

VILLAGE OF THORSBY
BY-LAW 2003-09

BEING A BY-LAW TO AMEND LAND USE BYLAW 2000-05.

THEREFORE pursuant to part 17 of the Municipal Government Act the Council of the Village of Thorsby enacts the following changes to Bylaw 2000-05, the Land Use Bylaw:

1. In schedule B of the Bylaw, Regulations for Land Use Districts, the bylaw is amended by adding the following section after section 5:

5A. C1A Downtown Commercial

5A.1 Purpose
The purpose of the C1A district is to provide land for high density commercial activities in the downtown area.

5A.2 Permitted uses
The following uses are permitted:

Retail stores except those listed below as discretionary
Professional, financial, and service businesses except those listed below as discretionary
Clubs, associations, churches, and lodges, except those listed below as discretionary
Government buildings
Residences above the main floor
Buildings and uses accessory to the above

5A.3 Discretionary uses
The following uses may be allowed at the discretion of the development authority:

Establishments selling or dispensing alcohol for consumption on or off the premises
Establishments providing 'adult' entertainment or selling 'adult' products
Gambling establishments
Amusement arcades
Pawnbrokers
Businesses which sell gasoline or auto parts, or sell or repair motor vehicles. Rules for these businesses shall be the same as if they were located in the C2 district.
Businesses selling lumber or other flammable products
Drive-in businesses
Day care and group care facilities
Buildings and uses accessory to the above

Note: auto wreckers are neither a permitted nor a discretionary use in the C1A district.

5A.4 Lot width
A lot for a commercial use shall have a width of at least 5 metres (16 feet)

A lot for residential use shall have a width of at least 10 metres (33 feet)

5A.5 Site coverage
Commercial buildings may cover 100% of the lot.

Allowable site coverage for residential buildings shall be set by the development authority in each case.

5A.6 Maximum height of buildings
The maximum allowable building height shall be determined by the development authority bearing in mind the requirements of the Alberta Building Code and the recommendations of the fire department.

- 5A.7 Front setback
Residences shall be set back at least 6 metres from the front property line.
No front setbacks is required for other buildings.
- 5A.8 Rear setback
Residences shall be set back at least 6 metres from the rear property line.
No rear setback is required for other buildings.
- 5A.9 Side setback
If the walls of a building are constructed of concrete block or other incombustible material, no side setback is required by this bylaw, but the Alberta Building Code shall govern.
If the walls of a building are constructed of combustible material, the building shall be set back at least 1.5 metres (5 feet) from the side property line.
- 5A.10 Parking
New professional, government, financial services, and medical buildings shall be provided with one off street parking stall for each whole 50 square metres of net leasable area.
Other new commercial buildings shall be provided with one off street parking stall for each whole 100 square metres of net leasable area.
Residences shall be provided with one off street parking stall per suite or unit.
Where an existing building is to continue in that use, or to be converted to another use, and is not to be enlarged, no parking is required in addition to that previously provided.
Off street parking may be located on the lot being developed or elsewhere within convenient walking distance.
Off street parking may be shared between two or more businesses if there is a written agreement between the two landowners and the agreement is satisfactory to the Development Authority
In determining whether such an agreement is satisfactory, the development authority may consider the different times of peak usage by each business.
- 5A.11 Loading
Where a business or a facility is likely to receive large quantities of goods, or frequent deliveries, the development authority may require that an off-street loading dock be provided, adequate to accommodate the expected traffic without disrupting the flow of vehicles on adjacent streets.
2. Lots 9, 10 and 11, 12, 13, 14, 15, 16, 17, and 18, Block 1, Plan 1828EO, Lots 1, 2, 3, 4, 5, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, Block 2, Plan 1828EO and Lots 6 and 7, Block 1, Plan 56NY, municipally known as 4901 Hankin Street, 4902 Hankin Street, 4904 Hankin Street, 4905 Hankin Street, 4906 Hankin Street, 4907 Hankin Street, 4908 Hankin Street, 4909 Hankin Street, 4909A Hankin Street, 4910 Hankin Street, 4912 Hankin Street, 4913 Hankin Street, 4914 Hankin Street, 4915 Hankin Street, 4916 Hankin Street, 4916A Hankin Street, 4917 Hankin Street, 4922 Hankin Street, 4924 Hankin Street, 4929 Hankin Street, 4909-50th Avenue, 4911-50th Avenue, and 4913-50th Avenue are reclassified from C1 Downtown Commercial to C1A Downtown Commercial.
3. The map forming schedule C of the bylaw is amended accordingly.

4. This bylaw comes into effect on the date of third reading.

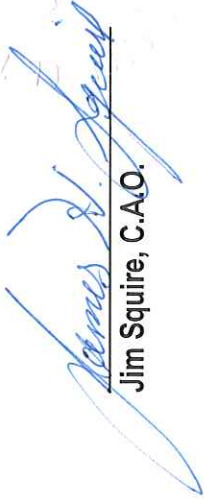
READ A FIRST TIME THIS 14th DAY OF October, 2003

READ A SECOND TIME THIS 14th DAY OF October, 2003

READ A THIRD TIME AND PASSED THIS 14th DAY OF October, 2003



John Hillary, Mayor



Jim Squire, C.A.O.