

MUNICIPAL DISTRICT OF BRAZEAU NO. 77

BY-LAW NO. 221-94

A BY-LAW OF THE MUNICIPAL DISTRICT OF BRAZEAU NO. 77,  
IN THE PROVINCE OF ALBERTA, TO AMEND BY-LAW NO. 109-90, BEING THE  
MUNICIPAL DISTRICT OF BRAZEAU NO. 77 LAND USE BY-LAW.

WHEREAS, Council deems it expedient and proper, under the authority of the Planning Act being Chapter P-9 of the Revised Statutes of Alberta 1980, and amendments thereto, to make certain amendments to By-law No. 109-90.


NOW THEREFORE, COUNCIL OF THE MUNICIPAL DISTRICT OF BRAZEAU NO. 77,  
DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. That an amendment be made to Land Use By-law #109-90 by addition of a Commercial District as set out and attached to this By-law as Schedule A.
2. This By-law shall take effect upon the final passing thereof.

READ a first time this 8<sup>th</sup> day of December, A.D., 1994

READ a second time this 25<sup>th</sup> day of January, A.D., 1995.

READ a third time and finally passed this 25<sup>th</sup> day of January, A.D., 1995.

  
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MUNICIPAL MANAGER

(1) **General Purpose of District**

This land use district is generally intended to provide for retail and service commercial outlets. This district provides a buffer between industry and residents.

(2) **Permitted Uses**

Auctioneering establishment  
Hardware or home improvement centre  
Repair service establishment  
Wholesale or retail of the following:  
    Plumbing or heating equipment or supplies  
    Furniture or lumber  
    General Machinery  
    Manufactured homes and trailers

An establishment for use by and/or a workshop of a:  
    Carpenter/cabinet maker  
    Decorator/painter  
    Electrician  
    Plumber/steamfitter  
    Metalworker/tinsmith  
    Sign painter  
    Upholsterer  
    Motel  
    Eating & Drinking Establishment

**Discretionary Uses**

Accessory buildings  
Public or quasi-public use  
Commercial school (including a school using heavy industrial vehicles)  
Industrial vehicles, automobile, recreational equipment sales, service and rental establishment  
Veterinary clinic  
Travel Information Centre  
Service Station or gas bar  
Bulk fuel storage and distribution  
Private club or lodge  
Funeral home/chapel  
Second hand store  
Transportation or public utility facility  
Storage facilities  
Surveillance suite  
Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

(3) **Site Coverage**

- (a) Service stations, gas bars and bulk oil stations: refer to Section 56.
- (b) For all other prescribed uses, the maximum site coverage of all buildings shall not exceed 60% of the total site area.

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(4) **Minimum Site Area**

- (a) Service stations, gas bars and bulk oil stations: refer to Section 56.
- (b) For all other uses the minimum site area shall be at the discretion of the Development Officer or Municipal Planning Commission who shall consider:
  - (i) access and egress from the site;
  - (ii) traffic circulation within the site;
  - (iii) surfacing and drainage of the site;
  - (iv) parking and loading requirements: and
  - (v) snow removal and cleaning accessibility.

(5) **Minimum Site Width**

The minimum site width shall not be less than 30.0 m (100 ft) unless a greater width is considered necessary by the Joint Municipal Planning Commission/Municipal Planning Commission given the minimum site area requirements.

(6) **Minimum Setback Regulations**

- (a) Front Yard: 15.0 m (50.0 ft), except where the front yard is bounded by the right-of-way of any adjoining township or range road, secondary road or primary highway, in which case the minimum front yard distance shall be 40.0 m (131.0 ft) from the road right-of-way.
- (b) Side Yard: 6.0 m (20.0 ft), except where the side yard is bounded by the right-of-way of any adjoining township or range road, secondary road or primary highway, in which case the minimum side yard distance shall be 40.0 m (131.0 ft) from the road right-of-way.
- (c) Rear Yard: 7.5 m (25.0 ft), except where the rear yard is bounded by the right-of-way of any adjoining township or range road, secondary road or primary highway, in which case the minimum rear yard distance shall be 40.0 m (131.0 ft) from the road right-of-way.

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(7) **Development Regulations**

In accordance with the other regulations in this By-law, all site and development regulations shall be at the discretion of the Development Officer or Joint Municipal Planning Commission/Municipal Planning Commission.

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