



**Bylaw #2024-07**  
**Amendment to the Land Use Bylaw**

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**BEING A BYLAW OF THE TOWN OF THORSBY IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING LAND USE BYLAW #2017-02.**

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**WHEREAS:** Part 6, Section 6.1(2), of the Town of Thorsby Land Use Bylaw #2017-02 states that Council may initiate an amendment to the Land Use Bylaw,

**THEREFORE:** After due compliance with the relevant provisions of the Municipal Government Act RSA 2000, Ch. M-26, as amended, the Council of the Town of Thorsby duly assembled enacts as follows:

**PART I: TITLE**

1. This Bylaw may be cited as the “Amendment to the Land Use Bylaw”;

**PART II: DIRECT CONTROL – 2024-07**

**Addition of 12.13.1 Direct Control District – 2024-07**

**1. Location**

Proposed Lot 10 Block 1 within Lot 1A, Block 1 PLAN 0525407

**2. Purpose**

To accommodate and allow for one residential unit, small-scale manufacturing and greenhouse to be located on one property adjacent to a rail line.

**3. Permitted Uses**

- a. Multi-use building containing Small-Scale Manufacturing and ground floor residential
- b. Greenhouse
- c. Accessory uses and buildings

**4. Discretionary Uses**

- a. As determined by Council or its delegate as being appropriate for the subject site and surrounding land uses.

**5. Development Standard and Setback Requirements**

- a. The development standards and setback requirements specified within the Highway Commercial (C2) district will be utilized, with the following exceptions:
  - i. Setbacks
    1. As determined by Council or its delegate as being appropriate for the subject site and surrounding land uses.
  - ii. Outdoor storage
    1. Outdoor storage of materials shall not be permitted.
  - iii. Signage
    1. As determined by Council or its delegate as being appropriate for the subject site and surrounding land uses.
  - iv. Maximum number of residential units
    1. 1 unit per parcel.
  - v. Parking and Loading
    1. Sufficient space must be provided on site so that public roads are not used for Parking and Loading as determined by Council or its delegate.

**6. Maximum Number of Residential Units**

- a. One (1).



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**PART III: REDESIGNATION**

**Direct Control District – 2024-01**

1. Proposed Lot 10 Block 1 within Lot 1A, Block 1 PLAN 0525407 from Highway Commercial (C2) to Direct Control 2024-01 as identified on Schedule A.
2. That the Land Use District Map of Land Use Bylaw #2017-02 is hereby amended as per attached map in Schedule A.

**PART IV: EFFECTIVE DATE**

1. AND FURTHER THAT this Bylaw shall take effect on the date of third and final reading.

READ A FIRST TIME this 23rd day of July, 2024

READ A SECOND TIME this 23rd day of July, 2024

READ A THIRD AND FINAL TIME this 23rd day of July, 2024

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Darryl Hostyn, Mayor

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Donna Tona, CAO

SCHEDULE "A"

