

CITY OF ST. ALBERT

BYLAW 36/2021

LAND USE BYLAW AMENDMENT

Being Amendment 199 to the Land Use Bylaw 9/2005
(#110 23B Akins Drive)

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), and 10.5(7) are added to the Land Use Bylaw 9/2005 immediately following section 10.5(5), as follows:

(6) #110 23B Akins Drive - Direct Control District Permitted Uses

The following shall be permitted uses for the District:

- (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) #110 23B Akins Drive - Direct Control District Discretionary Uses

The following shall be discretionary uses for the District:

- (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).

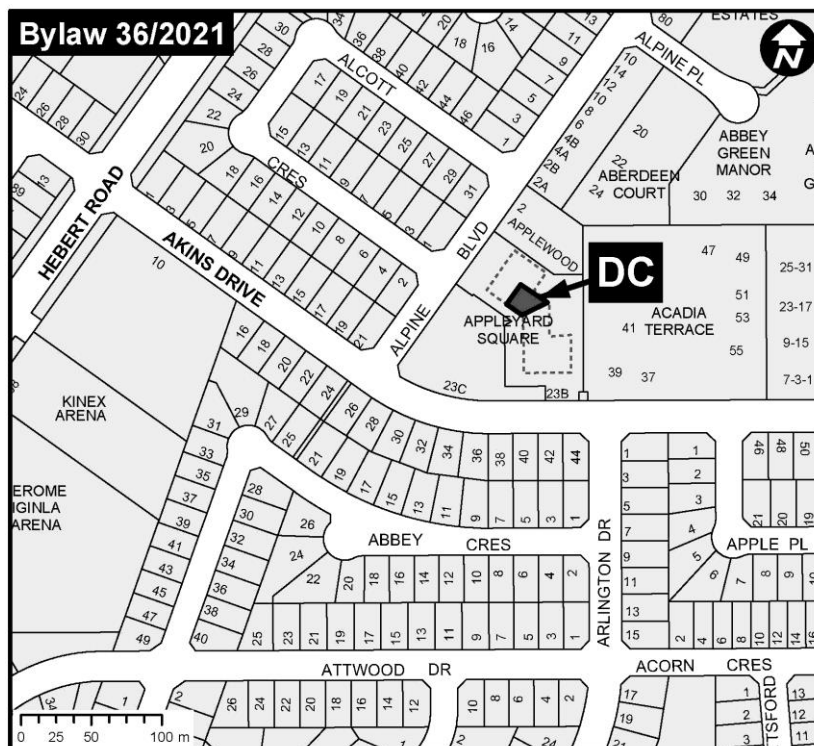
3. The lands described and shown on the map below shall be redistricted as indicated on Schedule "A: of the Land Use Bylaw 9/2005:

From District
Neighbourhood Commercial (C1)

To District
Direct Control (DC)

Legal Land Description
Plan 822 0558, Block 7, Lot 37B

Municipal Address
#110 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