

**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 m<sup>2</sup> GFA)  
Retail Commercial, Large Format (>5000 m<sup>2</sup> 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 22<sup>nd</sup> day of June, 2021.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Read a third time and final time this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Signed and Passed this \_\_\_\_\_ date of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

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