



LAND USE BYLAW AMENDMENT

BYLAW # 2024-12

AUTHORITY: Mayor & Council

APPROVAL:

EFFECTIVE DATE:

OF THE TOWN OF VALLEYVIEW IN THE PROVINCE OF ALBERTA

BYLAW # 2024-12 (A BYLAW TO AMEND THE LAND USE BYLAW)

A Bylaw of the Town of Valleyview, Province of Alberta, to amend Land Use Bylaw #2022-11.

WHEREAS: The Municipal Council of the Town of Valleyview, Province of Alberta, has adopted a Land Use Bylaw;

WHEREAS: The Council has the authority under the provisions of the Municipal Government Act, RSA 2000, Chapter M-26, Section 191 (1) to amend the Land Use Bylaw; and

WHEREAS: The Council deems it desirable to amend Land Use Bylaw #2022-11;


NOW THEREFORE: The Council of the Town of Valleyview, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. That Table C4.1: Signs by Land Use District in Section C4 (Signs) be amended by including Discretionary uses in the Downtown Commercial (CD) district illustrated on Schedule "A" attached hereto; and
2. To Include a Gas Bar as a discretionary Use in Downtown Commercial; and
3. To Delete C4.5(1) in Land Use Bylaw 2022-11
4. That this Bylaw shall come into effect on the date of final passage thereof.

READ a first time this 15th day of October 2024.

READ a second time this 28th day of October 2024.

READ a third time and finally passed this 28th day of October 2024.


MAYOR


CHIEF ADMINISTRATIVE OFFICER



LAND USE BYLAW AMENDMENT

SCHEDULE "A"

1)

*Town of
Valleyview Land Use Bylaw
No. 2022-11*

B4.6 Downtown Commercial (CD) District

(1) Purpose

The purpose of this Land Use District is to provide for Mixed-Use Developments containing retail or office at grade and residential above, generally located in the central business area of Town.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • <u>Accessory Building or Use to a Permitted Use</u> • <u>Clinic</u> • <u>Eating and Drinking Establishment</u> • <u>Financial Institution</u> • <u>Hotel</u> • <u>Mixed-Use Development</u> • <u>Personal Services Establishment</u> • <u>Professional and Business Support Service</u> • <u>Public Use</u> • <u>Retail Outlet</u> 	<ul style="list-style-type: none"> • <u>Accessory Building or Use to a Discretionary Use</u> • <u>Amusement Establishment, Indoor</u> • <u>Bed and Breakfast</u> • <u>Bus Depot</u> • <u>Cannabis Retail Store</u> • <u>Child Care Facility</u> • <u>Community Hall</u> • <u>Contractor, Limited</u> • <u>Manufactured Home</u> established prior to the adoption of this Bylaw • <u>Participant Recreation, Indoor</u> • <u>Pet Care Service</u> • <u>Single Detached Dwelling</u> established prior to the adoption of this Bylaw • <u>Spectator Entertainment</u> • <u>Gas Bar</u>

2)

Table C4.1: Signs by Land Use District

District	Sign Type									
	Billboard	Canopy/Awning	Construction	Electronic Display	Fascia	Freestanding	Projecting	Sandwich Board	Vehicle	Window
RR			P							P
RG			P							P
RMD			P							P
RMH			P							P
RL			P							P
DD		D	P		D			D		D
CG		P	P		P		P	P		P
CS	D	P	P	P	P	P	P	P	P	P
CH	D	P	P	P	P	P	P	P	P	P
IG	D	P	P	P	P	P	P	P	P	P
PS			P		P		P	P		
UR	D		P		P		P	P	D	

P = Permitted D = Discretionary

3)

C4.5 Downtown Commercial (CD) District Sign Regulations

- (1) To reduce visual clutter, all businesses shall be limited to one (1) permanent Sign, one (1) temporary sign, and one window sign.
- (2) The copy area of fascia signs shall be limited to the façade of the first storey of the subject building.