



Town of High Prairie
Bylaw No. 15-2020

A BYLAW OF THE TOWN OF HIGH PRAIRIE, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING TOWN OF HIGH PRAIRIE LAND USE BYLAW NO. 05-2015.

WHEREAS Pursuant to the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, Council may amend a Land Use Bylaw, and;

WHEREAS The Council of the Town of High Prairie, in the Province of Alberta, has adopted the Town of High Prairie Land Use Bylaw No. 05-2015, as amended, and;

WHEREAS The Council of the Town of High Prairie, in the Province of Alberta, deems it necessary to amend the Town of High Prairie Land Use Bylaw by updating the definition for bulk fuel storage and sales facility, as well as adding a new definition for convenience retail store, to accommodate a proposed development that combines bulk fuel storage and sale with retail and sanitary sewer service within Town;

NOW THEREFORE Pursuant to Sections 230, 606 and 692 of the Province of Alberta *Municipal Government Act*, the Town of High Prairie Council, duly assembled, hereby enacts as follows:

Amendment

- 1. **Replace the definition for “Bulk Fuel Storage and Sales” in Section 1.6 DEFINITIONS with the following:**

BULK FUEL STORAGE AND SALES means lands, buildings and structures for the storage and distribution of fuels and oils, including retail sales and key lock or cardlock operations. Bulk Fuel Storage and Sales may include a convenience retail store and sanitary sewer service as accessory to the principal use.

- 2. **Add the following definition for “Convenience Retail Store” in Section 1.6 DEFINITIONS:**

CONVENIENCE RETAIL STORE means development used for the retail sale of those goods required by customers on a day-to-day basis, from business premises that do not exceed 275.0 m2 (2,960 ft2) in gross floor area. Wholesale or retail liquor sales/distribution outlets or facilities are not included in this use.

Severability

3. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed, and the remainder of the Bylaw is deemed valid.

Effective Date

4. This Bylaw shall come into full force and effect upon the date of its final passing and end on thereof.

First Reading given on the 14th day of July, 2020.

A Public Hearing was held on August 11, 2020.

Second Reading given on the 11th day of August, 2020.

Third and Final Reading given on the 11th day of August, 2020.



Brian Panasiuk, Mayor



Brian Martinson, Chief Administrative Officer