

BYLAW NO: 21/015

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

WHEREAS Section 191 of the *Municipal Government Act*, RSA 2000, c. M-26 allows Council to amend a bylaw;

AND WHEREAS Section 640 of the *Municipal Government Act*, RSA 2000, c. M-26 requires Council to enact a bylaw adopting 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) Deleting Section 20.1(t);
 - (b) Deleting Section 20.1(u);
 - (c) Deleting Section 20.1(x) and replacing with:
 - (x) a change of use or first use in a space provided:
 - i. the proposed development is a permitted use within one of the following land use districts:
 - a. C1, C2, C3, C4, C5, HC, C4A, A, C3A, GD, CBD1, BOR1, SCL1, SCL2, PRA1, PRA2, FRA1, and SR1;
 - ii. the proposed use does not change or add to the site development or gross floor area of a building; and,
 - iii. the proposed use is one of the following:
 - Accessory Building
 - Accessory Building or Use
 - Accessory Surface Parking
 - Animal Service Facility
 - Animal Service Facility, Minor
 - Automotive/Recreational
 - Automotive/Recreational Vehicle Sales and Rentals
 - Broadcasting House
 - Broadcasting Studio
 - Business Support Facility
 - Business Support Services Facility
 - Commercial Entertainment Facility
 - Commercial Recreation Facility, Indoor
 - Commercial Recreation Facility, Indoor and Outdoor
 - Commercial Recreational Facility, Indoor
 - Commercial Recreation Facility, Outdoor

Community Service Facility
Contractor General
Contractor Limited
Contractor, Limited
Custom Manufacturing
Drinking Lounge, Major
Drinking Lounge, Minor
Drinking Lounge (Major and Minor)
Equipment Rental
Essential Public Service
Essential Public Service Facility
Financial Institution
Fleet Service
Food and Beverage Commercial
Food Service, Drive-In or Drive-Through
Food Service, Major Restaurant
Food Service, Minor Restaurant
Food Service, Take Out Restaurant
General Industrial
Household Equipment Repair
Institutional and Civic
Medical Clinic
Neighbourhood Commercial
Nightclub
Office
Office Commercial
On-Site Security
Park
Parking Lot/Structure
Parking Structure
Personal Service Facility
Public Utility
Public Use
Public Use/Utility
Recreation Commercial
Retail Commercial (<5000 m² GFA)
Retail Commercial, Large Format (>5000 m² GFA)
Retail Store, Convenience
Retail Store, Convenience and General
Retail Store, General
Retail Store, General and Convenience
Retail Store (General and Convenience)
Satellite Dish Antenna
Service Commercial

Shopping Centre
Storage Facility
Tourism Commercial
Vehicle Sales and Rental
Warehouse and Storage
Warehouse Sales

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

Read a first time this 22nd day of June, 2021.

Read a second time this 13th day of July, 2021.

Read a third time and final time this 13th day of July, 2021.

Signed and Passed this 13th date of July, 2021.