

BYLAW NO: 24/004

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

WHEREAS Section 640(1) of the *Municipal Government Act*, RSA 2000, c. M-26 requires Council to enact a Land Use Bylaw;

AND WHEREAS Section 191(1) of the *Municipal Government Act*, RSA 2000, c. M-26 authorizes Council to amend or repeal a Land Use Bylaw;

NOW THEREFORE, the Council of the Regional Municipality of Wood Buffalo, duly assembled and following a public hearing, enacts as follows:

Land Use Bylaw No. 99/059 is hereby amended by:

1. Deleting the wording in Section 8.1.1 in its entirety and replacing the wording in Section 8.1.1 with the following:

8.1.1. Despite Part 1, Section 3 of this Bylaw, the regulations within this Part 8 apply to all lands and buildings within the area shown in Part 10, Appendix 'A', Map 7 & 8, Schedule 'A-2' (2024 Parsons Creek Land Use Map) of this Land Use Bylaw.

2. Adding the following paragraph immediately after Section 8.1.3.:

8.1.4. In addition to the land uses, site provisions and land use districts in "Part 6 - Land Use Districts", the land uses, site provisions and land use districts referenced or contained within Section 8.4 below apply to the lands identified in Part 10, Appendix 'A', Map 7 & 8, Schedule 'A-2' (2024 Parsons Creek Land Use Map).

3. Deleting the wording in Section 7.130.5 (c) in its entirety and replacing the wording in Section 7.130.5 (c) with the following:

7.130.5 (c). The development of a parking lot shall not be permitted right up to a property line, with the exception of development in the C5 District, C6 - Large Format Retail District, and individual Manufactured Homes, Single Detached Dwellings, Semidetached Dwellings and Duplexes. A minimum of 1.5 m separation is required to all property lines to accommodate grade changes and/or site landscaping. A Development Officer may consider parking lot development up to a property line in a commercial district if the request is submitted with a comprehensive parking plan for adjacent properties and which has incorporated site landscaping in accordance with Section 72 of this Bylaw.

4. Deleting Section 8.4.7. "TCD Town Centre District" in its entirety and replacing it with the following:

8.4.7. C6 – Large Format Retail District

8.4.7.1 Purpose

The purpose of this district is to provide for the development of large-scale commercial uses intended to serve a regional trade area. Development is comprehensively designed and located adjacent to arterial roads and highways in the urban service area.

8.4.7.2 Permitted uses	8.4.7.3 Discretionary uses - Development Officer	8.4.7.4 Discretionary uses – Planning Commission
<ul style="list-style-type: none"> (a) Accessory Building (b) Animal Service Facility, Minor (c) Automotive Sales and Service (d) Childcare Facility (e) Commercial Recreation Facility, Indoor (f) Commercial School (g) Community Recreation Facility (h) Entertainment (i) Greenhouse/Plant Nursery (j) Liquor Store (k) Lodging (l) Parking Lot (m) Parking Structure (n) Public Utility (o) Retail (p) Service (q) Service Station, Major (r) Service Station, Minor (s) Shopping Centre (t) Essential Public Service (u) Food Service, Drive-In or Drive-Through (v) Food Service, Major Restaurant 	<ul style="list-style-type: none"> (a) Animal Service Facility, Major (b) Cannabis Retail Store (c) Food Service, Mobile Catering (d) Office (e) Special Event <p>* 'Similar use' – the Development Authority may approve additional developments at their discretion, where such developments, in the Development Authority's view, are compatible with or enhance the existing or proposed developments for lands within the District.</p>	<ul style="list-style-type: none"> (a) Recycling Depot (b) Recycled Material Drop-off Center

(w) Food Service, Minor Restaurant		
(x) Food Service, Take Out Restaurant		
(y) Warehouse Sales		

8.4.7.5 Site Provisions

In addition to the General Regulations contained in Part 5, the following site standards and provisions shall apply to every development in this District:

Site Standard	Provision
Lot area (minimum)	- 5.0ha - a lot area (minimum) of 0.4ha is permitted if the lot is part of a comprehensively designed shopping centre greater than 5.0 ha
Setback (minimum)	- 4.5m from a public road where the lot is adjacent or abutting such public road - 6.5m from a residential lot where the lot is adjacent or abutting to such residential lot
Height (maximum)	14.0m
Landscaping (minimum)	10%, otherwise in accordance with Part 5, Section 72.9
Floor area ratio (maximum)	1.0

8.4.7.6 Additional Provisions

- (a) Vehicular access and pedestrian routes shall be located and designed to provide a clearly defined and convenient circulation pattern. Pedestrian routes shall accommodate barrier free design.
- (b) Loading, storage, trash collection areas and grease traps shall be located on a parcel of land to the rear or sides of the Principal Building and shall be appropriately screened from view from any adjacent parcels and streets.
- (c) A comprehensive sign location and design plan is required as part of any site landscaping plan to ensure site contextual harmony and to reduce potential negative impacts from sign clutter or proliferation.

- (d) Special Event permits are prohibited where such use is proposed to be held within 100m of an adjacent parcel, where such parcel is located in a primarily residential district.

8.4.7.7 Built Form Provisions – Siting

- (a) Building design shall address and respond to the arterial road and/or highway frontage using materials, colours, massing, windows, projections, recessions, and similar architectural treatments.
- (b) Adjoining sites shall be integrated by direct on-site access connections to facilitate convenient, efficient, and free flowing vehicular traffic and pedestrian movements between sites, wherever such access is not prevented due to such factors as grade, site configurations and the location of existing developments, including utility services, and where integration is desirable due to the existing or potential type of adjacent use. The registration on title to the affected parcels of an 'access easement' or similar covenant may be required to facilitate such movement.

8.4.7.8 Built Form Provisions – Architectural Elements

- (a) For any development where the building length is 70.0m or greater, the façade shall be articulated at a minimum of 30.0m intervals along the façade.
- (b) Blank walls facing streets, public spaces or pedestrian routes shall not be permitted.
- (c) Patios may be included adjacent to the building and which may extend to the front lot line.
- (d) Building entrances shall be visually prominent and should include weather protection, by means of covered areas and entrance vestibules.

8.4.7.9 Parking Requirements

- (a) For all uses in the C6 – Large Format Retail District, the minimum parking requirements shall be 4.0 stalls per 100 sq. m GFA.
5. By re-designating Lot 1, Block 24, Plan 142 3070 from TCD – Town Centre District and Lot 1A, Block 24, Plan 192 0676 from UE- Urban Expansion to C6 – Large Format Retail District by amending Part 10, Appendix 'A', Map 7 & 8 of the Land Use Bylaw by adding the map in Schedule A of this Bylaw as Schedule A-2 (2024 Parsons Creek Land Use Map) to Part 10, Appendix 'A', Map 7 & 8 of the Land Use Bylaw.

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

Read a first time this 12th day of March, 2024.

Read a second time this 9th day of April, 2024.

Read a third and final time this 9th day of April, 2024.

Signed and Passed this 9th day of April, 2024.



Mayor

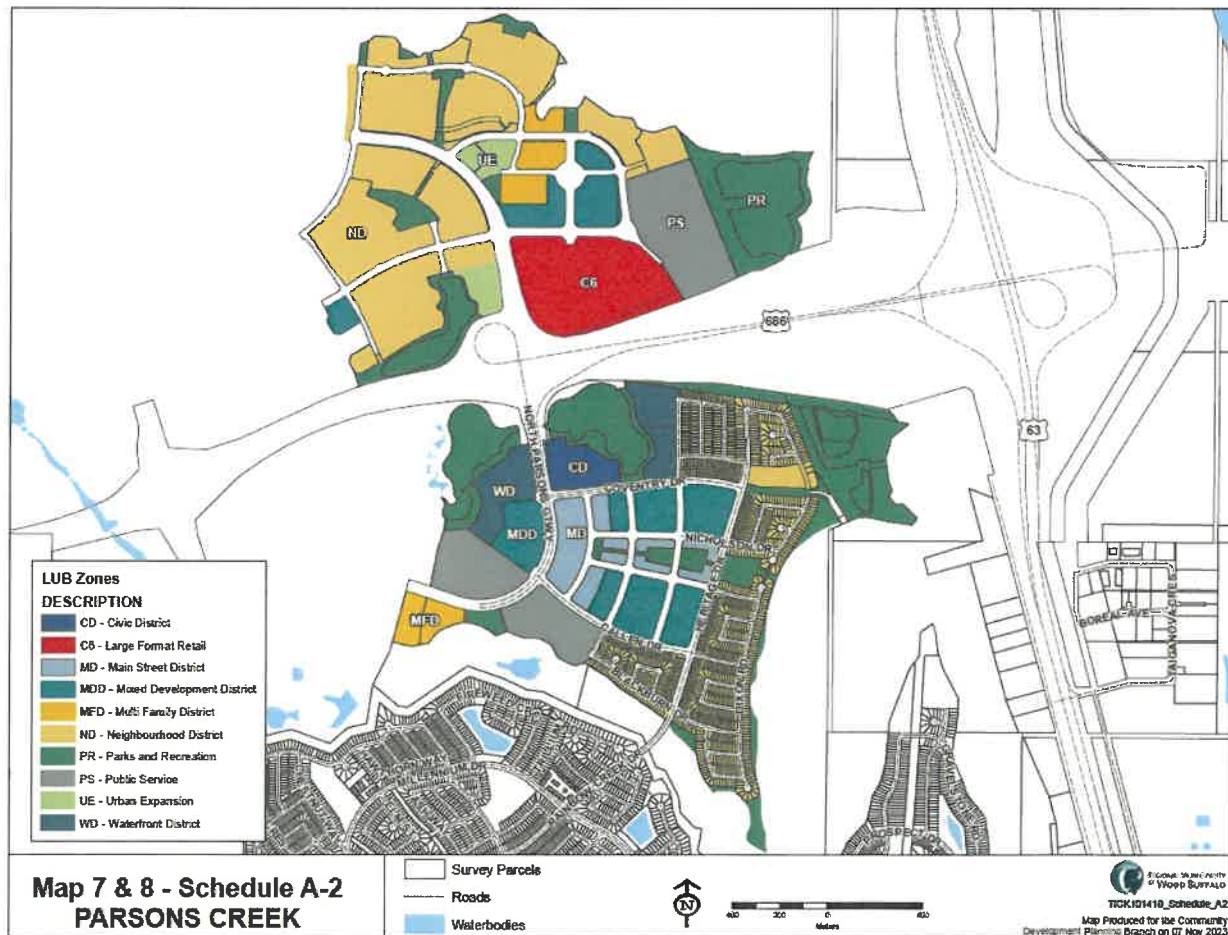


Chief Legislative Officer

SCHEDULE 'A' to Bylaw No. 24/004

2024 Parsons Creek Land Use Map – amending Part 10, Appendix 'A', Map 7 & 8 by introducing Schedule A-2

Schedule A-2: 2024 PARSONS CREEK Land Use Map



NOTE: In the event of any conflict between the Land use districts depicted on Map 7 & 8 of LUB 99/059 and this map, this map shall prevail.