

**TOWN OF ROCKY MOUNTAIN HOUSE
BYLAW NO. 2023/13**

BEING A BYLAW OF THE TOWN OF ROCKY MOUNTAIN HOUSE IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING MUNICIPAL DEVELOPMENT PLAN BYLAW 2020/20, NORTH AREA STRUCTURE PLAN BYLAW 94/01LU, AND LAND USE BYLAW 2020/19, FOR NW 34-39-7-W5 (7215 60 St).

WHEREAS, it is deemed necessary and expedient to amend Municipal Development Plan Bylaw 2020/20, North Area Structure Plan Bylaw 94/01LU, and Land Use Bylaw 2020/19, and in the manner hereinafter appearing.

NOW THEREFORE, the Town of Rocky Mountain House Council enacts as follows:

- i. This Bylaw may be cited as BYLAW 2023/13 – A Bylaw to amend Municipal Development Plan Bylaw 2020/20, North Area Structure Plan Bylaw 94/01LU, and Land Use Bylaw 2020/19, for NW 34-39-7-W5.
 - ii. Where the provisions of this Bylaw conflict with the provision of any other Bylaw of the Town of Rocky Mountain House, this Bylaw shall prevail.
1. **THAT** Municipal Development Plan Bylaw 2020/20 District Map be amended for NW 34-39-7-W5 from Local Commercial and Neighbourhood Residential to Highway Commercial;
 2. **THAT** North Area Structure Plan Bylaw 94/01LU District Map be amended for NW 34-39-7-W5 from Residential to Highway Commercial;
 3. **THAT** Land Use Bylaw 2020/19 District Map be amended for NW 34-39-7-W5 from Future Development to Highway Commercial; and
 4. **THAT** Land Use Bylaw 2020/19 Zoning District Highway Commercial (HC) be amended to add "Freight and Transportation Depot" to the list of Discretionary Uses;

as shown on attached **Schedules A, B, C and D – To Amend** Municipal Development Plan Bylaw 2020/20 District Map, North Area Structure Plan Bylaw 94/01LU District Map, Land Use Bylaw 2020/19 District Map and Land Use Bylaw Highway Commercial Zoning District (HC).

EFFECTIVE DATE

This Bylaw shall take full force and effect upon third and final reading.

READ a first time this 3rd day of October, 2023.

READ a second time this _____ day of _____, 2023.

Read a third time and passed this _____ day of _____, 2023.

Debbie Baich, MAYOR

Dean Krause, CAO

Town of Rocky Mountain House

Bylaw No. 2023/13

Schedule A

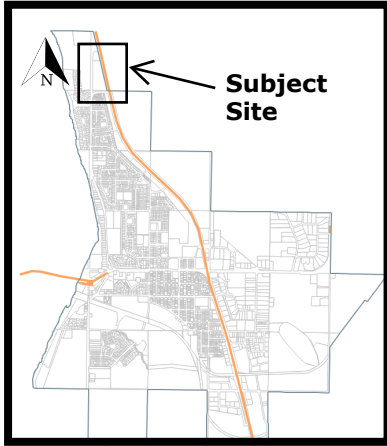
To amend Municipal Development Plan

Bylaw 2020/20

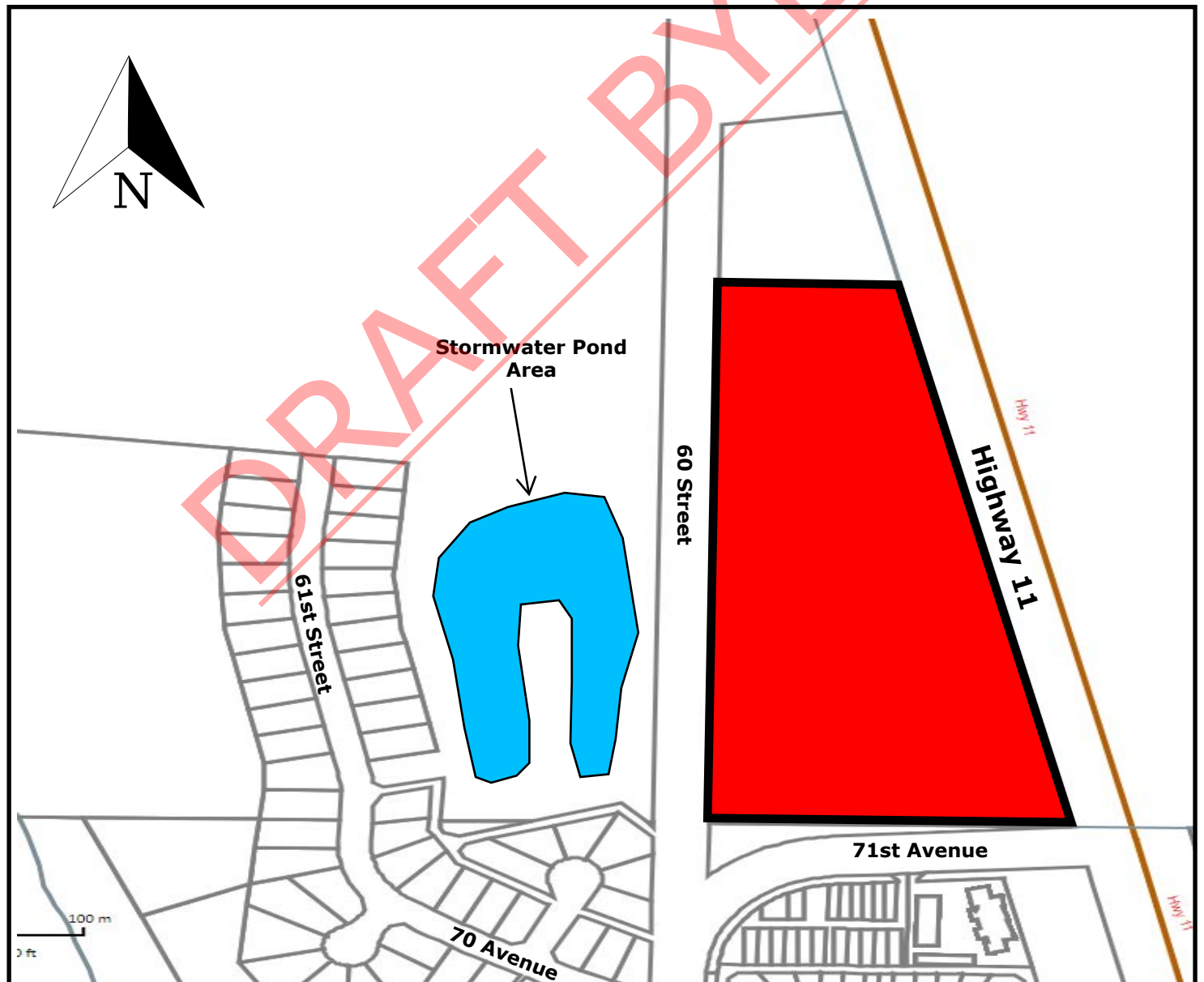
Figure 6 - Land Use Concept Map

LEGAL DESCRIPTION:

NW 34-39-7-W5



From Neighborhood Residential & Local Commercial to Highway Commercial



Town of Rocky Mountain House

Bylaw No. 2023/13

Schedule B

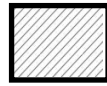
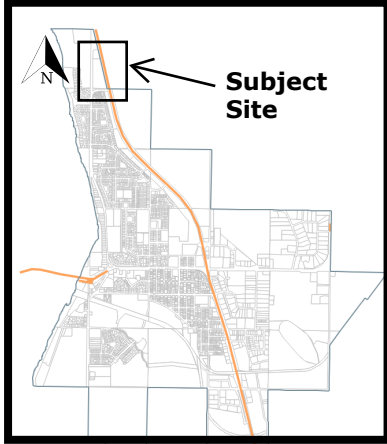
To amend North Area Structure Plan

Bylaw 94/01LU

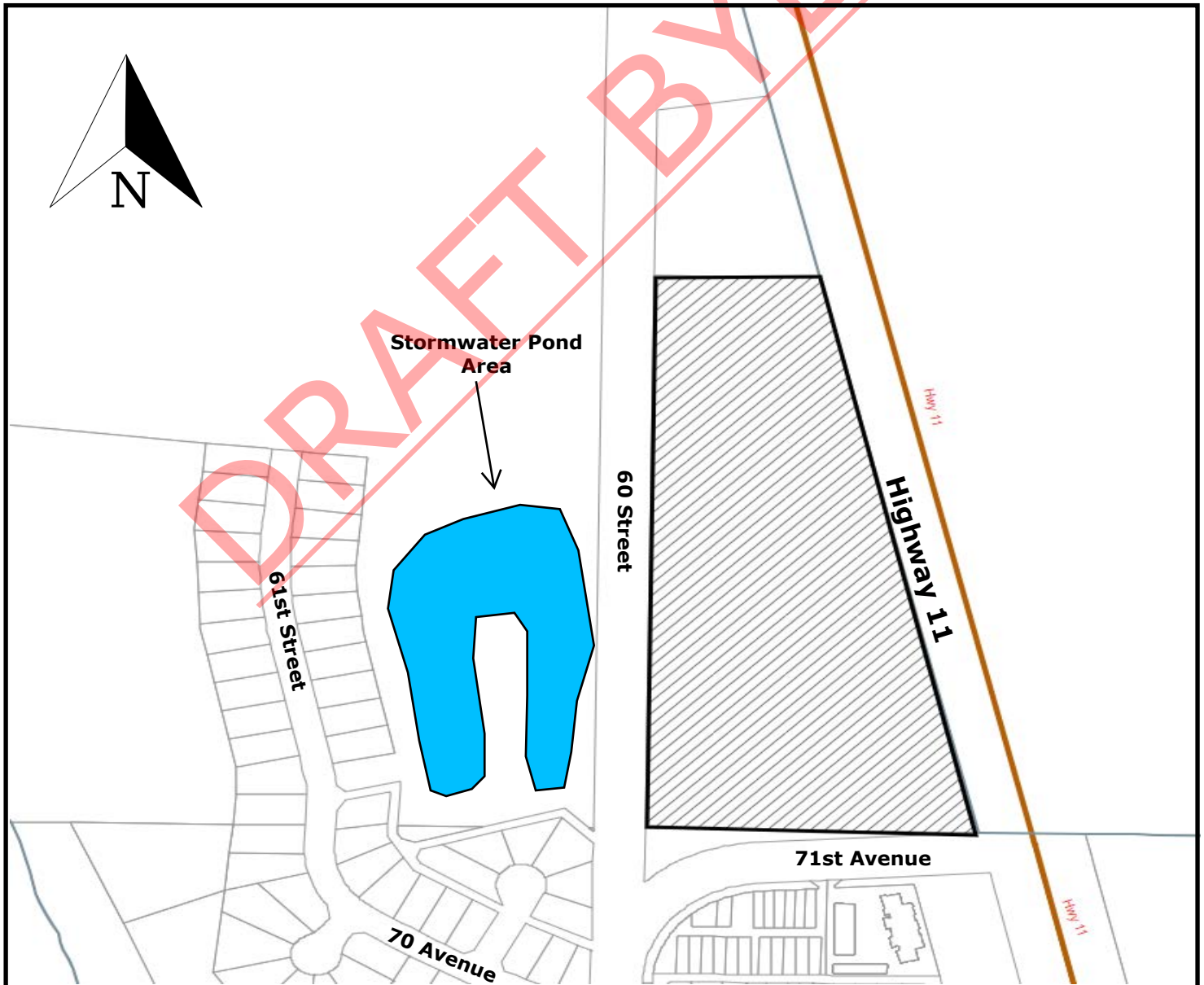
PLAN CONCEPT - Map 3

LEGAL DESCRIPTION:

NW 34-39-7-W5



From Residential, Highway Commercial and Public Open Space to Highway Commercial



Town of Rocky Mountain House

Bylaw No. 2023/13

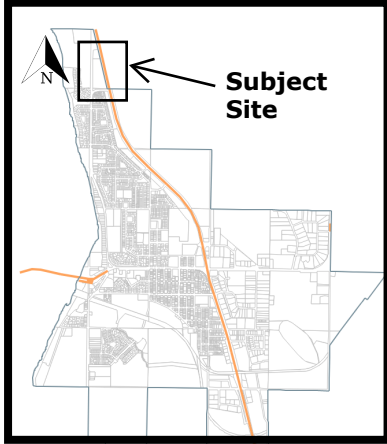
Schedule C

To amend Town of Rocky Mountain House Land Use Bylaw
Bylaw 2020/19

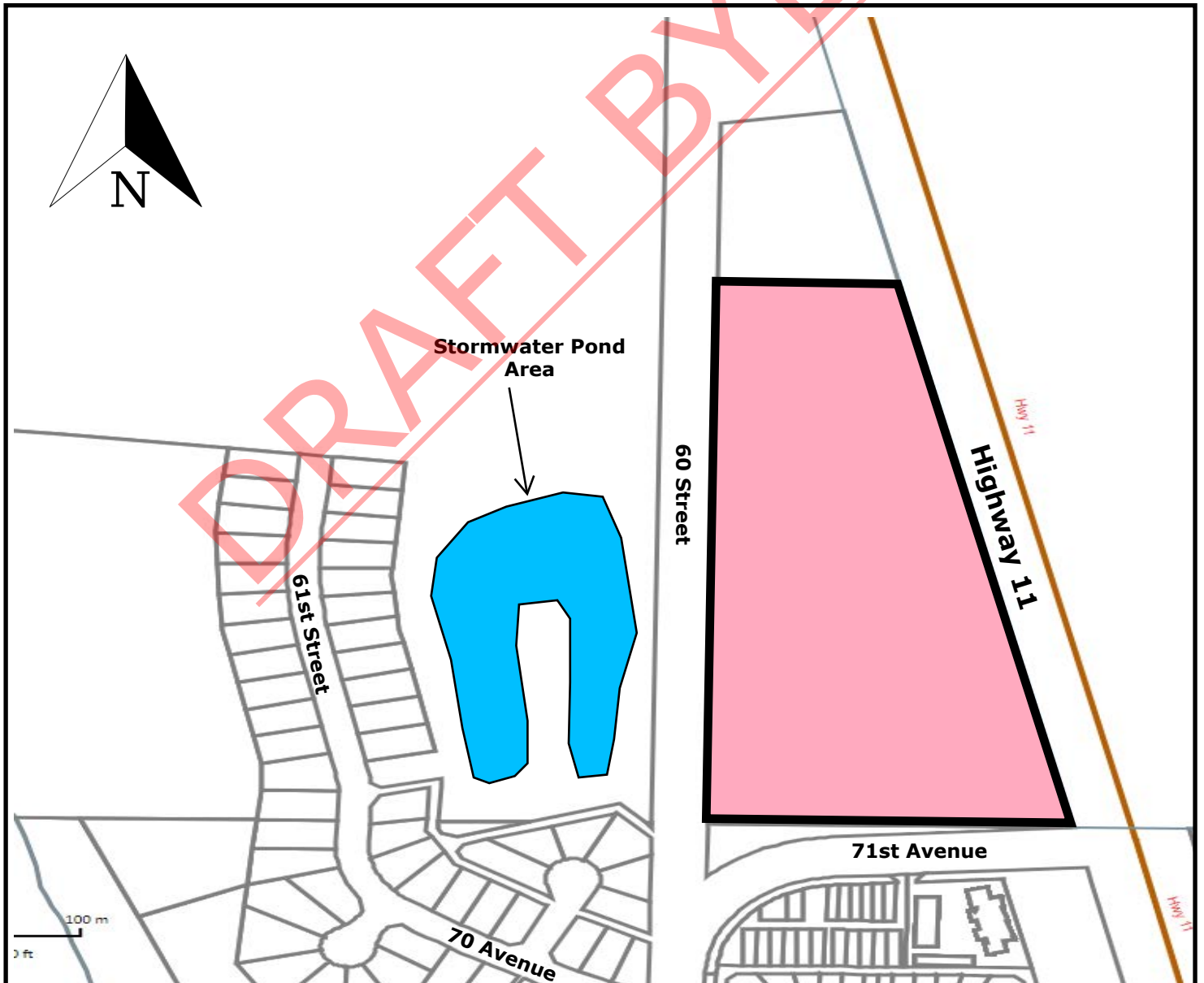
Land Use Bylaw Districts Map

LEGAL DESCRIPTION:

NW 34-39-7-W5



 From Future Development District (FD)
to Highway Commercial District (HC).



Bylaw No. 2023/13

Schedule D

7.3 HIGHWAY COMMERCIAL DISTRICT (HC)

7.3.1 General Intent: To facilitate the **development** of commercial businesses along arterial **roads** and highways to minimize the intrusion of vehicular traffic into residential areas. The primary focus is on commercial land **uses** which are built at low densities and generally serve the town and surrounding region.

7.3.2 - Uses

Permitted Uses

Accessory Building or Structure
Convenience

Retail Store

Park

Public Utility

Restaurant

Retail Sales Establishment

Solar Energy Device

Discretionary Uses

Alcohol Retail

Animal Services

Bulk Fuel Sales and Storage

Bus Depot

Cannabis Lounge

Cannabis Retail

Caretaker Suite

Car Wash

Commercial Recreation and
Entertainment

Community Support Services

Contractor Services without outside
storage

Craft Brewery and Distillery

District Shopping Centre

Drinking Establishment

Drive-In Business

Dwelling Unit

Financial Services

Freight and Transportation Depot

Gas Bar

Government Services

Heavy Equipment Sales, Service, and Rental

Hotel

Light Equipment Assembly, Sales and Service Light Repair Services

Mobile Commercial Sales

Motel

Office

Parking Facility

Personal Service

Public Utility Building

Sea Can

Seasonal Greenhouse

Sign, A-Board

Sign, Awning

Sign, Fascia

Sign, Freestanding

Sign, Portable

Sign, Projecting

Sign, Roof Top

Temporary Kiosk

Vehicle Sales, Service, and Rental