

**BYLAW NO. 15/011**

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

**WHEREAS** the *Municipal Government Act* requires a council to enact a Land Use Bylaw and allows a council to pass bylaws amending a Land Use Bylaw;

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

1. Bylaw No. 99/059, the Land Use Bylaw, is hereby amended.
2. Section 128, entitled “BIU Business Industrial Unserved Lot District” is amended by adding the following new subsection:

*128.9 Additional Requirements for General Industrial Developments*

*No development permit shall be issued for a development that includes processing of raw or finished materials, or any other industrial application whereby a substance undergoes physical or chemical alteration of any kind, unless:*

- (a) *the development is located a minimum of five kilometres from the nearest residential use; and*
- (b) *the development permit application includes a comprehensive Transportation Impact Assessment, prepared by a qualified professional engineer and bearing an engineer’s stamp, that addresses the possible impacts of the proposed development on the road transportation network throughout the whole Municipality.*

3. This bylaw comes into effect when it is passed.

READ a first time this \_\_\_\_\_ of \_\_\_\_\_, 2015.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer