

BYLAW NO. 7/2021

**BEING A BYLAW OF THE MUNICIPAL DISTRICT OF PEACE NO. 135
IN THE PROVINCE OF ALBERTA TO AMEND THE
MUNICIPAL DISTRICT OF PEACE NO. 135 LAND USE BYLAW NO. 1/2012**

WHEREAS, the *Municipal Government Act*, RSA 2000 Chapter M-26, as amended, authorizes the Council of a municipality to enact a Land Use Bylaw to regulate and control the use and development of land and buildings within a municipality; and

WHEREAS, the Municipal District of Peace No. 135 has adopted the Municipal District of Peace No. 135 Land Use Bylaw No. 1/2012, as amended, to regulate land use and development in the Municipal District; and

WHEREAS, the Council of the Municipal District of Peace No.135, in the Province of Alberta, has deemed it desirable to amend the Municipal District of Peace No. 135 Land Use Bylaw No. 1/2012;

NOW THEREFORE, pursuant to Section 230, 606 and 692 of the *Municipal Government Act*, RSA 2000 Chapter M-26, as amended, the Council of the Municipal District of Peace No. 135 in the Province of Alberta, duly assembled, hereby enacts as follows:

AMENDMENTS

1. **That Section 5.9 (C) under RURAL INDUSTRIAL DISTRICT (RI) is amended as follows:**

C. SITE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure unless such lot is served by water and sewer systems, as deemed necessary by the Development Officer. In the case of a lot located within the West Hill Business Park Area Structure Plan area, private water and sewer systems may be allowed on a temporary basis until such a time as municipal servicing is made available, in which case the lot or development shall be required to connect to municipal services, as per the Area Structure Plan. The following additional site provisions shall apply to all developments in this district:

2. **That Section 5.11 (D) under COMMERCIAL INDUSTRIAL DISTRICT (CI) is amended as follows:**

D. SITE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure unless such lot is served by water and sewer systems, as deemed necessary by the Development Officer. In the case of a lot located within the West Hill Business Park Area Structure Plan area, private water and sewer systems may be allowed on a temporary basis until such a time as municipal servicing is made available, in which case the lot or development shall be required to connect to municipal services, as per the Area Structure Plan. The following additional site provisions shall apply to all developments in this district:

3. **That Section 5.15 (D) under HIGHWAY COMMERCIAL DISTRICT (HC) is amended as follows:**

D. SITE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure unless such lot is served by water and sewer systems, as deemed necessary by the Development Officer. In the case of a lot located within the West Hill Business Park Area Structure Plan area, private water and sewer systems may be allowed on a temporary basis until such a time as municipal servicing is made available, in which case the lot or development shall be required to connect to municipal

services, as per the Area Structure Plan. The following additional site provisions shall apply to all developments in this district:

4. That Section 5.16 (D) under SERVICE COMMERCIAL DISTRICT (SC) is amended as follows:

D. SITE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure unless such lot is served by water and sewer systems, as deemed necessary by the Development Officer. In the case of a lot located within the West Hill Business Park Area Structure Plan area, private water and sewer systems may be allowed on a temporary basis until such a time as municipal servicing is made available, in which case the lot or development shall be required to connect to municipal services, as per the Area Structure Plan. The following additional site provisions shall apply to all developments in this district:

SEVERABILITY

5. That if any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed.

EFFECTIVE DATE

6. That this Bylaw shall come into force and have effect on the date of third and final reading.

Received first reading given on the 14th day of December, 2021.



Robert Willing, Reeve



Barbara Johnson, Chief Administrative Officer

A public hearing was held on the 25th day of January, 2022.

Second reading given on the 25th day of January, 2022.




Robert Willing, Reeve



Barbara Johnson, Chief Administrative Officer

Third Reading given on the 25th day of January, 2022.



Robert Willing, Reeve



Barbara Johnson, Chief Administrative Officer