

**BYLAW 2082-16**

A BYLAW OF THE TOWN OF STETTLER, PROVINCE OF ALBERTA TO AMEND BYLAW NO. 2060-15 OF THE SAID TOWN.

WHEREAS pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26 and amendments thereto.

THE MUNICIPAL COUNCIL OF THE TOWN OF STETTLER IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. That Part 10: LAND USE DISTRICTS Section 83 Amending C1: Commercial Central District to include Dwelling, Single Detached (existing) and Basement Suite (Dwelling, Single Detached Only) as Discretionary Uses.
2. That this Bylaw shall take force and effect upon the date of final passing thereof.

READ a first time this 2<sup>nd</sup> day of February, A.D. 2016.

NOTICE OF ADVERTISEMENT published March 2<sup>nd</sup> & March 9<sup>th</sup>, 2016.

Public Hearing held March 15<sup>th</sup>, 2016.

READ a second time this 15<sup>th</sup> day of March, A.D. 2016.

READ a third time and finally passed this 15<sup>th</sup> day of March, A.D. 2016.

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MAYOR

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Assistant CAO

**Section 83: C1 Commercial Central District**

83.1 Purpose:

To provide for an area for intensive commercial 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.

83.2 Uses:

<b>Permitted Uses</b>	<b>Discretionary Uses</b>
Animal Services	Accessory Use
Automobile Supply Store	Apartment
Bank / Financial Institution Building	Automobile Repair Garage
DemolitionClinic Convenience Food Store	<b>Basement Suite</b>
Contracting Services – Minor Day Care Facility	<b>- Dwelling, Single Detached Only</b>
Dry Cleaning and Laundry Depot / Plant	Communication Tower Parking Facility
Dwelling Units Above Ground Floor Business	<b>Dwelling, Single Detached (Existing)</b>
Florist Shop	Recreation Facility
Food and/or Beverage Service Facility	Recycling Depot
Handicraft Business	Similar Use
Laundromat	Taxi / Bus Depot
Light Equipment Repair / Rental	Temporary Mobile Commercial Sales
Office Building Personal Service Shop	Vehicle Wash
Pharmacy	Utility Building
Public Use	
Restaurant	
Restaurant – Drive Thru	
Restaurant – Takeout / Delivery	
Retail Store	
Sign	
Theatre	
Theatre – Movie	

83.3 Site Regulations:

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district.

Site Coverage	100%
Floor Area	n/a
Minimum Parcel Area	n/a
Maximum Building Height	A maximum of four full storeys above grade: flat roof – 15.0 m; sloped roof – 18.75 m
Front Yard Setback	Nil.
Side Yard Setback	Nil, or as required by the Alberta Building Code, whichever is greater
Rear Yard Setback	Shall be provided for parking and loading spaces.
Parking and Loading	Part 8 of this Bylaw.
Outdoor Storage and Display	Outdoor storage and display is not permitted except sidewalk sales. Garbage storage shall be confined to a designated area, and shall not have an adverse affect on the use or circulation on the parcel or adjacent parcels.
Dwelling Unit Entrance	Dwelling units shall have an entrance separate for the entrance to any commercial component of the building.