

BYLAW NO. 15/022**A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND LAND USE BYLAW NO. 99/059**

WHEREAS Section 639 of the *Municipal Government Act* requires every municipality to enact a Land Use Bylaw;

AND WHEREAS Section 191 (1) of the *Municipal Government Act* authorizes Council to adopt a bylaw to amend a Land Use Bylaw;

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

1. Bylaw No. 99/059, the Land Use Bylaw, is hereby amended by deleting the existing text from Section 210 GD Gateway District, and inserting the following:

“210.1 Purpose

The purpose of this District is to provide for predominantly vehicle oriented commercial development along high volume, high visibility corridors. Developments approved under this District will be of a high standard in terms of architectural design, use of materials, use of signage and public art, landscaping and the relationship between buildings, structures and open spaces.

210.2 Use Table

Permitted Uses	Discretionary Uses (DO)	Discretionary Uses (MPC)
<ul style="list-style-type: none"> • Animal Service Facility, Minor • Business Support Facility • Casino • Hotel up to a height of 14.0m • Drinking Lounge, Minor • Equipment Rental • Fleet Service • Medical Clinic • Liquor Store • Automotive/Recreational Vehicle Sales and Rental • Nightclub • Parking lot/Structure • Personal Service Facility • Public Utility 	<ul style="list-style-type: none"> • Animal Service Facility, Major • Hotel with a height of 14.0m or greater • Drinking Lounge, Major • Food Service, Drive-in or Drive-Through • Essential Public Service • Funeral Home/Crematorium • Office (maximum floor area of 5000m²) • Public Use Commercial Entertainment Facility • Automotive and Equipment Repair 	<ul style="list-style-type: none"> • Adult Entertainment Facility

Permitted Uses	Discretionary Uses (DO)	Discretionary Uses (MPC)
<ul style="list-style-type: none"> • Commercial Recreation Facility, Indoor • Food Service, Major Restaurant • Food Service, Minor Restaurant • Retail Store, General • Retail Store, Convenience • Service Station, Major • Service Station, Minor 	<ul style="list-style-type: none"> • Religious Assembly 	

210.3 Site Provisions

In addition to the General Regulations contained in Part 5, the following standards shall apply to every development in this district.

	Site Standard
a) Lot Area (minimum):	0.5 ha
b) Lot Width (minimum):	30.0m
c) Front Yard Setback (minimum):	4.5m
d) Side Yard Setback (minimum):	6.5m where the lot is adjacent to a residential district 4.5m in all other cases
e) Rear Yard Setback (minimum):	6.5m where the lot is adjacent to a residential district 4.5m in all other cases
f) Building Height (maximum):	30.0m for Hotel 14.0m in all other cases
g) Landscaping (minimum):	10%
h) Floor Area Ratio (maximum):	1.5 May be exceeded to a maximum of 2.5 as per section L20.5c

210.4 Additional Regulations

- Loading, outdoor storage or garbage facilities are not permitted in a front yard setback or a setback visible from a public street corridor.
- Within the Urban Service Area, highway setback required under Section 63.1 (Bylaw No. 99/059) may be reduced to 10.0m with approval from Alberta Transportation.
- There shall be a minimum 2.5m barrier free sidewalk along active at-grade frontages.

- d) The layout of the site, structures, and parking areas shall facilitate the movement of pedestrian and vehicle traffic through the use of safe barriers such as landscaping, separated walkways, and raised crosswalks.

210.5 Additional Regulations for Discretionary Uses

- a) In addition to the setback requirements of this District, the Development Officer may, as a condition of approval, require an additional setback for that portion of a Hotel that exceeds 14.0m in height in order to protect the amenity and privacy of development in any adjacent or abutting residential district. The Development Officer shall not require a total yard greater than the height of the building.
- b) The Development Officer may attach conditions to all permitted and discretionary uses regarding the size, location, screening and landscaping of the outdoor display areas and storage areas, to ensure that development is compatible with the appearance of surrounding developments.
- c) An application for a Hotel with a height of 14.0m or greater may exceed a Floor Area Ratio of 1.5 to a maximum of 2.5 provided that a Traffic Impact Assessment and Servicing Studies support the proposed density based on infrastructure capacity and shall be at the discretion of the Development Authority.

210.6 Siting

Direct access to transit stops or stations should be provided in the site at convenient locations and shall be connected to pedestrian infrastructure.

210.7 Massing

- a) The maximum building length shall be 80.0m.
- b) Where a High-Rise tower is part of a Hotel development, the tower:
 - i) Shall have a podium of 2-3 storeys;
 - ii) Shall be setback a minimum of 3.0m from any street-facing façade of the podium;
 - iii) Shall have a maximum floor plate of 750.0m². More than one tower is permitted on one podium provided there is a separation distance of at least 20.0m;
 - iv) Shall be oriented and designed to limit shadows on parks, schools and open spaces.
- c) Where a High-Rise bar building is part of a Hotel development, the building:
 - i) Shall have a podium of 2-3 storeys;
 - ii) Shall have a setback of a minimum of 3.0m from any street-facing façade of the podium;

- iii) Stepbacks from non-street facing facades of the podium may be required at the discretion of the Development Authority;
- iv) Shall be oriented and designed to limit shadows on parks, schools and open spaces.

210.8 Architectural Elements

- a) The building face of all development shall be articulated by recession and/or architectural projections at a minimum of 20.0m intervals.
- b) Building design shall positively address the arterial and/or highway frontage through architectural detail, materiality and articulation of the building façade and/or landscape treatment facing these public street corridors.
- c) Blank walls facing public street or public spaces shall not be permitted.
- d) Building entrances shall be easily accessible by pedestrian traffic and clearly defined through the use of architectural elements.”

2. This Bylaw comes into effect when it is passed.

READ a first time this 22nd day of September, A.D. 2015.

READ a second time this _____ day of _____, A.D. 2015.

READ a third and final time this _____ day of _____, A.D.2015.

SIGNED and PASSED this _____ day of _____, A.D.2015.

Mayor

Chief Legislative Officer