

## Section 10.1. Public Park (P) Land Use District

(1) **Application**

This section applies to the areas designated as Public Park (P) on the Land Use District Map, Schedule A, of this Bylaw.

(2) **Purpose**

The purpose of the Public Park District is to:

- (a) provide parks along with complementary facilities throughout the City for the purpose of public recreation;
- (b) conserve and enhance the cultural, recreational and natural resources of the Sturgeon River Valley; and
- (c) protect lands in the Sturgeon River flood risk area from subdivision and development which would disrupt normal hydrological action or increase the risk of damage from flooding, in accordance with the Section 6.10 of this Bylaw. **(BL25/2011)**

(3) **Permitted Land Uses**

- (a) park

(4) **Discretionary Land Uses**

The following are discretionary uses:

- (a) campground;
- (b) community hall with a gross floor area up to 745 sq. m;
- (c) day care facility;
- (d) exhibition grounds;
- (e) government service;
- (f) greenhouse and plant nursery;
- (g) indoor recreation service;
- (h) outdoor recreation service;
- (i) public utility building;
- (j) stadium;
- (k) wall mural; and
- (l) accessory developments to subsections (3) and (4).

## Section 10.1. Public Park (P) Land Use District

### (5) **Performance Standards**

- (a) The Development Officer may issue a development permit subject to such conditions as are necessary to ensure that the development is consistent with the purpose of this district.
- (b) Property adjacent to the Sturgeon River or within the Sturgeon River flood risk area shall be held to the following additional performance standards:
  - (i) development must allow public access to public lands along the Sturgeon River banks;
  - (ii) any development that disturbs the normal hydrological process within the Sturgeon River Valley must minimize the risk of on-site and off-site flood damage; and
  - (iii) development, which includes any channelization or diking along the river banks, shall be designed in consultation with Alberta Environment.

### (6) **Building Height**

The maximum building height is 8.5 m.

### (7) **Setbacks**

The minimum setback:

- (a) for a building or parking lot is 10 m from a property line which adjoins a residential use or district;
- (b) for an athletic field or boundary of an outdoor recreation service is the distance as determined by the Development Officer, to prevent the sport or recreation activity from interfering with adjoining developments; and in all other cases is as determined by the Development Officer to prevent or reduce interference with adjoining developments and to ensure the orderly flow of pedestrian and vehicular traffic.

### (8) **Accessory Buildings**

Accessory building setbacks and heights of accessory buildings or structures shall be determined by the Development Officer.

## Section 10.1. Public Park (P) Land Use District

### Summary Table - Public Park District

Summary tables are provided for reader convenience only and do not form part of this Bylaw. For any discrepancies between the following table and any other section of this Bylaw the latter shall govern.

<b>Min. Setback</b>	10 m if adjoins a residential use or district	
<b>Other setbacks</b>	for athletic field or outdoor recreation area as determined by Development Officer	
<b>Max. Building Height</b>	8.5 m	
<b>Parking</b>		
	government service	1 stall/8 seats or 1 stall/45 sq. m
	community hall	1 stall/5 seats or 1 stall/20 sq. m
	public utility building, exhibition grounds, greenhouse and plant nursery, stadium, campground, park	as required by Development Officer
	day care facility	4 stalls; or 1 stall per 2 employees plus 1 stall per 10 patrons; whichever is greater
	indoor and outdoor recreation service	1 stall per 5 seats for fixed seating areas, plus 1 stall per 10 sq. m of gross floor area for uses without fixed seating; Notwithstanding clauses (i) and (ii), the Development Officer may require additional or differing parking requirements based upon the individual components of the recreation service