

**BYLAW 1613/23**  
**AMENDMENT TO LAND USE BYLAW 1385/17**  
**STURGEON COUNTY, ALBERTA**

A BYLAW OF STURGEON COUNTY, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING LAND USE BYLAW 1385/17.

**WHEREAS**, the *Municipal Government Act*, RSA 2000 c.M-26, any regulations thereunder, and any amendments or successor legislation thereto, authorize Council to establish and amend Land Use Bylaw 1385/17;

**AND WHEREAS**, the Council of Sturgeon has deemed it desirable to amend Land Use Bylaw 1385/17;

**NOW THEREFORE**, the Council of Sturgeon County, duly assembled, enacts as follows:

**1. Title**

- 1.1. This Bylaw may be referred to as the “R2 District Subdivision Regulations Amendment Bylaw”.

**2. Purpose**

- 2.1. The purpose of this Bylaw is to amend the Land Use Bylaw 1385/17 to provide technical subdivision amendments to the R2 – County Estate Residential District.

**3. Application**

- 3.1. Land Use Bylaw 1385/17 is amended as follows:

- a) Section 12.2.3 is deleted and replaced with the table below:

Minimum <i>parcel area</i>	0.2ha (0.5ac)
Minimum <i>parcel width</i>	25m (82ft)
<i>Parcel density (all new multi-lot subdivisions)</i>	Maximum 5 <i>parcels</i> per hectare
	Minimum 2 <i>parcels</i> per hectare
<i>Infill subdivision</i>	Further <i>subdivision</i> of existing <i>parcels</i> where the proposed <i>parcels</i> do not meet the minimum <i>parcel area</i> and/or the prescribed <i>parcel density width</i> shall be subject to the recommendations of an approved <i>local planning document</i> . <u>All proposed <i>parcels</i> and the remnant <i>parcel</i> must connect to full municipal servicing and be accessed via a road, local.</u>

**4. Severability**

- 4.1. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the Bylaw is deemed valid.

**5. Effective Date**

5.1. This Bylaw shall come into force upon being passed.

Read a first time this 24<sup>th</sup> day of January, 2023.

Read a second time this 14<sup>th</sup> day of March, 2023.

Read a third time this 14<sup>th</sup> day of March, 2023.

“Original Signed”

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Alanna Hnatiw  
MAYOR

“Original Signed”

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Reegan McCullough  
COUNTY COMMISSIONER

March 17, 2023

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DATE SIGNED