

**TOWN OF BEAUMONT
BYLAW NO. 925-18**

**A Bylaw amending Bylaw 796-12, the Town of Beaumont
Land Use Bylaw, in the Province of Alberta**

PURSUANT to the Municipal Government Act, R.S.A. 2000 c. M-26 and amendments thereto, the Council of the Town of Beaumont, duly assembled, enacts as follows:

That the Land Use Bylaw 796-12 of the Town of Beaumont, be amended by adding “Education Services” as a Discretionary Use to Section 8.11.3 and adding Section 8.11.7 Additional Development Regulations for Education Services as attached.

Read a first time in Council this ____ day of ____, 2018.

Statutory Public Hearing held this ____ day of ____, 2018.

Read a second time in Council this ____ day of ____, 2018.

Read a third time in Council and finally passed this ____ day of ____, 2018.

Mayor

Supervisor, Legislative Services

8.11 C2 – COMMERCIAL DISTRICT

8.11.1 **Purpose:** The purpose of this District is to provide all residents of the community and trading area with access to a wide variety of retail and service establishments Abutting arterial roads.

8.11.2 Permitted Uses:

- a) Alcohol Sales – Major
- b) Alcohol Sales – Minor
- c) Drive-In Business
- d) Drive-In Food Services
- e) Eating and Drinking Establishments
- f) Hotels
- g) Medical Centres and Health Agencies
- h) Motel
- i) Personal Service Shop
- j) Professional, Financial and Office Services
- k) Retail Store, General
- l) Shopping Centre

8.11.3 Discretionary Uses:

- a) Accessory Building
- b) Amusement Establishment – Indoors
- c) Automotive and Minor Recreational Vehicle Sales/Rentals Establishment
- d) Automotive Services, Equipment and Repair Shop
- e) Community Centres
- f) Early Learning Child Care and After School Care Facility
- g) Education Services
- h) Entertainment Establishments
- i) Funeral/Cremation Services
- j) Gas Bar
- k) Government Buildings
- l) Library/Culture Services
- m) Places of Worship
- n) Recreation Services – Indoor
- o) Service Station
- p) Utility Buildings, Structures or Installations
- q) Veterinary Clinic

8.11.4 **Development Regulations:** In addition to the General Regulations outlined in Part 4, the following provisions shall apply to every Development in this District:

MINIMUM/MAXIMUM STANDARD	PRINCIPAL BUILDING	ACCESSORY BUILDINGS
Lot Size (min.)	1.5ha	
Lot Coverage (max.)	40%	
Front Yard Setback (min.)	No setback is required	No closer than the Principal Building
Side Yard Setback (min.)	Adjacent to or Abutting on a residential District shall be 4.5m or one half the height of the Building, whichever is greater. Adjacent to or Abutting on all other Districts, no Setback is required.	1.2m
Rear Yard Setback (min.)	Adjacent to or Abutting on a residential District shall be 4.5m or one half the height of the Building, whichever is greater. Adjacent to or Abutting on all other Districts, no Setback is required.	1.2m
Building Height (max.)	20.0m	5.0m

- a) All Developments must provide on-site exterior pedestrian walkways which:
- i) connect on-site Uses to each other and to the public Right of Way adjoining the Development in a safe and convenient manner;
 - ii) coordinate with alignments and access points to other existing or planned pedestrian walkways on Adjacent or Abutting Sites or along Abutting Public Roadways;
 - iii) the Development Officer may request additional landscaping and/or Screening, giving specific attention to trash collection, mechanical equipment; parking, or any other negative impacts, as he deems necessary or desirable and having due regard to the nature of the proposed Development, the purpose of the District, and the impact of the Use on Adjacent or Abutting non-commercial properties;
 - iv) no storage is permitted in the Setback areas.

8.11.5 Signage shall be as required in Part 5 of this Bylaw.

8.11.6 Parking and loading shall be as required in Part 6 of this Bylaw.

8.11.7 Additional Development Regulations for Education Services:

- i) A development permit for Education Services may only be issued for up to five (5) years. The permit may be renewed for up to additional five (5) years, for a maximum total approval period of up to ten (10) years.