



BYLAW 2019-818

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BEING A BYLAW TO AMEND LAND USE BYLAW NO. 2018-804 FOR THE VILLAGE OF CARBON IN THE PROVINCE OF ALBERTA.

AND

TO ESTABLISH THE USES AND RULES FOR A DIRECT CONTROL DISTRICT OF LAND USE BYLAW NO. 2018-804 FOR THE VILLAGE OF CARBON IN THE PROVINCE OF ALBERTA

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**WHEREAS** pursuant to the provision of Section 639 of the *Municipal Government Act*, RSA 2000, Chapter M-26, the Council of the Village of Carbon (hereinafter called the Council), has adopted Land Use Bylaw No. 2018-804;

**AND WHEREAS** the Council deems it desirable to amend Land Use Bylaw No. 2018-804; and

**NOW THEREFORE** the Council hereby amends Land Use Bylaw No. 2018-804 as follows:

- 1. Land Use Bylaw 2018-804 of the Village of Carbon Use Bylaw No. 2018-804 is hereby amended.
- 2. Land Use Bylaw 2018-804 is hereby amended by changing the land use classification of:

Plan 4387P Block 11 Lots 29-32

**From: R-2 General Residential District**

**To: DC Direct Control District**

- 3. This Bylaw shall also establish uses and rules for the Direct Control District in accordance with Section 26 of Land Use Bylaw 2018-804 and, unless otherwise provided by this Bylaw or by a statutory plan affecting the lands described above:
  - a) All uses, terms, requirements and processes are as described in Part I – V of Land Use Bylaw 2018-804, and
  - b) The General Land Use Regulations for all districts, as described in Part VII of the Land Use Bylaw 2018-804, shall apply to uses on the lands described above.
- 4. Permitted Uses:
  - Bulk Fuel Sales Depot
- 5. Development Rules

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a) Minimum Requirements:

I. Site Area:

- a) 464 m<sup>2</sup> (4,994.6 sq. ft.) or as required by the Development Authority

II. Lot Width:

- a) All sites 15m (49.2 ft.).

III. Front Yard:

- a) 6.1 m (20ft)

IV. Side Yard:

- a) 1.5 m (5 ft.) in all cases except where a firewall is provided; in which case, no side yard is required;  
b) 6 m (19.7 ft.) adjacent to residential land use districts;

V. Rear Yard:

- a) 6 m (19.7 ft.) or as required by the Development Authority

b) Maximum Limits:

I. Site Coverage:

- a) At the discretion of the development authority

II. Height:

- a) 13.72 (45 ft) unless otherwise approved by the Development Authority.

c) Off-Street Parking and Loading

Off-street Parking and Loading shall be provided in accordance with Section 66 and 67 of Land Use Bylaw 2018-804.

- I. Off-site parking levies or alternative requirements may be applied at the discretion of the Development Authority.

d) Landscaping and Screening

- I. The boulevard where existing, and a minimum of 10% of the site area must be landscaped in accordance with the site plan approved by the Development Authority

- II. Any trees or shrubs which die, that were planted under the approved plan, must be replaced the next planting season

- III. Sites abutting a residential district shall be screened from view to the satisfaction of the Development Authority.

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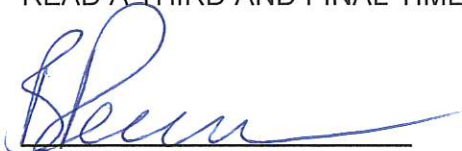


- IV. Outside storage areas of material and equipment shall be screened from adjacent sites and public thoroughfares to the satisfaction of the Development Authority.
  
  - V. Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares including lanes to the satisfaction of the Development Authority.
6. Development approval authority is hereby delegated to the Development Officer
7. This Bylaw shall come into effect on the date of final passage thereof.

READ A FIRST TIME THIS 4<sup>th</sup> DAY OF FEBRUARY, 2019

READ A SECOND TIME THIS 19<sup>th</sup> DAY OF FEBRUARY, 2019.

READ A THIRD AND FINAL TIME AND PASSED THIS 19<sup>th</sup> DAY OF FEBRUARY, 2019.

  
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MAYOR

  
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CHIEF ADMINISTRATIVE OFFICER