

# CITY OF ST. ALBERT

BYLAW 36/2021

## LAND USE BYLAW AMENDMENT

Being Amendment 199 to the Land Use Bylaw 9/2005  
(23B Akins Drive)

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The Council of the City of St. Albert, duly assembled, hereby enacts as follows:

1. Section 10.5, being the “Direct Control (DC) Land Use District” and Schedule “A”, being the Land Use District Map, to Land Use Bylaw 9/2005, are hereby amended by this Bylaw.
2. New sections 10.5(6), 10.5(7), and 10.5(8) are added to the Land Use Bylaw 9/2005 immediately following section 10.5(5), as follows:

**(6) 23B Akins Drive Direct Control District Permitted Uses and Development Officer**

Council delegates the following permitted uses for approval by the Development Officer:

- (a) convenience store with a gross floor area up to 100 sq. m;
- (b) specialty store with a gross floor area up to 80 sq. m; and
- (c) video outlet with a gross floor area up to 80 sq. m.

**(7) 23B Akins Drive Direct Control District Discretionary Uses and Development Officer**

Council delegates the following discretionary uses that may be approved by the Development Officer:

- (a) amusement arcade;
- (b) animal service;
- (c) car wash;
- (d) convenience store with a gross floor area over 100 sq. m;
- (e) day care facility;
- (f) drinking establishment;
- (g) drive-through business for a use listed in subsections (6) and (7);
- (h) dwelling unit above a ground floor commercial use;
- (i) family day home;

- (j) financial institution;
- (k) gas bar;
- (l) general retail store;
- (m) general service;
- (n) health service;
- (o) home occupation;
- (p) public utility building;
- (q) restaurant with up to 50 seats;
- (r) shopping centre with up to 8 separate commercial use facilities;
- (s) specialty store with a gross floor area over 80 sq. m;
- (t) take-out restaurant;
- (u) veterinary clinic;
- (v) video outlet with a gross floor area over 80 sq. m;
- (x) wall mural; and
- (y) accessory development to any use listed in subsection (6) and (7).

**(8) 23B Akins Drive Direct Control District – Delegation to Development Officer**

Council delegates authority for development permits and changes of use or occupancy which are consistent with the uses listed in subsections (6) and (7) to the Development Officer.

3. The lands described and shown on the map below shall be redistricted as indicated on Schedule "A: of the Land Use Bylaw 9/2005:

<u>From District</u>	<u>To District</u>
Neighbourhood Commercial (C1)	Direct Control (DC)
<u>Legal Land Description</u>	<u>Municipal Address</u>
Plan 822 0558, Block 7, Lot 37B	23B Akins Drive



4. The Chief Administrative Officer is authorized to issue a consolidated version of Bylaw 9/2005 that incorporates the amendments made by this amending bylaw and otherwise conforms with the requirements of Section 69 of the *Municipal Government Act*.

READ a First time this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

READ a Second time this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

READ a Third time this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

SIGNED AND PASSED this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF LEGISLATIVE OFFICER