

**BYLAW NO. 1907-18  
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 0728504, Block 14, Lot 1H and Plan 9421483, Block 14, Lot 1F which is civically addressed as 4610 – 64 Avenue from R4 - High Density Residential District to DC – Direct Control District; and

WHEREAS, the purpose of the R4 – High Density Residential District is to establish a district in which land is primarily for maximum density residential development; 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 properties from R4 – High Density Residential to DC – Direct Control (as shown on the following map):

PLAN 0728504  
BLOCK 14  
LOT 1H  
EXCEPTING THEREOUT ALL MINES AND MINERALS

AND

PLAN 9421483  
BLOCK 14  
LOT 1F  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
CIVICALLY ADDRESSED AS 4610 – 64 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 11 day of June, 2018.

Read a second time this 25 day of June, 2018.

Read a third time this 25 of June, 2018.

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER