

BYLAW 26-2025
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 DC89 – Direct Control zone within Part 15: Direct Control Zones; and
- b) rezone approximately 69.41 hectares (171.53 acres) of land within Lot 4, Block 1, Plan 2522316 to DC89 – Direct Control zone.

Council enacts:

Amendments

1 Bylaw 24-2024 is amended as follows:

- (a) within Part 15: Direct Control Zones, add DC89 – Direct Control zone, in numerical order, as described in Schedule "A" attached to this bylaw;
- (b) approximately 69.41 hectares (171.53 acres) of land within Lot 4, Block 1, Plan 2522316 is rezoned from C6 – Recreation Commercial to DC89 – Direct Control zone as outlined on Schedule "B" attached to this bylaw; and
- (c) within Schedule A: Zoning Maps, Rural Area Map E51-22 R4 is deleted and replaced with the map attached as Schedule "C" to this bylaw.

(d) within Schedule A: Zoning Maps, Rural Area Map W51-22 R5 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

MANAGER – MUNICIPAL CLERK’S
OFFICE

DC89 Direct Control Zone



15.75 DC89 Direct Control Zone

15.75(1) Purpose:

- (a) To establish a site-specific Direct Control Zone to accommodate agriculture activities, a campground and a rural event venue that supports nature-based tourism.

15.75(2) Area of Application:

- (a) This zone shall apply to a portion of Lot 4, Block 1, Plan 2522316, totalling approximately 69.41 hectares (171.53 acres), as shown on the above map.

15.75(3) Uses:

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

Table 15.75(A) Uses

Agricultural product stand
Agriculture general
Campground minor*
Residential security/operator unit
Rural event venue
Single dwelling

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

15.75(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 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, indoor and outdoor ceremony spaces.

15.75(5) Fundamental Use Criteria:

- (a) There shall be a maximum of one rural event venue.
- (b) Despite the number of events occurring at one time, the rural event venue shall be limited to a maximum number of 180 persons, including guests and staff.

15.75(6) Development Regulations – Agriculture Buildings and Single Dwelling:

- (a) The maximum height shall be 10 m.
- (b) The minimum setback from the west lot line shall be 30.0 m.
- (c) The minimum setback from all other lot lines shall be 20.0 m.

15.75(7) Development Regulations – Rural Event Venue Principal Building:

- (a) The maximum height shall be 10.0 m.
- (b) The minimum setback from the north lot line shall be 500.0 m.
- (c) The minimum setback from the west lot line shall be 30.0 m.
- (d) The minimum setback from the south lot line shall be 50.0 m.
- (e) The minimum setback from the east lot line shall be 30.0 m.
- (f) The minimum setback from Lot 2, Block 1, Plan 1220280 shall be 6.0 m.
- (g) The maximum ground floor area is 750 m².

15.75(8) Development Regulations – Campground Minor & Accessory Buildings to a Rural Event Venue and Campground Minor:

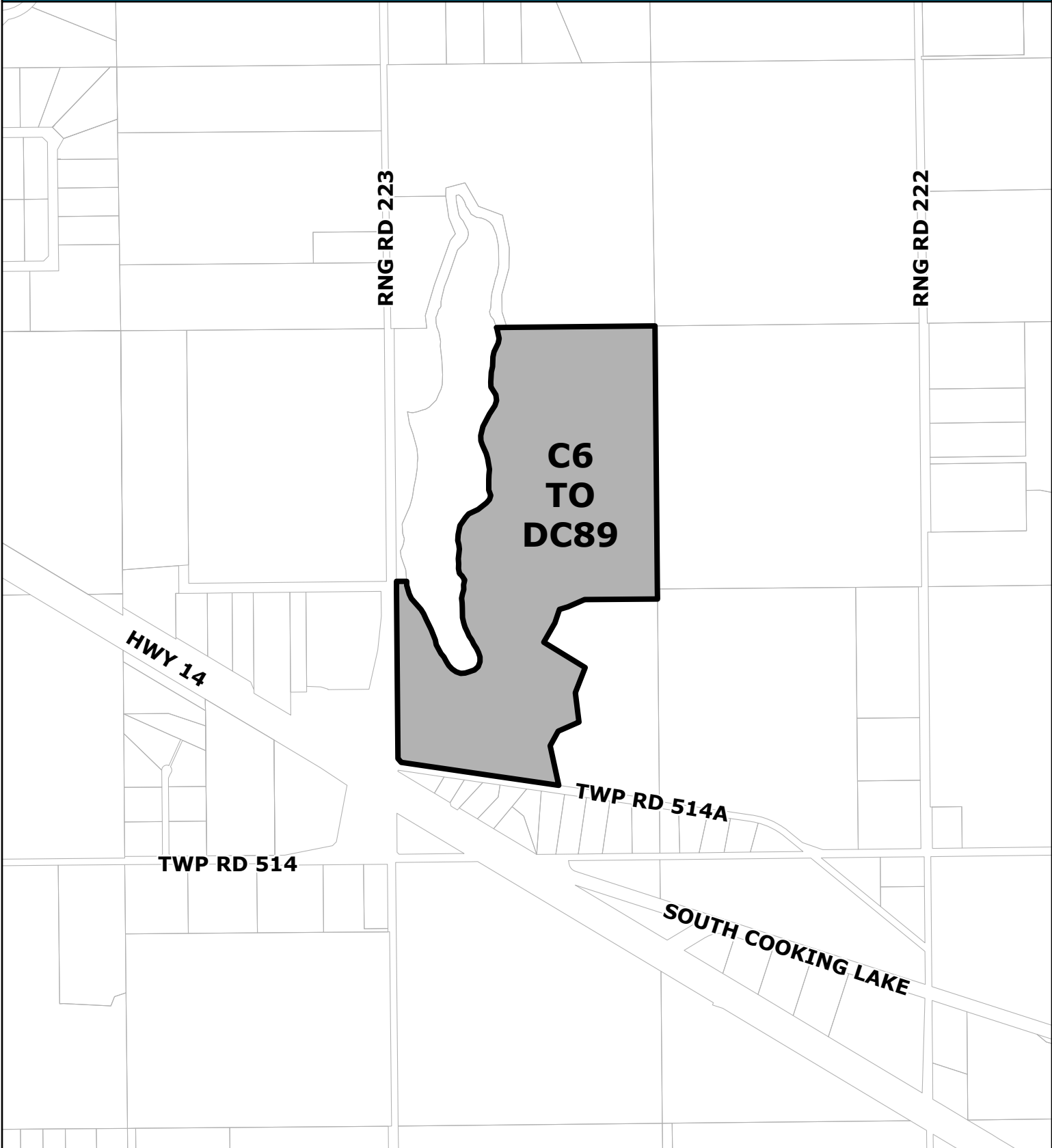
- (a) The maximum height shall be 4.5 m.
- (b) Despite 15.75(8)(a), the maximum height for cabins shall be 7.5 m.
- (c) The minimum setback from the west lot line shall be 30.0 m.
- (d) The minimum setback from all other lot lines shall be 20.0 m.
- (e) The maximum ground floor area for all developments accessory to the rural event venue is 300 m².
- (f) The maximum ground floor area for all developments accessory to the campground minor is 300 m², exclusive of any cabins.

15.75(9) Other Regulations

- (a) The minimum number of parking spaces required for guests and staff at the rural event venue is 100.
- (b) All parking visible from a road or adjacent residences shall be screened, either by existing or proposed landscaping and/or a fence.
- (c) A rural event venue shall not create a nuisance that is uncharacteristic for the nature and use of the surrounding area.
- (d) Despite Section 6.7(11), a maximum of 20 cabins within a campground minor use are not restricted to a maximum occupancy of 240 days per calendar year when used as temporary occupancy for individual(s) attending an event at the rural event venue and occupied for no more than 7 consecutive nights by the same occupant(s).
- (e) Despite the definition of cabin within Part 1, one (1) cabin within the zone may have a maximum floor area up to but not exceeding 89 m², and nine (9) cabins within the zone may have a maximum floor area up to but not exceeding 50 m².
- (f) The following identification signs can be considered for the direct control zone:
 - (i) A maximum of two freestanding signs where each:
 - i) has a maximum height of 3.0 m;
 - ii) has a maximum sign area of 5.9 m²;
 - iii) does not incorporate a changeable display feature or rotating element; and
 - iv) may be externally illuminated.
 - (ii) A maximum of one fascia sign for an agricultural business use where it has a maximum sign area of 1.5 m².
- (g) In addition to the regulations in this zone, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by this Zone.

15.75(10) Development Permits:


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



AMENDMENT MAP

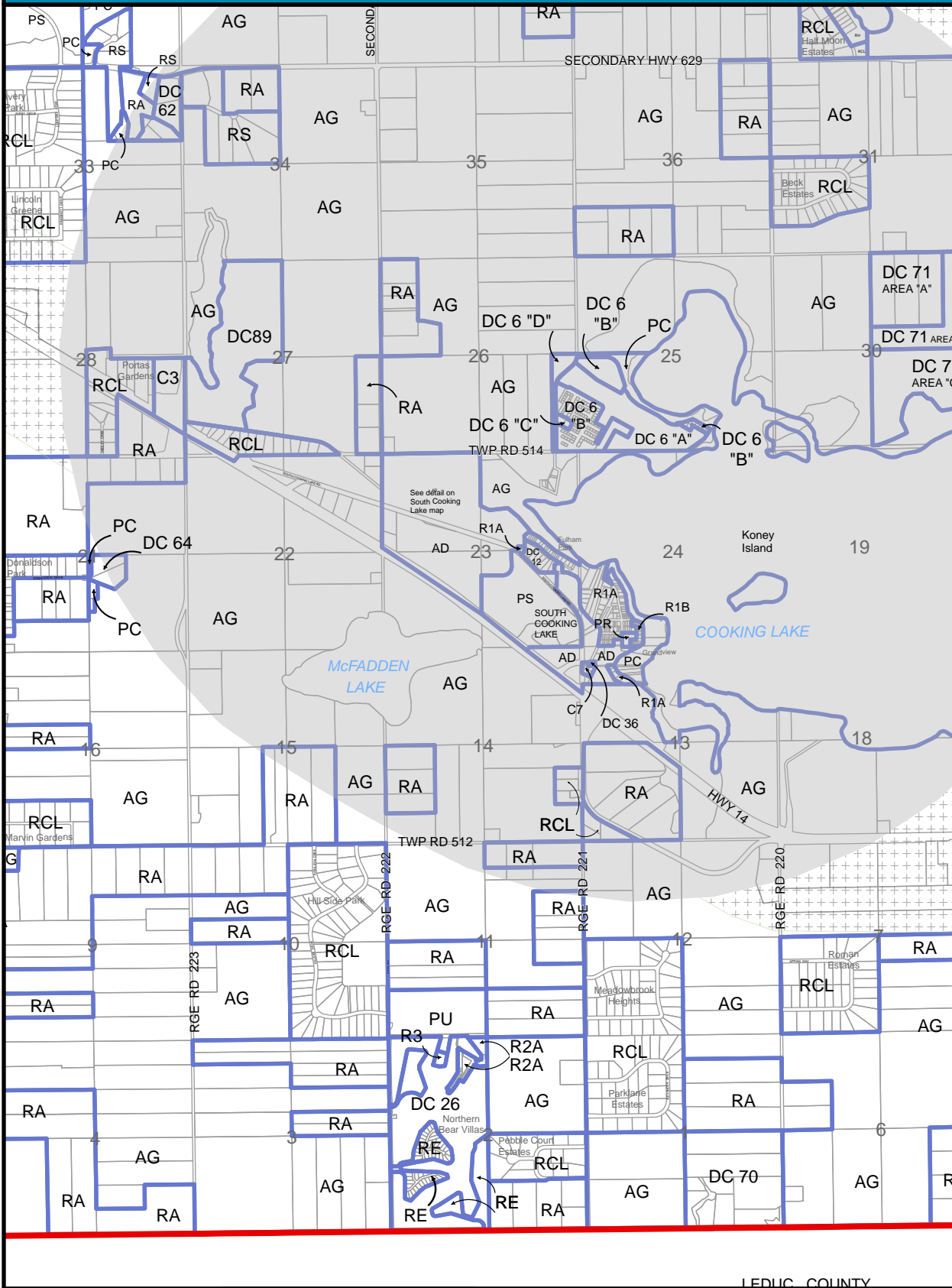
**LOT 4, BLOCK 1, PLAN 2522316
(Pt. of SW 27-51-22-W4 &
Pt. of NW 27-51-22-W4)**

FROM: C6 - Recreation Commercial
TO: DC - Direct Control District

 AREA OF PROPOSED REZONING
APPROX. 69.41 ha (171.53 ac)

FILE NUMBER: 2024A021

DATE DRAWN: Dec 01, 2025



- Key**
- AD Agriculture: Future Development
 - AG Agriculture: General
 - C3 Highway Commercial
 - C6 Recreation Commercial
 - C7 Local Commercial
 - DC Direct Control
 - PC Conservation
 - PR Recreation
 - PS Public Services
 - PU Public Utilities
 - R1A Single Detached Residential A
 - R1B Single Detached Residential B
 - R2A Semi-detached Residential
 - R3 Low to Medium Density Residential
 - RA Rural Residential/ Agriculture
 - RCL Low Density Country Residential
 - RE Estate Residential
 - RH Hamlet
 - RS Small Holdings
 - Municipal Boundary
 - Railway
 - 800m Offset from Highway
 - Airport Overlay
 - Land Use Bylaw

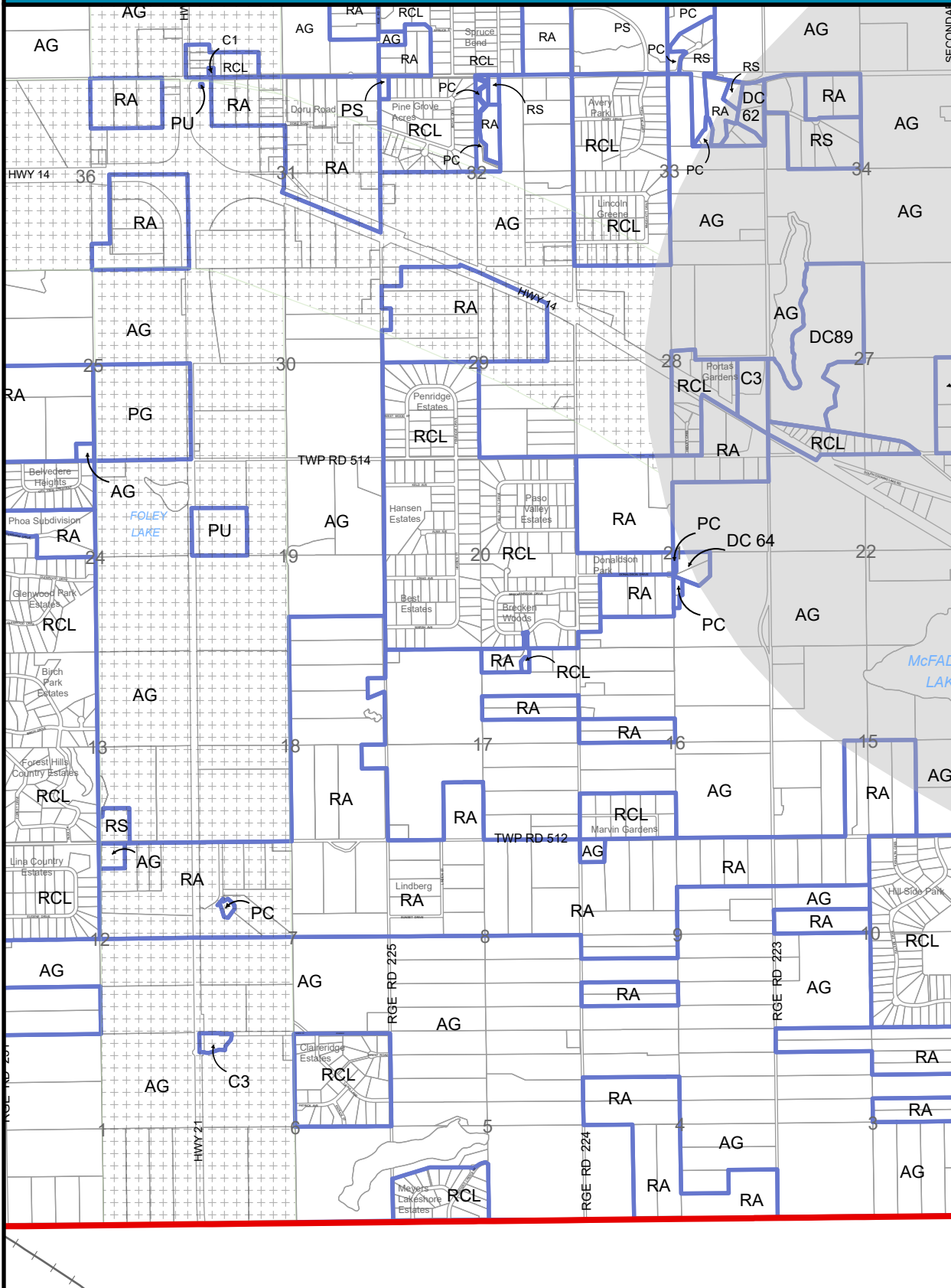
Key Plan



52-23 R 13	W52-22 R 12	E52-22 R 11	W52-21 R 10	E52-21 R 9
	W51-22 R 5	E51-22 R 4	W51-21 R 3	E51-21 R 2

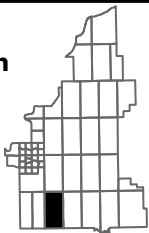
**Land Use Bylaw 24-2024
Zoning Maps**

**Rural Area
E51-22
R 4**



- Key**
- AG Agriculture: General
 - C1 Community Commercial
 - C3 Highway Commercial
 - C6 Recreation Commercial
 - DC Direct Control
 - PC Conservation
 - PG Golf Course
 - PS Public Services
 - PU Public Utilities
 - RA Rural Residential/ Agriculture
 - RCL Low Density Country Residential
 - RS Small Holdings
 - Municipal Boundary
 - Railway
 - 800m Offset from Highway
 - Airport Overlay
 - Land Use Bylaw

Key Plan



52-23 R 13	W52-22 R 12	E52-22 R 11	W52-21 R 10
	W51-22 R 5	E51-22 R 4	W51-21 R 3

**Land Use Bylaw 24-2024
Zoning Maps
Rural Area
W51-22
R 5**