

BYLAW NO. 23/003

A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059 AND TIMBERLEA AREA STRUCTURE PLAN BYLAW NO. 01/020

WHEREAS Section 633 of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to enact a bylaw adopting an area structure plan;

AND WHEREAS Section 640 of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to enact a bylaw adopting a Land Use Bylaw;

AND WHEREAS Section 191(1) of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a Land Use Bylaw.

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, hereby enacts as follows:

1. That the Timberlea Area Structure Plan Bylaw No. 01/020 (Figure 4, as amended) is hereby further amended by re-districting the parcel legally described as Lot 25, Block 20, Plan 152 4140 from Medium Density Residential to Commercial, as depicted on attached Schedule "A".
2. That Land Use Bylaw No. 99/059 is hereby amended by re-districting the parcel legally described as Lot 25, Block 20, Plan 152 4140 from R3 – Medium Density Residential District, to C1 – Community Commercial District as depicted on attached Schedule "B".
3. That Land Use Bylaw No. 99/059 be further amended by deleting Section 105.2 in its entirety and replacing it with the following:

105.2 Permitted Uses (BL 16/020)

The following are permitted uses:

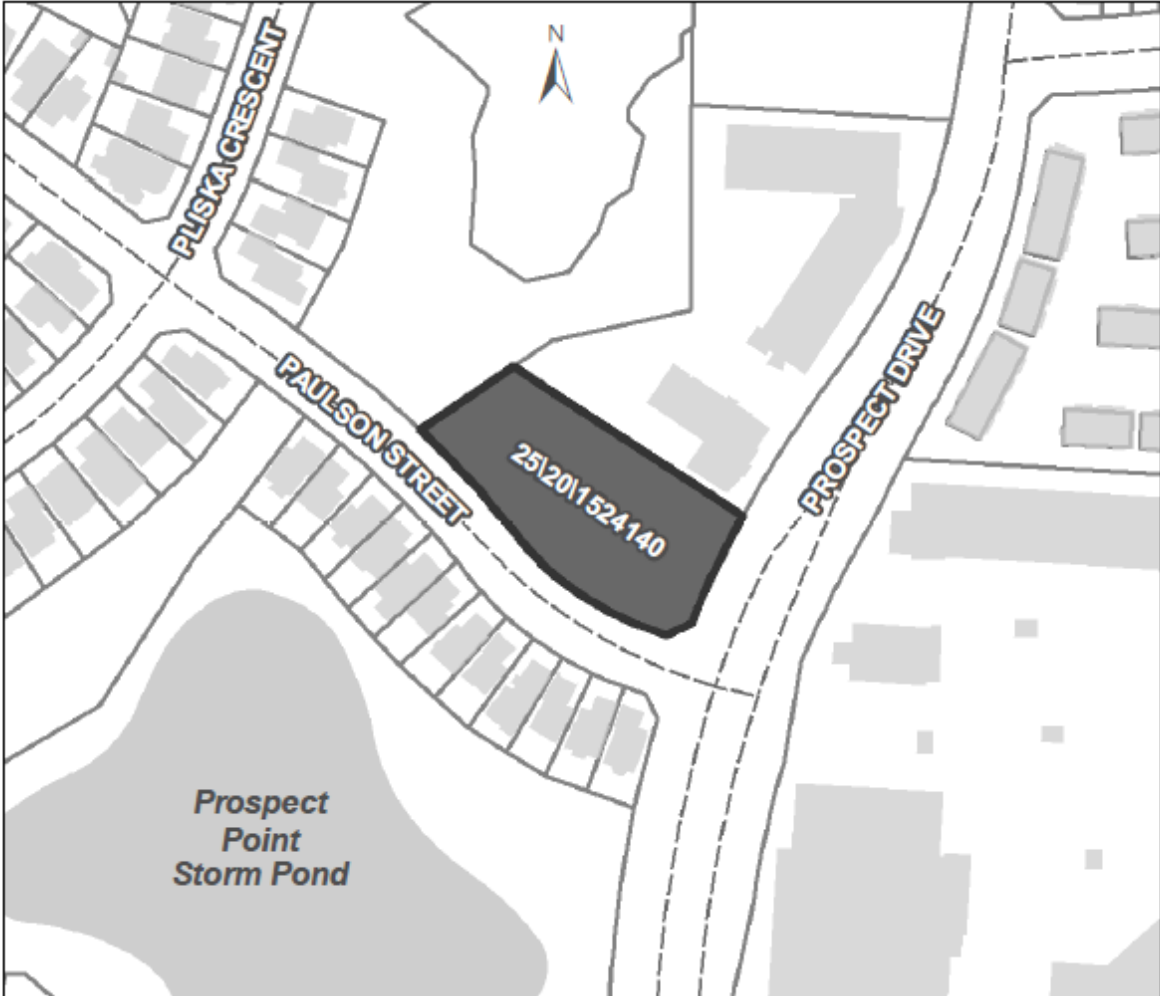
- (a) Accessory Building
 - (b) Animal Service Facility, Minor
 - (c) Child Care Facility
 - (d) Financial Institution
 - (e) Gas Bar (BL 04/012) (not permitted on Lot 25, Block 20, Plan 152 4140)
 - (f) DELETED (BL 08/001)
 - (g) Liquor Store (not permitted on Lot 25, Block 20, Plan 152 4140)
 - (h) Office
 - (i) Personal Service Facility
 - (j) Retail Store, Convenience
 - (k) Satellite Dish Antenna
5. This Bylaw comes into effect on the day it is passed.

READ a first time this this 14th day of February, 2023.

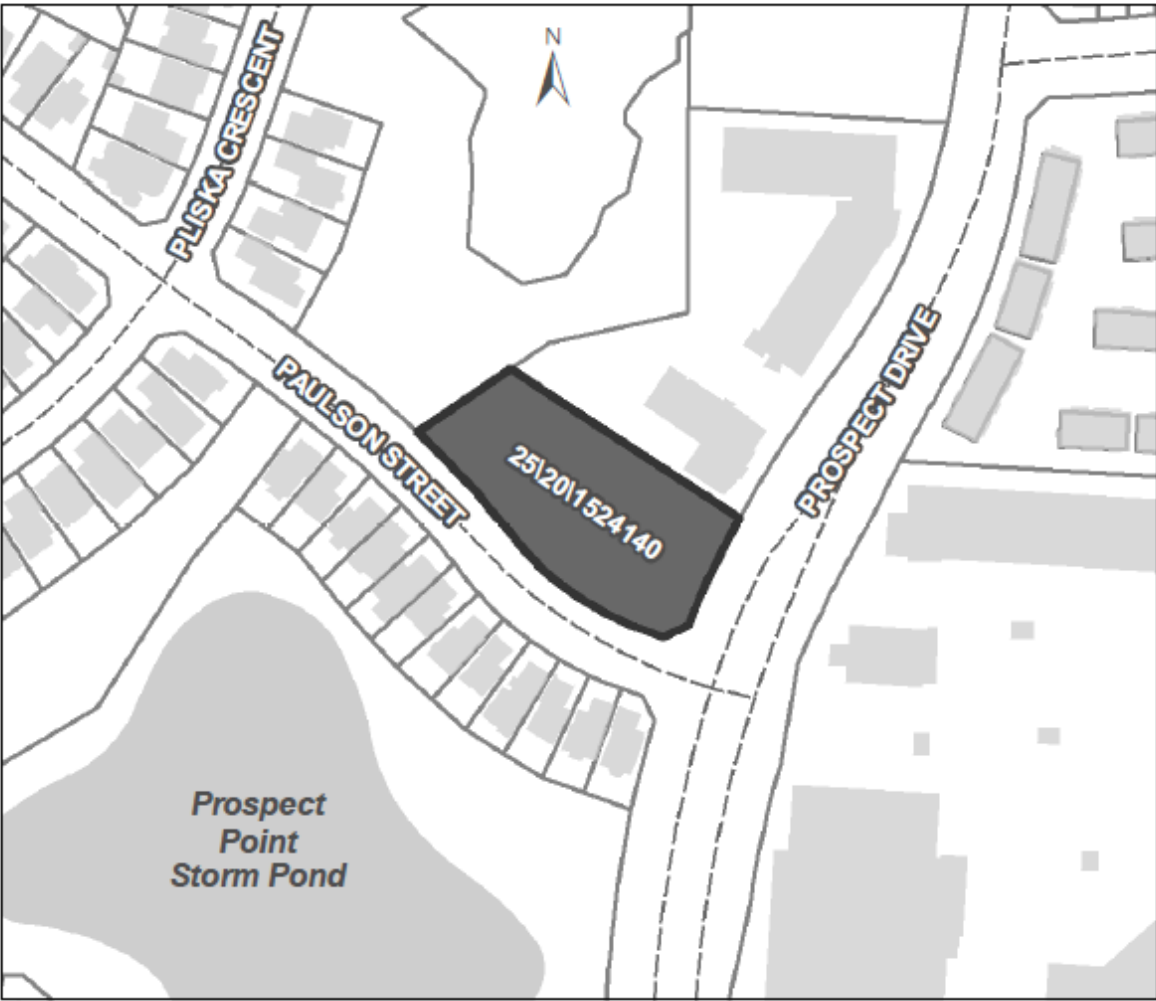
READ a second time this 14th day of March, 2023.

READ a third and final time this 14th day of March, 2023.

SIGNED and PASSED this 14th day of March, 2023.



SUBJECT AREA
ASP AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL (R3) TO COMMUNITY COMMERCIAL (C1)



SUBJECT AREA
LUB AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL (R3) TO COMMUNITY COMMERCIAL (C1)