



TOWN OF BLACKFALDS
BY-LAW 1177/14

BEING A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO
AMEND THE LAND USE BYLAW 1081/09

A By-law of the Town of Blackfalds, in the Province of Alberta, pursuant to the provisions of the Municipal Government Act being chapter M-26 of the Revised Statutes of Alberta 2000 and amendments thereto;

WHEREAS the Municipal Council deems it necessary and expedient to amend the Land Use Bylaw No. 1181/09,

NOW THEREFORE the Municipal Council of the Town of Blackfalds, duly assembled, enacts as follows:

1. That Schedule "C" of the Town of Blackfalds Land Use Bylaw No. 1081/09 be amended by adding DC Direct Control District # 3, in accordance with the attached plans and information.
2. That Council delegate the Development Officer (as per Section 641(3) of the MGA) to make a decision on the development of the future Phase 2 of the project as it conforms with the Direct Control District #3

That this Bylaw shall come into effect, upon the date on which it is finally read and passed.

READ for the first time this 8th day of April, A.D. 2014.

(RES. 109/14)


MAYOR MELODIE STOL


CAO MYRON THOMPSON

READ for the second time this 13th day of May, A.D. 2014.

(RES. 140/14)


MAYOR MELODIE STOL


CAO MYRON THOMPSON

READ for the third and final time this 13th day of May, A.D. 2014.

(RES. 141/14)


MAYOR MELODIE STOL


CAO MYRON THOMPSON

DIRECT CONTROL DISTRICT # 3 (DC-#3)

General Purpose:	To provide for the development of a commercial building on a lot known as Lot 2 Block 1 Plan 122-4194 located south of Womacks Road and west of Leung Road – South of the Abbey Centre north of the Iron Ridge Junior Campus
Permitted Uses:	Accessory Uses Convenience Stores Offices Personal service Uses Public and quasi-public uses Retail Stores Restaurants (including pickup and dine in styles) Signs Any use that, in the opinion of the Development Officer (as authorized by Council) is similar or complementary to the use listed above
Development Criteria	The land and buildings within this District shall be developed in accordance with the plans attached forming part of this Direct Control District
Development Standards:	All landscaping to be as per the plans submitted No access is to be allowed off Leung Road Future development area for Phase 2 is to be landscaped until such time as it is constructed All signs to be applied for under separate Development applications and Council hereby authorizes the Development Officer as the approving authority for the signs All construction to be in accordance with all provincial regulations including but not limited to the Safety Codes of Alberta In accordance with Section 12.1.6 of the Land Use Bylaw 1081/09 that a Letter of Credit be submitted to cover 100% of the cost of landscaping and paving until such time as the work is completed That the storm water, sewer, water and grading plan be followed as per approvals given by the Director of Infrastructure and Property Services



WALL RATING LEGEND

 F R I 1 hr. Fire Separation

STAMP

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PROJECT TITLE:
**Proposed New
Facility For**

Ken Hubbard
Commercial Building

Blackfalds, Alberta

Main Floor Plan

DWN BY: AM	SCALE: As Noted
CHECKED: -	DATE: 2/7/02/2014 2:48:54 PM

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JOB #

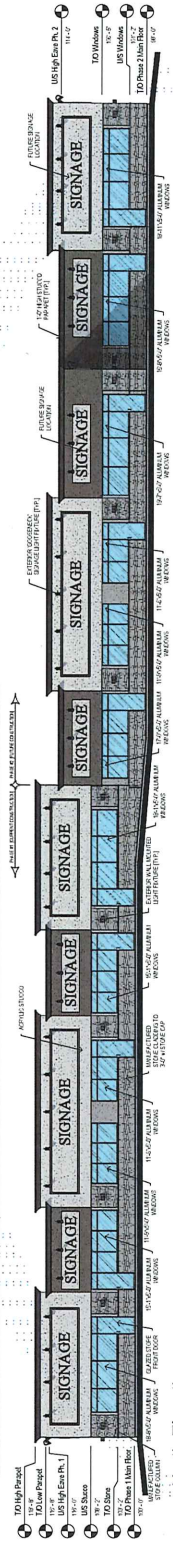
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DRAWING



REVISION

1



West Elevation - Phase #2

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Phase #2 Complete

7

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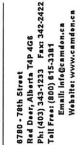
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Ken Hubbard
Commercial Building

Elevations - Option 2

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