



**Town of Bowden  
Box 338, 2101 20<sup>th</sup> Ave  
Bowden, Alberta, T0M 0K0**

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**Town of Bowden – Province of Alberta  
REVISION TO LAND USE BYLAW 04 - 2021  
Bylaw 07 / 2023**

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A Bylaw of the Town of Bowden, in the Province of Alberta, pursuant to the provisions of the Municipal Government Act, being Chapter M-26 of the revised statutes of Alberta,

**Whereas** Part 17, Division 5, Section 639 of the Municipal Government Act, RSA2000, Chapter M-26 (as amended over time) provides that every municipality must pass a Land Use Bylaw,

**And whereas** Part 17, Division 5, Section 640(1) of the Municipal Government Act, RSA2000, Chapter M-26 (as amended over time) provides that a Land Use Bylaw may prohibit or regulate and control the use and development of land and buildings in a municipality,

**And whereas** Part 3, Division 7, Section 63(1) of the Municipal Government Act, RSA2000, Chapter M-26 (as amended over time) provides that a council of a municipality may, by bylaw, revise any of its bylaws or any one or more provisions of them,

**Now therefore**, the Municipal Council of the Town of Bowden hereby enacts as follows,

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**2 PURPOSE**

To revise Schedule C(6) Land Use District Regulations – Central Commercial District (C1) .

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**3 BYLAW PRECEDENCE**

Central Commercial District C1 of the Land Use District Regulations are amended as per page 2 of this bylaw.

All other provisions within Bylaw 04 / 2021 remain unchanged and in effect.

## **SCHEDULE C6 LAND USE DISTRICT REGULATIONS CENTRAL COMMERCIAL DISTRICT (C1)**

General Purpose: To provide for a range of commercial, retail, business service uses offering a wide variety of goods and services, that allows for some compatible residential uses, and other uses, herein listed, which will create an attractive environment for pedestrians, but which will be accessible to motor vehicles.

Permitted Uses: Accessory buildings and uses  
Convenience store  
Day care facilities  
Food and beverage service facility  
Live/Work unit  
Offices  
Personal services  
Retail Sales

Discretionary Uses: Bus depots  
Commercial recreation and entertainment facilities  
Funeral homes  
Repair services  
Sea Cans  
Signs  
Apartments

The following regulations apply to permitted uses:

Minimum Front Yard: Nil  
Minimum Side Yard: Nil, or as required in the Alberta Building Code, whichever is greater.  
Minimum Rear Yard: Shall be provided for parking and loading spaces in accordance with Sections 3(1) and 3(2) of Schedule B.  
Maximum Parcel Coverage: 75%  
Outdoor Storage and Display: Outdoor storage or display is not permitted  
Maximum Building Height: 10.0 m (32.8 ft.)  
The following regulation applies to dwelling units:  
Dwelling Unit Entrance: Dwelling units shall have an entrance separate from the entrance to any commercial component of the building.  
Supplementary Regulation: All uses must also comply with the regulations in Schedule B.

The regulations for all discretionary uses shall be as established in Schedule B.

### **OTHER REQUIREMENTS:**

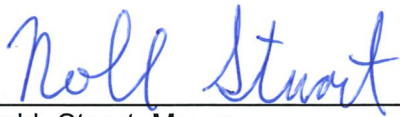
- i. The Development Authority has the right to refuse permission for the erection or placement of any building where in their opinion the design or appearance of the building will adversely affect the amenities of the surrounding area or buildings.
- ii. Hard surfacing of all driveways, parking pads and areas used for vehicular storage shall be required where any driveway, parking pad or area used for vehicular storage enters a paved road; otherwise the surfacing shall be all-weather.

This bylaw revision will come into effect on the final day of passing and signature thereof.

**Read a first time in open council this:                    25<sup>th</sup> day of    September 2023,**

**Read a second time in open council this:                14<sup>th</sup> day of    November 2023,**

**Read a third time in open council this:                  14<sup>th</sup> day of    November 2023.**



Robb Stuart, Mayor



Rudy Friesen, Chief Administrative Officer