

**CITY OF GRANDE PRAIRIE**

**BYLAW C-1260-206**

**A Bylaw to amend Bylaw C-1260**

**Being the Land Use Bylaw**

**THE MUNICIPAL COUNCIL OF THE CITY OF GRANDE PRAIRIE, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:**

1. Bylaw C-1260 is hereby amended as follows:
  - 1.1 "Schedule A - Land Use Bylaw Map" be changed in accordance with Appendix "A" attached hereto and as follows:
    - a) That the zoning for Lots 5A, Block 3, Plan 1325404 (10102 - 130 Avenue) as shown on Appendix "A" be changed from Commercial Transition (CT) to Direct Control DC-42.
  - 1.2 Add section "104.4.42 – DC-42 Site Specific Direct Control District" attached as Appendix "B".

**EFFECTIVE DATE**

2. This Bylaw shall come into force and effect when it receives third reading and is duly signed.

**READ** a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**READ** a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**READ** a third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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Mayor

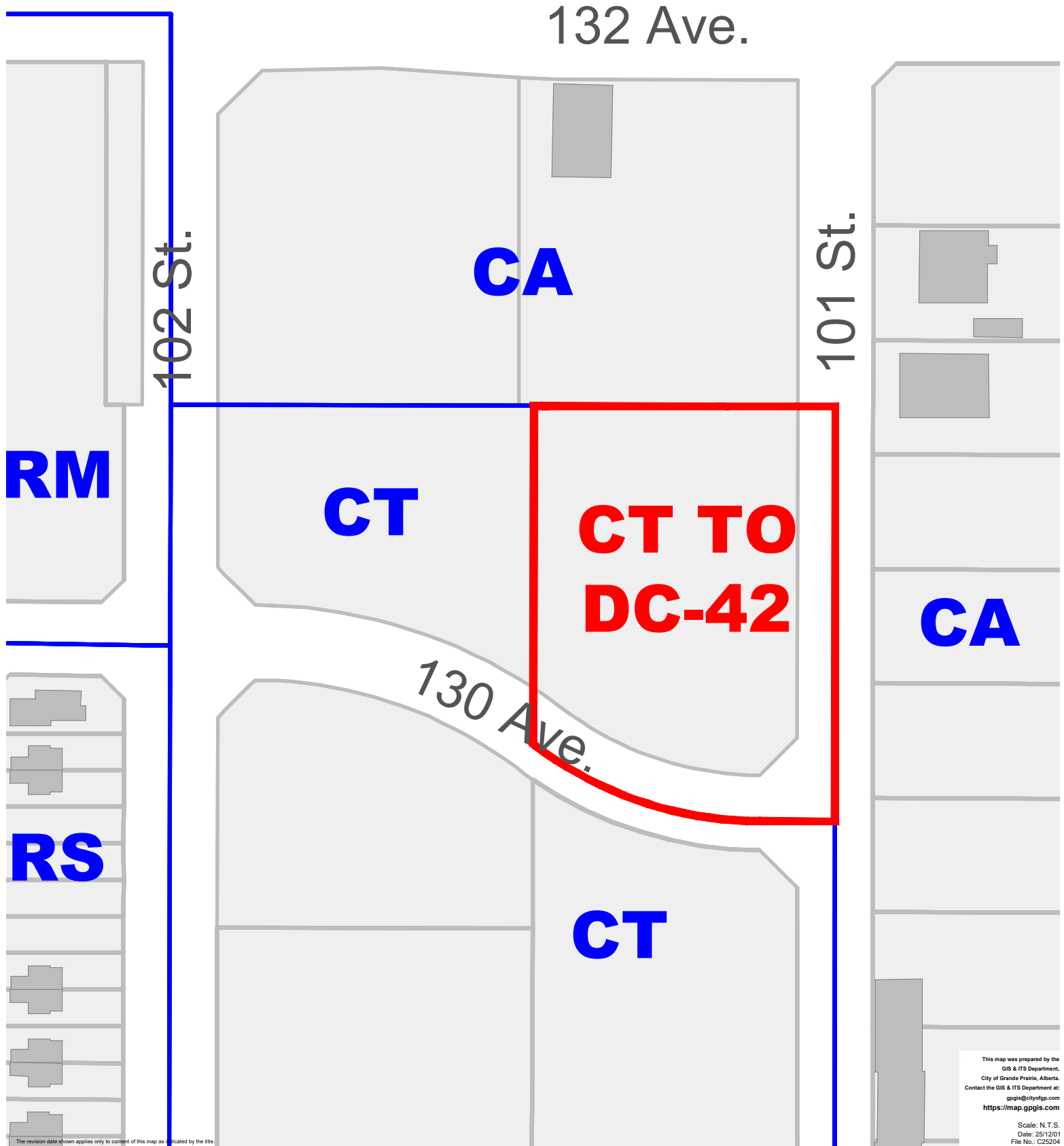
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City Clerk



# Land Use Bylaw Amendment & Rezoning Bylaw C-1260-206 - Appendix "A"

CITY OF  
**GRANDE**  
prairie



This map was prepared by the  
GIS & ITS Department,  
City of Grande Prairie, Alberta.  
Contact the GIS & ITS Department at:  
gpgis@cityofgp.com  
<https://map.gpgis.com>

Scale: N.T.S.  
Date: 25/12/01  
File No.: C25204

The revision date shown applies only to content of this map as indicated by the title.

## Bylaw C-1260-206

### Appendix "B"

#### 104.4.42 - DC-42 - SITE SPECIFIC DIRECT CONTROL DISTRICT

##### 104.4.42.1 Purpose

To provide for commercial development on a site-specific basis with a high quality of commercial building design and allow for well-screened outdoor storage.

##### 104.4.42.2 Area of Application

This district shall apply to Lot 5A, Block 3, Plan 1325404.

##### 104.4.42.3 Development Authority

The Development Officer shall be the Development Authority.

##### 104.4.42.4 Permitted Uses

The following uses may be approved at the Discretion of the Development Authority.

- Accessory Building or Structure
- Accessory Use
- Animal Service Facility, Minor
- Automotive and/or Recreational Vehicle Sales, Rental and Service
- Boarding House
- Business Support Service
- Child Care Facility
- Commercial Business Centre, Local
- Commercial Business Centre, Minor
- Commercial Entertainment Facility
- Commercial Recreational Facility, Indoor
- Commercial School (up to 10 pupils at any time)
- Community Service Facility
- Contractor, General
- Contractor, Limited
- Drinking Establishment, Minor
- Dispatch Office
- Equipment Rental and Repair
- Family/Fast Food Restaurant
- Financial Building
- Government Service
- Health Facility, Minor
- Mixed Use Apartment Building
- Office, Minor
- Parking Lot or Building
- Personal Service Facility
- Restaurant
- Restaurant & Drinking Establishment, Minor
- Retail Store, Convenience
- Retail Store, General
- Retail Store, Second-Hand
- Solar Collector
- Sign
- Storage Yard
- Warehouse Sales

## 104.4.42.5 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply and shall be considered a commercial district.

a.	Front Yard Setback	3.0 m
b.	Side Yard Setback	3.0 m
c.	Rear Yard Setback	3.0 m
d.	Building Height (Maximum)	3 Storeys
e.	Site Coverage	60%

## 104.4.42.6 Additional Requirements

- a. All signs proposed for a development shall comply with the requirements of Schedule B – Signs, CT - Commercial Transition District Standards;
- b. The site plan, relationship between buildings, structures, and the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.
- c. Buildings are required to present a high standard of appearance and design to the satisfaction of the Development Authority.
- d. A Storage Yard must be screened from street view by a fence. Any storage visible from 102 Street shall be screened to the satisfaction of the Development Authority.
- e. Loading, storage and trash collection areas shall be screened from view from adjacent sites and public roads.

## 104.4.42.7 Landscaping Requirements

In addition to the requirements of Part Eight the following shall be required:

Land Use	Minimum Required Landscaped Area	Number of Trees (Minimum)	Number of Shrubs (Minimum)
All Development	10% of Total Lot Area	1 per 400m <sup>2</sup> of Total Lot Area	1 per 200m <sup>2</sup> of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.