



**TOWN OF CARDSTON
IN THE PROVINCE OF ALBERTA**

BYLAW 1647A

LAND USE BYLAW AMENDMENT

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BEING a bylaw of the Town of Cardston in the Province of Alberta, to amend Bylaw No. 1647, being the municipal Land Use Bylaw.

WHEREAS the municipal council wishes to amend the Land Use Bylaw so to provide for the ability to develop a “Residential Accommodation in conjunction with an Approved Commercial or Industrial Use” in the Drive-in/Highway Commercial – C2, General Industrial – I1, Light Industrial – I2 land use districts by adding the aforementioned use as a “discretionary use” in each respective district and adding decision making criteria for the same to Schedule 5 – Use Specific Standards.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the Town of Cardston, in the Province of Alberta, duly assembled does hereby enact the following:

1. Add “Residential Accommodation in conjunction with an Approved Commercial or Industrial Use” as a Discretionary Use to the Drive-in/Highway Commercial – C2, General Industrial – I1, Light Industrial – I2 land use districts in Schedule 2.
2. Add the following to Schedule 5 – Standards of Development:

***22. RESIDENTIAL ACCOMMODATION IN CONJUNCTION WITH AN
APPROVED COMMERCIAL OR INDUSTRIAL USE***

Residential accommodation in conjunction with an approved commercial or industrial use may be approved where in the opinion of the Development Authority:

- (1) It is not inappropriate, from a health and safety perspective, for the dwelling unit(s) to be housed within the same building or located on the same site as the approved commercial or industrial use; and*
- (2) Where the principal use of the property for commercial or industrial purposes is maintained;*

And provided that:

- (3) The front façade of the building is maintained as a commercial or industrial premise; and*

- (4) *The dwelling unit(s) will be a size/extent limited to only what is reasonably necessary for habitation purposes, so as not to preclude the development and/or expansion of adjacent commercial or industrial uses.*
3. Bylaw No. 1647, being the municipal Land Use Bylaw, is hereby amended.
 4. This bylaw comes into effect upon third and final reading hereof.

Received First Reading this 28th day of June, 2016.

Received Second Reading this 9th day of August, 2016.

Received Third & Final Reading this 9th day of August, 2016.

Signed by the Mayor and the Chief Administrative Officer this 31st day of August, 2016.

TOWN OF CARDSTON

MAYOR

CHIEF ADMINISTRATIVE OFFICER