

**BYLAW 21-011
OF
LAC LA BICHE COUNTY**

A BYLAW OF LAC LA BICHE COUNTY IN THE PROVINCE OF ALBERTA TO AMEND BYLAW 17-004, AND AMENDMENTS THERETO, BEING THE LAND USE BYLAW OF LAC LA BICHE COUNTY.

WHEREAS Council has adopted Bylaw 17-004 to be used as the Lac La Biche County Land Use Bylaw; and

WHEREAS it is deemed expedient to amend Bylaw 17-004 as set out in Section 692 of the *Municipal Government Act*, R.S.A. 2000, Chapter M 26, as amended;

NOW THEREFORE under the authority and subject to the provisions of the *Municipal Government Act*, and by virtue of all other powers enabling it, the Council of Lac La Biche County, duly assembled, enacts as follows:

Bylaw 17-004 Amendments

1 That Bylaw 17-004, being the Land Use Bylaw, is amended as follows:

- (a) That Section B4.7 Arterial Commercial District (AC) be added as per Schedule "A" of this Bylaw.
- (b) That Section B1.1(1)(c) be amended with the addition of section vii) "Arterial Commercial District (AC)".
- (c) Schedule "B" is amended such that Lot 4, Block 3, Plan 1325100 containing 1.52 Ha (3.76 Ac.) in size more or less, as shown on Schedule 'B' of this Bylaw is rezoned from Highway Commercial District (HC) to Arterial Commercial District (AC).
- (d) Schedule "B" is amended such that Lot 8, Block 3, Plan 1823222 containing 0.29 Ha (0.72 Ac.) in size more or less, as shown on Schedule 'B' of this Bylaw is rezoned from Highway Commercial District (HC) to Arterial Commercial District (AC).
- (e) Schedule "B" is amended such that Lot 7, Block 3, Plan 1823222 containing 0.20 Ha (0.49 Ac.) in size more or less, as shown on Schedule 'B' of this Bylaw is rezoned from Highway Commercial District (HC) to Arterial Commercial District (AC).
- (f) Schedule "B" is amended such that Lot 6, Block 3, Plan 1720009 containing 0.41 Ha (1.01 Ac.) in size more or less, as shown on Schedule 'B' of this Bylaw is rezoned from Highway Commercial District (HC) to Arterial Commercial District (AC).

Severability

- 2 Each provision of this Bylaw is independent of all other provisions. If any such provision is declared invalid by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

Effective Date

- 3 This bylaw shall come into effect upon passing of the third reading.

THAT BYLAW 21-011 BE GIVEN FIRST READING THIS 23rd DAY OF MARCH, 2021.

THAT BYLAW 21-011, AS AMENDED, BE GIVEN SECOND READING THIS 13th DAY OF APRIL, 2021.

THAT BYLAW 21-011, AS AMENDED, BE GIVEN THIRD READING THIS 13TH DAY OF APRIL, 2021.

“Original Signed”

Mayor

“Original Signed”

Chief Administrative Officer

B4.7 ARTERIAL COMMERCIAL DISTRICT (AC)

B4.7.1 Purpose

The purpose of this district is to provide for commercial and related uses along arterial roads in a form compatible with adjacent land use districts to serve areas beyond the central commercial core.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Automotive and Equipment Services • Drinking Establishment • Distillery/Brewery/Winery • Drive Through Business • Gaming Establishment • Gas Bar • Hotel • Liquor Store • Motel • Parking, Non-Accessory • Professional, Financial, and Office Support Services • Public Utility • Recreation Facility, Indoor • Restaurant • Retail, Large Format • Retail Store • Retail Store, Convenience • Service Station 	<ul style="list-style-type: none"> • Cannabis Retail Store • Motor Vehicle Dealership • Nightclub

B4.7.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Width:	• Minimum:	• 15.0 m (49.2 ft.)
Front Yard Setback:	<ul style="list-style-type: none"> • Provincial Highway ROW (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 40.0 m (131.2 ft.) • 6.0 m (19.7 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • Provincial Highway ROW (Min): • Abutting a Residential District (Min): • Abutting a Road or Lane (Min.): • All Other Cases (Min.): 	<ul style="list-style-type: none"> • 40.0 m (131.2 ft.) • 6.0 m (19.7 ft.) • 3.0 m (9.8 ft.) • 2.0 m (6.6 ft.)
Rear Yard Setback:	<ul style="list-style-type: none"> • Public Road (Min): • Provincial Highway ROW (Min): • Abutting a Residential District (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 6.0 m (19.7 ft.) • 40.0 m (131.2 ft.) • 6.0 m (19.7 ft.) • 6.0 m (19.7 ft.)
Height:	• Maximum:	• 14.0 m (46.0 ft.)
Parcel Area:	• Minimum	• 700 m ² (7,534 ft. ²)
Landscaping:	• Minimum:	• 10%

B4.7.3 Special Considerations

No minimum side setback required, provided the Building meets the regulations pursuant to the Safety Codes Act, as amended.

B4.7.4 Additional Requirements

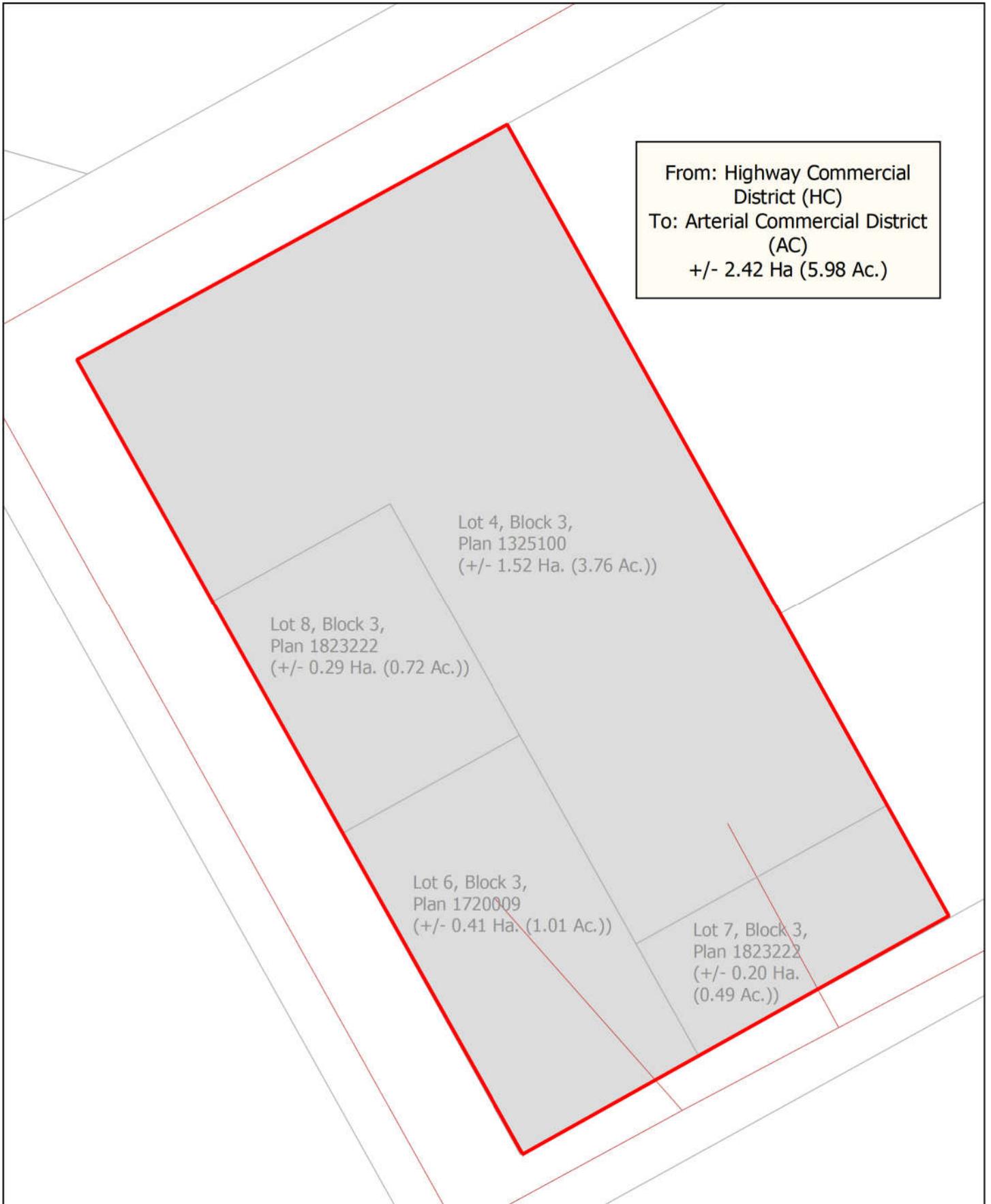
- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Outdoor Storage and Display:
 - a) With the exception of the display of finished goods for sale, there shall be no outside storage of materials not for sale from the business.
 - b) All external storage areas shall be screened from public view by way of fencing, landscaping, or both.
 - c) No outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m (9.8 ft.) of any lot line that abuts a residential district, and a solid screen fence of a minimum 1.8 m (6.0 ft.) in height shall be installed along all side and rear lot lines that abut a residential district.
- 3) Buffering and Setbacks
 - a) On-site visual buffering shall be required for the edge of business commercial properties that are located adjacent to residential lots or other high-visibility transportation corridors. Such buffering may take the form of fencing, berms, landscaping, natural vegetation, or a combination of these.

B4.7.5 Parking Requirements

Please consult Section C3 Parking and Loading Facilities for complete parking requirements.

B4.7.6 Accessory Buildings and Uses

Please consult section C2.2 Accessory Buildings and Structures for complete requirements.



Map Produced: March 15, 2021

Projection: UTM12 NAD83

-  **Subject Site**
-  **Proposed Lots To Be Rezoned**



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Base Map compiled from the Provincial Title Mapping Digital Base.
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