

**BYLAW NO. 1869-16  
OF THE  
CITY OF WETASKIWIN  
IN THE PROVINCE OF ALBERTA**

A BYLAW OF THE CITY OF WETASKIWIN IN THE PROVINCE OF ALBERTA TO AMEND BYLAW NO. 1804-13 BEING THE LAND USE BYLAW.

WHEREAS, pursuant to the Municipal Government Act, Chapter M-26, R.S.A. 2000, with amendments thereto, Council of the City of Wetaskiwin may regulate and control the use and development of land and buildings in the City; and

WHEREAS, an application was received requesting the Land Use Bylaw be amended to reclassify Plan 7520278, Lot 6, which is civically addressed as 3806 – 48 Street from M1 – Light Industrial to M2 – Heavy Industrial; and

WHEREAS, the purpose of the M1 – Light Industrial district is to provide for high quality, light industrial developments that operate in such a manner that no nuisance factor is created or apparent outside an enclosed building. Limited outdoor activities (loading, service, storage, etc.) that are accessory to a principal use may occur providing the scale of such activities does not unduly conflict with the primary purpose of this zoning classification or dominate the use of the site; and

WHEREAS, the purpose of the M2 – Heavy Industrial district is to provide for manufacturing, processing, assembly, distribution, service and repair uses as permitted uses, that carry out a portion of their operation outdoors or require outdoor storage areas. Any nuisance associated with such permitted uses should not generally extend beyond the boundaries of the zoning classification. The zoning classification also allows for other industrial uses as discretionary uses that due to their appearance, industry image, noise, odour, risk of toxic emissions, or fire and explosion hazards are incompatible with residential, commercial and other land uses. The zoning classification also allows for some commercial uses as discretionary uses that provide commercial services to the industrial area;

NOW THEREFORE, the Municipal Council of the City of Wetaskiwin duly assembled hereby enacts as follows:

1. That Part 11 of the Land Use Bylaw No. 1804-13 be amended to reclassify the following property from M1 – Light Industrial to M2 – Heavy Industrial (as shown on the following map):



PLAN 7520278  
LOT SIX (6)  
CONTAINING 5.66 HECTARES (13.98 ACRES) MORE OR LESS  
EXCEPTING THEREOUT: (A) 0.838 HECTARES (2.07 ACRES) MORE OR  
LESS SUBDIVIDED UNDER PLAN 7822281  
(B) 2.59 HECTARES (6.40 ACRES) MORE OR LESS SUBDIVIDED UNDER  
PLAN 8022274  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
CIVICALLY ADDRESSED AS 3806 – 48 STREET

2. This bylaw shall come into full force and effect on the date of signing.

Read a first time this 25<sup>th</sup> day of April, 2016.

Read a second time this 24<sup>th</sup> day of May, 2016.

Read a third time this 24<sup>th</sup> day of May, 2016.

\_\_\_\_\_  
ORIGINAL SIGNED

MAYOR

\_\_\_\_\_  
ORIGINAL SIGNED  
CHIEF ADMINISTRATIVE OFFICER