

VILLAGE OF DONALDA

BYLAW #678

A BY-LAW OF THE VILLAGE OF DONALDA, IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 625

WHEREAS the Village of Donalda wishes to create a new land use District;

AND WHEREAS, by virtue of the power conferred upon it by the *Municipal Government Act*, Div.1-7e, 8b and Div.5-50c the Council of the Village of Donalda, duly assembled, enacts as follows:

PART 1

SHORT TITLE

1. This by-law shall be known and may be cited as the “**Commercial Retail (CR) Land Use District Bylaw**” of the Village of Donalda.

PART 2

AMENDMENTS TO BYLAW 625

2. Section 1.8(1) of Bylaw 625 is hereby repealed and the following section replaced as section 1.8(1) in its stead:

“For the purpose of this Land Use Bylaw, the Village of Donalda is divided into the following Districts:

GENERAL RESIDENTIAL DISTRICT (R)

LOW DENSITY RESIDENTIAL LAND USE DISTRICT (R1)

CENTRAL COMMERCIAL DISTRICT (C)

COMMERCIAL RETAIL DISTRICT (CR)

INDUSTRIAL DISTRICT (I)

PARKS AND RECREATION DISTRICT (PR)

PUBLIC USE DISTRICT (PU)

URBAN RESERVE DISTRICT (UR)”

3. Schedule ‘C’ of Bylaw 625 is hereby amended by adding the following regulations for Commercial Retail Land Use District (CR)

“CR - Commercial Retail Land Use District”

General Purpose:

To provide an area for commercial retail use, offering a wide variety of goods and services, and other uses, herein listed, which are compatible with the area, which will create an attractive environment for pedestrians but which will be accessible to motor vehicles.

(1) Permitted Uses:

- a) Indoor merchandise sales/retail
- b) Offices
- c) Personal Services
- d) Public Use
- e) Food and Beverage Services/Retail

(2) Non-Permitted Uses:

- a.) Storage and Warehousing

- b.) Auto Wrecker
- c.) Apartment
- d.) Auto Repair
- e.) Car Wash.

(3) Discretionary Uses:

The following uses may be permitted subject to the conditions of this Section or such other conditions as may be applicable:

- a) All others not listed

(4) The following regulations apply to permitted uses:

- a) Minimum front yard: Nil
- b) Minimum side yard: Nil or as required in the Alberta Building Code, whichever is greater.
- c) Minimum Rear Yard: Shall be provided for parking and loading spaces.
- d) Outdoor storage is not permitted.
- e) Maximum building height – 10m (32.8 Ft.)

(5) The following regulation applies to dwelling units:

- a.) **Dwelling Unit Entrance:**

Dwelling units shall have an entrance separate from the entrance to any commercial component of the building. Any residence must occupy no more than the rear half of the main floor or the second story without limitation

4. EFFECTIVE DATES AND READINGS

This Bylaw is effective the date of the final passing thereof.

That By-Law #678 was given first reading this 19th day of August, 2014 on a motion by DEPUTY MAYOR Knudtson.

CARRIED UNANAMOUSLY

That By-Law #678 was given second reading this 21st day of October 2014 on a motion by _____.

Moved by _____ that Council proceed with third and final reading of Bylaw #678.

That By-Law #678 was given third and final reading this 21st day of October, 2014 on a motion by _____.

Mayor

Chief Administrative Officer