

BYLAW NO: 24/006

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

WHEREAS Section 639 of the *Municipal Government Act*, RSA 2000, c. M-26 (the "MGA") requires Council to pass Land Use Bylaw No. 99/059;

AND WHEREAS Section 191(1) of the *MGA* allows Council to amend Land Use Bylaw No. 99/059;

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 re-designating Lot 1, Block 1, Plan 022 3773 from PR - Parks and Recreation District to DC-C4 - Direct Control Highway Commercial District
2. Insert the following context and map as Section 212:

212. DC-C4 – Direct Control Highway Commercial District

212.1 Purpose

The purpose of this District is to establish special land use and development regulations to accommodate a highway commercial development and the operation of an existing campground on a parcel of land along Highway 63. As a Direct Control district, the Council may approve any development for any use on any terms and conditions it considers appropriate.

212.2 Compliance with Bylaw 99/059

Unless otherwise specified, the rules and provisions of the Land Use Bylaw Parts 1, 2, 3, 4, 5, 7, 10 and 12 apply to this Direct Control District Bylaw.

212.3 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.

212.4 Permitted Uses – Development Officer

(a) Accessory Building

- (b) Automotive/Recreational Vehicle Sales and Rentals
- (c) Automotive and Equipment Repair
- (d) Gas Bar
- (e) Retail, Convenience and General
- (f) Service Station, Major and Minor

212.5 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 212.4.

212.6 Discretionary Uses – Development Officer

The following are discretionary uses that may be approved by the Development Officer:

- (a) Campground (*in this district without the requirement for an association with a Resort Facility use; any development permit issued for such use in this District is to be "one time only use" with such use to be temporary and not approved beyond May 23, 2026)
- (b) Food Service, Drive-In or Drive-Through
- (c) Food Service, Major Restaurant
- (d) Food Service, Minor Restaurant
- (e) Food Service, Take Out Restaurant
- (f) Liquor Store
- (g) Office

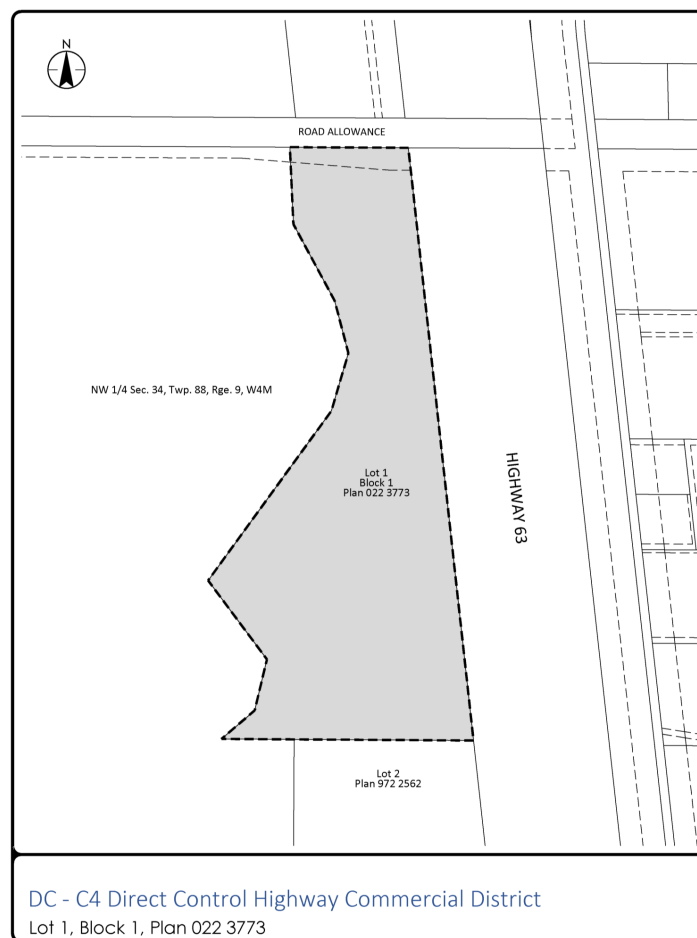
212.7 Discretionary Uses – Council

*Council may approve additional developments at their discretion, where those developments, in Council's view, are compatible with the uses listed in section 212.6.

212.8 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):
 - (i) Fronting on Primary Highway without a Service Road: 41.0 m
 - (ii) Fronting on Primary Highway with approval from Alberta Transportation: 10.0 m
 - (iii) Where there is a Service Road: 7.6 m
- (b) Side Yard (minimum): 4.6 m
- (c) Rear Yard (minimum): 4.6 m
- (d) Building Height (maximum): 12.0 m for principal building
- (e) Floor Area Ratio (maximum): 2.0
- (f) Landscaping as per Section 72 of Part 5 (General Regulations)
- (g) Campground as per Section 90 of Part 5 (General Regulations)
- (h) Signs as per Part 12 (Sign Provisions)



3. This Bylaw comes into effect on the day it is passed.

Read a first time this 26th day of March, 2024.

Read a second time this 23rd day of April, 2024.

Read a third time and final time this 23rd day of April, 2024.

Signed and Passed this 23rd date of April 2024