



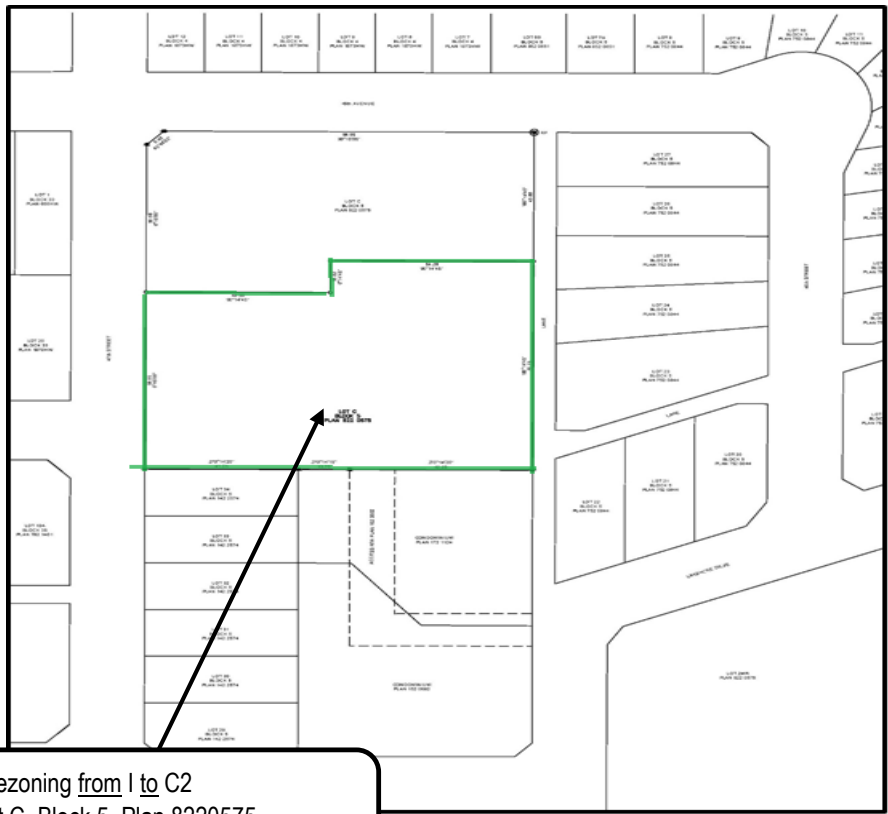
NOTICE OF PUBLIC HEARING

Take notice that the Council of the Town of St. Paul is proposing to pass a bylaw pursuant to Section 692 of the Municipal Government Act.

The purpose of the public hearing is to obtain public input on proposed Bylaw No. 2021-02:

1. That Part “11” of the Town of St. Paul Bylaw Land Use Bylaw 1242 be amended such that all portions Part of Lot C, Block 5, Plan 8220575 as shown on Schedule “A” be rezoned from Institutional District (I) to Highway Commercial District (C2).
2. That Section 9.10.2 be amended and include the following as a “Discretionary Use”: “indoor recreation facility”.

DATE: Monday, February 8, 2021
TIME: 7:30 p.m.
(following the public hearing on proposed Bylaw 2021-01)
LIVE STREAM: www.stpaul.ca
Go to Town Hall>Live Stream-Council
(Meeting being held via Electronic Means)



Rezoning from I to C2
Pt. of Lot C, Block 5, Plan 8220575
4637-45 Avenue

To obtain a copy of the proposed bylaw, you may go to: <https://townstpaul.civicweb.net>, then click Document Center>Bylaws-Proposed.

Residents are encouraged to present a written submission no later than **February 2, 2021 (12:00 Noon)**. Written submissions will be included in the Council agenda package and should be clearly marked to include the Bylaw number. To continue to provide a safe environment during the COVID-19 pandemic, methods for citizen input have been modified. Alternative methods to submit input could be provided if a resident does not have access to a computer or email.

The names and addresses of persons providing comments will become part of the public record. Other personal information is protected by the privacy provisions of the Freedom of Information and Protection of Privacy (FOIP) Act. For more information please contact Aline Brousseau, Director of Planning & Legislative Services at 780-645-8540 or pd@town.stpaul.ab.ca.

**BYLAW 2021-02
OF THE
TOWN OF ST. PAUL**

A BYLAW OF THE TOWN OF ST. PAUL IN THE PROVINCE OF ALBERTA TO AMEND BYLAW NO. 1242 BEING THE LAND USE BYLAW OF THE TOWN OF ST. PAUL.

WHEREAS, Council has adopted Town of St. Paul Land Use Bylaw 1242 to be used as the Land Use Bylaw; and

WHEREAS, it is deemed expedient to amend Bylaw 1242 as set out in Section 692 of the Municipal Government Act, R.S.A. 2000, c. M-26, and amendments thereto.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, and by virtue of all other enabling powers, the Municipal Council of the Town of St. Paul, Alberta, duly assembled, hereby enacts as follows:

1. That Part "11" of the Town of St. Paul Bylaw Land Use Bylaw 1242 be amended such that all portions of Lot C, Block 5, Plan 8220575 as shown on Schedule "A" be rezoned from Institutional District (I) to Highway Commercial District (C2).
2. That Section 9.10.2 be amended and include the following as a "Discretionary Use":
"indoor recreation facility"
3. This Bylaw shall come into effect upon passing of the third reading and final reading.

MOTION BY COUNCILLOR _____ THAT BYLAW 2021-02 BE GIVEN FIRST READING THIS 11TH DAY OF JANUARY, 2021.

MOTION BY COUNCILLOR _____ THAT BYLAW 2021-02 BE GIVEN SECOND READING THIS ____ DAY OF _____, 2021.

Mayor Initials: _____

CAO Initials: _____

MOTION BY COUNCILLOR _____ THAT BYLAW 2021-02 BE GIVEN THIRD AND FINAL
READING THIS ____ DAY OF _____, 2021.

Maureen Miller
Mayor

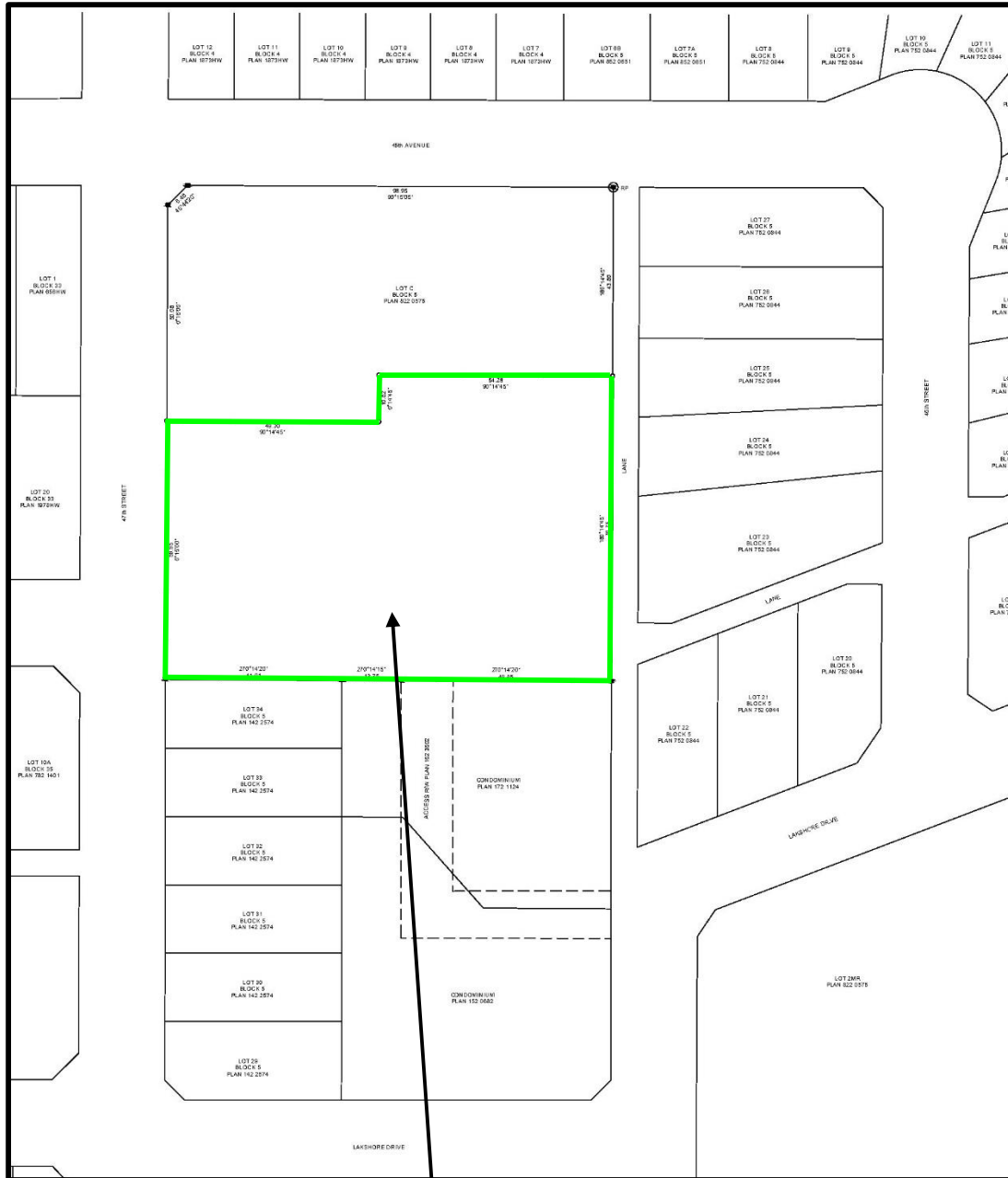
Kim Heyman
Chief Administrative Officer

DRAFT

Mayor Initials: _____

CAO Initials: _____

BYLAW 2021-02: SCHEDULE A



Rezoning from I to C2
 Pt. of Lot C, Block 5, Plan 8220575
 4637-45 Avenue

Mayor Initials: _____

CAO Initials: _____

9.13 INSTITUTIONAL DISTRICT - I

1. PURPOSE

To permit development of uses of either a public or private nature which provide services to the community.

2. PERMITTED AND DISCRETIONARY USES

PERMITTED USES	DISCRETIONARY USES
Government services;	Cemeteries;
Institutional uses;	Child care facilities;
Libraries and cultural exhibits;	Group Homes;
Public education facilities;	Utility, public;
Public parks;	Single detached dwellings;
Public and quasi-public uses;	Buildings and uses accessory to discretionary uses;
Protective and emergency services;	Other uses which, in the opinion of the Development Authority, are similar to the above listed permitted and discretionary uses;
Senior citizens homes;	
Buildings and uses accessory to permitted uses;	

3. REGULATIONS

ALL REGULATIONS	Shall be as required by the Development Authority.
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9.10 HIGHWAY COMMERCIAL DISTRICT - C2

1. PURPOSE

To permit a wide range of commercial activities at the discretion of the Development Authority provided that no use or development shall take place that, in the opinion of the Development Authority, is or may become obnoxious or a nuisance.

2. PERMITTED AND DIRECTIONARY USES

PERMITTED USES	DISCRETIONARY USES
Amusement establishment, indoor;	All uses described as Discretionary Uses within the C1 District;
Business support services establishments;	Bus depots;
Commercial schools;	Drive-in businesses;
Eating and drinking establishments;	Equipment rental establishments;
General retail establishments;	Industrial vehicle and equipment sales/rentals establishments;
Government services;	Private clubs;
Health services;	Storage facilities; indoor;
Hotels;	Storage facilities; outdoor;
Libraries and cultural exhibits;	Truck and recreational vehicle sales/rentals establishments;
Public parks;	Trucking and cartage establishments;
Office uses;	Vehicle and equipment sales/rentals establishments;
Personal service shops;	Vehicle body repair and paint shops;
Public and quasi-public uses;	Veterinary clinic, large animal;
Retail stores;	Warehouses;
Solar energy collection systems;	Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses;
Utility, public;	Buildings and uses accessory to Discretionary Uses;
Veterinary clinics;	

<p>If the floor space area used is not greater than 400.0 m² (4306.0 ft.²), the manufacture or treatment of products essential to the retail business conducted on the premises, provided that such activity does not involve the use of hazardous chemicals or the killing of animals or meat packing, for example: Bakery. Butcher Shop, and the manufacture of confectionary items);</p>	
<p>Buildings and uses accessory to Permitted Uses;</p>	

3. REGULATIONS

<p>MINIMUM LOT AREA</p>	<p>240.0 m² (2,583.0 ft.²)</p>
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<p>MINIMUM LOT WIDTH</p>	<p>7.5 m (24.6 ft.)</p>
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<p>MINIMUM YARDS</p>	<p>Front: 7.5 m (24.6 ft.) Except where the Development Authority may deem it unnecessary considering existing development</p>
	<p>Rear: 7.5 m (24.6 ft.) Or as required by the Development Authority</p>
	<p>Side: 1.5 m (4.9 ft.) None on those rear lines adjacent to land in a Commercial District If the side line is adjacent to any other District, the minimum side yard shall be 1.5 m (4.9 ft.).</p>

<p>SPECIAL CONSIDERATIONS</p>	<p>Where shopping centres or groups of commercial uses are to be built on a single lot or grouping of lots, regulations shall be determined by the Development Authority, who shall deal with the overall scheme for the site, taking into account buildings, access, parking and the nature of the specific commercial uses.</p>
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<p>OTHER DEVELOPMENT REQUIREMENTS</p>	<p>As required by the Development Authority.</p>
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**OBNOXIOUS/NUISANCE
USES**

No use shall be established that, in the opinion of the Development Authority, is or will become obnoxious or a nuisance.

**ADDITIONAL
REGULATIONS**

As required by the Development Authority.