

**BYLAW NO. 1892-17
OF THE
CITY OF WETASKIWIN
IN THE PROVINCE OF ALBERTA**

A BYLAW OF THE CITY OF WETASKIWIN IN THE PROVINCE OF ALBERTA TO AMEND BYLAW NO. 1804-13 BEING THE LAND USE BYLAW.

WHEREAS, pursuant to the Municipal Government Act, Chapter M-26, R.S.A. 2000, with amendments thereto, Council of the City of Wetaskiwin may regulate and control the use and development of land and buildings in the City; and

WHEREAS, an application was received requesting the Land Use Bylaw be amended to reclassify Plan 8421434, Block 2, Lot 2 which is civically addressed as 5733 – 40 Avenue from C3 – Highway Commercial District to DC – Direct Control; and

WHEREAS, the purpose of the C3 – Highway Commercial District is to establish a district along the primary high traffic corridor through the community. The types of businesses in the classification should provide services to motoring public, visitors to the community, and to local and regional business clients; and

WHEREAS, the purpose of the DC – Direct Control is:

1. To establish a district or districts wherein the Council of the City of Wetaskiwin may regulate and exercise particular control over the use and development of land and buildings within a designated area.
2. As time progresses land and the community evolves, particular properties become into a state of transition where the redevelopment of land is subjective. While some of the buildings are in good condition and met the desired intentions of the day, any new development may require a change in use to meet the planning and development strategies for the present and future. These properties are generally in districts where they are surrounded by a myriad of other uses; therefore, any development must be sensitive to several issues. On these properties, the City wants to remain open minded and flexible, consider the comments of surrounding property owners, and meet the objectives of the key planning documents of the City such as the Municipal Development Plan, Area Redevelopment Plans, Area Structure Plans and Area Overlay Plans.
3. This classification should be limited in use where conventional classifications are not practical considering the site and its surrounding uses.
4. Where an application has been received for a development or significant

change in use on a property classified as Direct Control the Development Authority with consultation with other departments shall prepare a comprehensive report to Council with all the planning issues identified for Council to consider when making their decision.

5. City Council at its sole discretion can make the decision on the development permit or can delegate the decision to the Development Authority with direction that it deems appropriate.
6. For development and uses that are accessory to the principal use of the property and that do not make changes to the property that will not deter the desired long term transition of the property, the Development Authority may make the decision on the application after public consultation on the application in accordance with Section 4.6.6, with the Development Authority replacing the decision making power of City Council. These applications include:
 - a. Change in the use classification of the building to a different classification;
 - b. The placement of a moveable accessory building;
 - c. The construction of a deck or fence
 - d. The construction of a detached garage not exceeding 40 sq.m.
 - e. The placement of a sign
 - f. A home based business application;
 - g. Temporary uses

NOW THEREFORE, the Municipal Council of the City of Wetaskiwin duly assembled hereby enacts as follows:

1. That Part 11 of the Land Use Bylaw No. 1804-13 be amended to reclassify the following property from C3 – Highway Commercial to DC – Direct Control (as shown on the following map):

PLAN 8421434
BLOCK 2
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
CIVICALLY ADDRESSED AS 5733 – 40 AVENUE



Subject Property – Outlined in Green

2. This bylaw shall come into full force and effect on the date of signing.

Read a first time this 13th day of November, 2017.

Read a second time this 11th day of December, 2017.

Read a third time this 11th day of December, 2017.

ORIGINAL SIGNED

MAYOR

ORIGINAL SIGNED
CHIEF ADMINISTRATIVE OFFICER