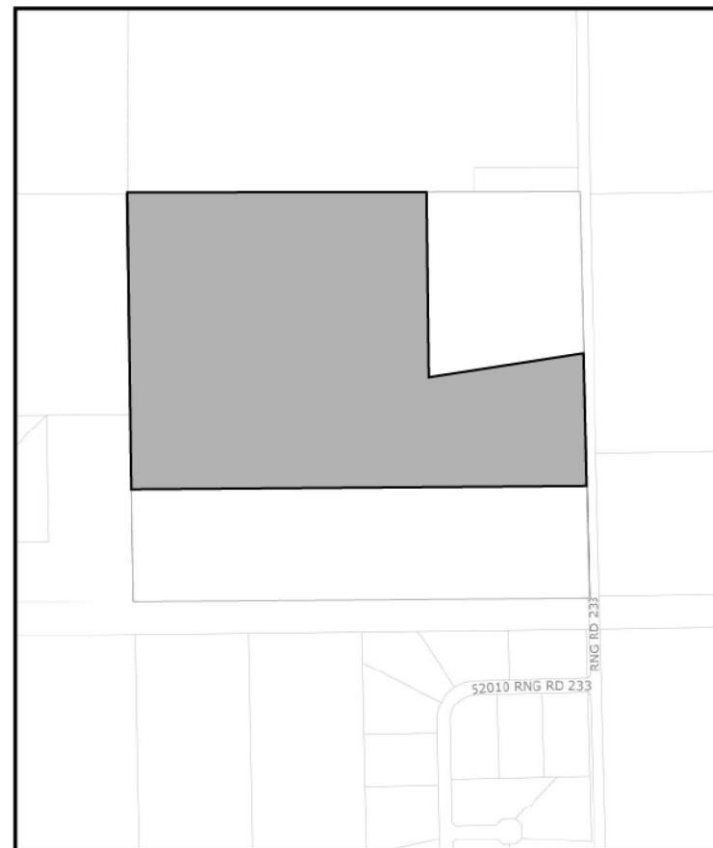


Amendment map



Proposed District Control zone

DC90 DIRECT CONTROL ZONE



15-###

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).

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Proposed District Control zone



- 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.

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- (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.

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Recommendations

1

THAT Bylaw 23-2025, a bylaw that amends Land Use Bylaw 24-2024 by creating the DC90 – Direct Control Zone and rezoning approximately 57.98 hectares (143.27 acres) of land within Pt. of NE 4-52-23-W4 from AG – Agriculture: General Zone to DC90 – Direct Control Zone and RA – Rural Residential/Agriculture Zone, be given first reading.

2

THAT Bylaw 23-2025 be given second reading.

3

THAT Bylaw 23-2025 be considered for third reading.

4

THAT Bylaw 23-2025 be given third reading.