

BYLAW NO: 23/013

A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059

WHEREAS Section 640 of the *Municipal Government Act*, RSA 2000, c. M-26 and amendments to it authorize Council to enact a bylaw adopting a Land Use Bylaw;

AND WHEREAS Section 191 (1) of the *Municipal Government Act*, RSA 2000, c. M-26 and amendments to it authorize Council to adopt a bylaw amending a Land Use Bylaw;

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

1. Land Use Bylaw No. 99/059 is hereby amended by:
 - (a) re-designating Lot 9MR, Plan 822 1088 from PR – Parks and Recreation District, to DC-PR – Direct Control – Parks and Recreation District as depicted on attached **Schedule “A”**.
 - (b) Inserting the contents of the attached **Schedule “B”** as a new land use district “Section 114A Direct Control – Parks and Recreation District” immediately following section 114.
 - (c) Within Part 7B (Urban Area Sign Provisions) by deleting “Appendix B – Signs District Chart Urban Service Area” and replacing it with the amended chart within the attached **Schedule “C”**.
2. This Bylaw comes into effect on the day it is passed.

Read a first time this 27th day of June, 2023.

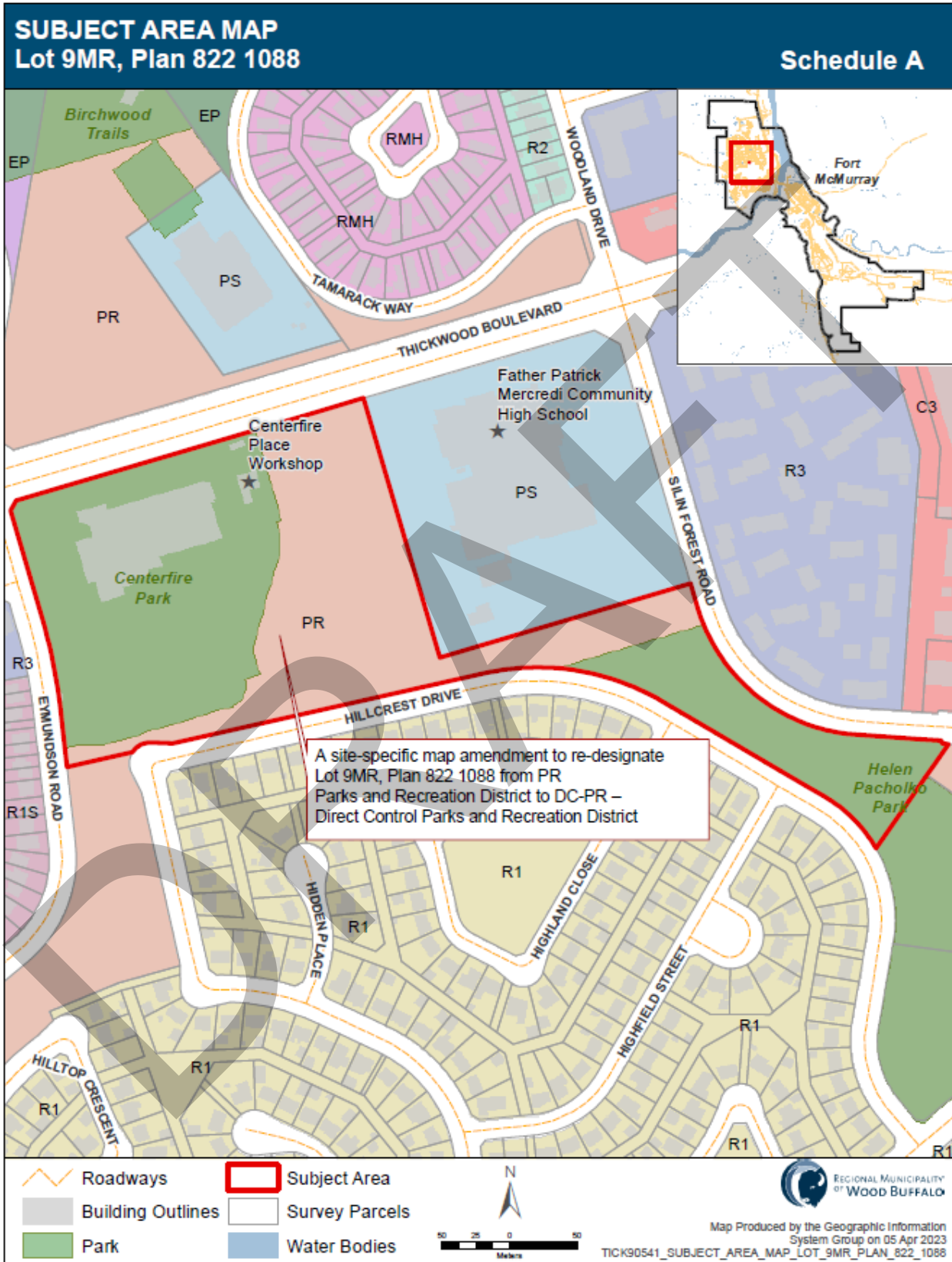
Read a second time this _____ day of _____, 2023.

Read a third and final time this _____ day of _____, 2023.

Signed and Passed this _____ day of _____ 2023

Mayor

Chief Legislative Officer



SCHEDULE “B”

114A. Direct Control – Parks and Recreation (DC-PR)

114A.1 Purpose

The purpose of this Direct Control District Bylaw is to establish special land use and development regulations to accommodate the development of land for parks and recreational facilities intended for the use and enjoyment of the public at large and to accommodate Billboard signage. The District is intended to provide the Municipality with the necessary control over the nature and location, site design and appearance of development on the site. As a Direct Control District, Council may approve any development for any use on any terms and conditions it considers appropriate. Alternatively, where the position of Development Officer is identified, Council has delegated decisions on development permit applications with directions that it considers appropriate.

114A.2 Compliance with Bylaw 99/059

Unless otherwise specified, the rules and provisions of the Land Use Bylaw Parts 1, 2, 3, 4, 5 and 7, 7B, and 10 apply to this Direct Control District Bylaw.

114A.3 Reference to Bylaw 99/059

Within this Direct Control District Bylaw, a reference to a section of Bylaw 99/059 is deemed to be a reference to the section as amended from time to time.

114.A4 Permitted Uses – Council

*Council may approve additional developments at their discretion, where those developments, in Council’s view, are compatible with the uses listed in section 114A.5.

114A.5 Permitted Uses - Development Officer

(a) Accessory Building

(b) Park

(c) Parking Lot/Structure

(d) Public Utility/Use

114A.6 Discretionary Uses – Council

*Council may approve additional developments at their discretion, where those developments, in Council's view, are compatible with the uses listed in section 114A.7.

114A.7 Discretionary Uses – Development Officer

- (a) Community Recreation Facility
- (b) Outdoor Recreation Facility
- (c) Project Accommodation
- (d) Spectator Sport Facility
- (e) Recyclable Materials Drop-Off Center
- (f) Resort Facility

114A.8 Site Provisions

In addition to the General Regulations contained in Part 5, the following standards shall apply to every development in this district.

- (a) Front Yard (minimum): 6.0 m, except 41.0 m when the site is adjacent to a primary or secondary highway
- (b) Side Yard (minimum): 6.0 m
- (c) Rear Yard (minimum): 6.0 m
- (d) Building Height (maximum): 12.2 m for Principal Building

114A.9 Relaxations

The Development Authority may relax the rules contained in Section 114A.8 of this Direct Control Bylaw in accordance with Section 28 of Land Use Bylaw 99/059.

SCHEDULE “C”

Appendix B - Signs District Chart Urban Service Area

Type of Sign	Special Districts					Residential			Commercial					Industrial
	DC	DC-PR	EP	PR	PS	UE	Single Family	Multi-Family	C1	C2	C3	C4	C5	BI
Temporary Signs in Right-Of-Ways	P	P	P	P	P	P	P	P	P	P	P	P	P	P
A' Board	P							P-R4	P	P	P	P	P	P
Balloon (inflatable)	D	D		D	D				D	D	D	D	D	D
Banner	D	D		D	D			D-R4	D	D	D	D	D	D
Construction Site Identification	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Elections	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Portable	P	P		P	P			P-R4	P	P	P	P	P	P
Posters in Approved Poster Board Holder	P	P		P	P			P-R4	P	P	P	P	P	P
Private Sale	P	P		P	P	P	P	P	P	P	P	P	P	P
Proposed Development	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Real Estate Sale and Real Estate Directional	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Subdivision/Builder Marketing	P	P		P	P	P	P	P	P	P	P	P	P	P
Subdivision Directional	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Awnings/Canopy	D	D		D	D	D		P/D	D	D	D	D	D	D
Billboards*		D												
Fascia/Wall	P	P		P	P	P	D	P/D	P	P	P	P	P	P
Flags	P							P-R4	P	P	P	P	P	P
Freestanding	D	D		D	D	D	D	D-R4	D	D	D	D	D	D
Incidental	P	P		P	P	P			P	P	P	P	P	P
Poster Board Holders	D	D		D	D			D-R4	D	D	D	D	D	D
Projecting	P							P-R4	P	P	P	P	P	P
Roof	P													P
Subdivision Entrance	P	P	P	P	P	P	P	P	P	P	P	P	P	P
3rd Party Identification	P							P-R4	P	P	P	P	P	P
Under Awning/Canopy	P	P		P	P	P		P	P	P	P	P	P	P
Window	P							P-R4	P	P	P	P	P	P

P-Permitted Use
D-Discretionary Use

Note: Signs Adjacent to Highway 63 and 69 may require approval from Alberta Transportation
*Billboards existing at passage of Amending Bylaw No. 01/068 can continue. New: community-oriented only