

**BYLAW NO. 2023-09**  
**A BYLAW OF THE TOWN OF MILLET**  
**IN THE PROVINCE OF ALBERTA**  
**TO AMEND BYLAW 2018-11 BEING THE LAND USE BYLAW**

**WHEREAS** Section 640(1) of the Municipal Government Act, Chapter M-26, RSA 2000 requires municipalities to pass a land use bylaw;

**AND WHEREAS**, as per Section 640(1.1) A land use bylaw may prohibit or regulate and control the use and development of land and buildings in a municipality, without limitation, by

- (a) Imposing design standards
- (b) Determining population density
- (c) Regulating the development of buildings
- (d) Providing for the protection of agricultural land, and
- (e) Providing for any other matter council considers necessary to regulate land use with the municipality;

**AND WHEREAS**, Council for the Town of Millet has approved bylaw 2018-11 being the Town of Millet Land Use Bylaw;

**AND WHEREAS**, a request has been received by the owner of Plan 8520435, Block 10, Lot 52 which is civically addressed as 5201 – 45 Avenue to amend the zoning classification currently in place for this property;

**AND WHEREAS**, the current zoning classification of Plan 8520435, Block 10, Lot 52 is R3 – Medium Density Residential and the owner is requesting to reclassify the north 30m of the property to C3 – Neighbourhood Commercial and the remainder of the parcel to R4 – High Density Residential as shown on Schedule A;

**AND WHEREAS**, the purpose of the C3 – Neighbourhood Commercial district is to establish a district in which land is used for local retail and service outlet development, which provide for the sale of convenience goods and services in close proximity to residential areas.

**AND WHEREAS**, the purpose of the R4 – High Density Residential district is to establish a district in which land is primarily used for maximum density residential development.

**NOW, THEREFORE**, Council of the Town of Millet, duly assembled, enacts as follows:

1. That the most northerly 30m of Plan 8520435, Block 10, Lot 52 be reclassified as C3 – Neighbourhood Commercial.
2. That the remainder of Plan 8520435, Block 10, Lot 52 be reclassified from R3 – Medium Residential to R4 – High Density Residential.

3. Schedule A as attached to this bylaw is a visual representation of the proposed rezoning amendments.
4. That Bylaw 2023-09 shall come into full force upon signing.

Read a first time this 11th day of October A.D., 2023.

Read a second time this 13th day of December A.D., 2023.

Read a third and final time this 13th day of December, A.D., 2023.

**TOWN OF MILLET**

**ORIGINAL SIGNED**

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**MAYOR**

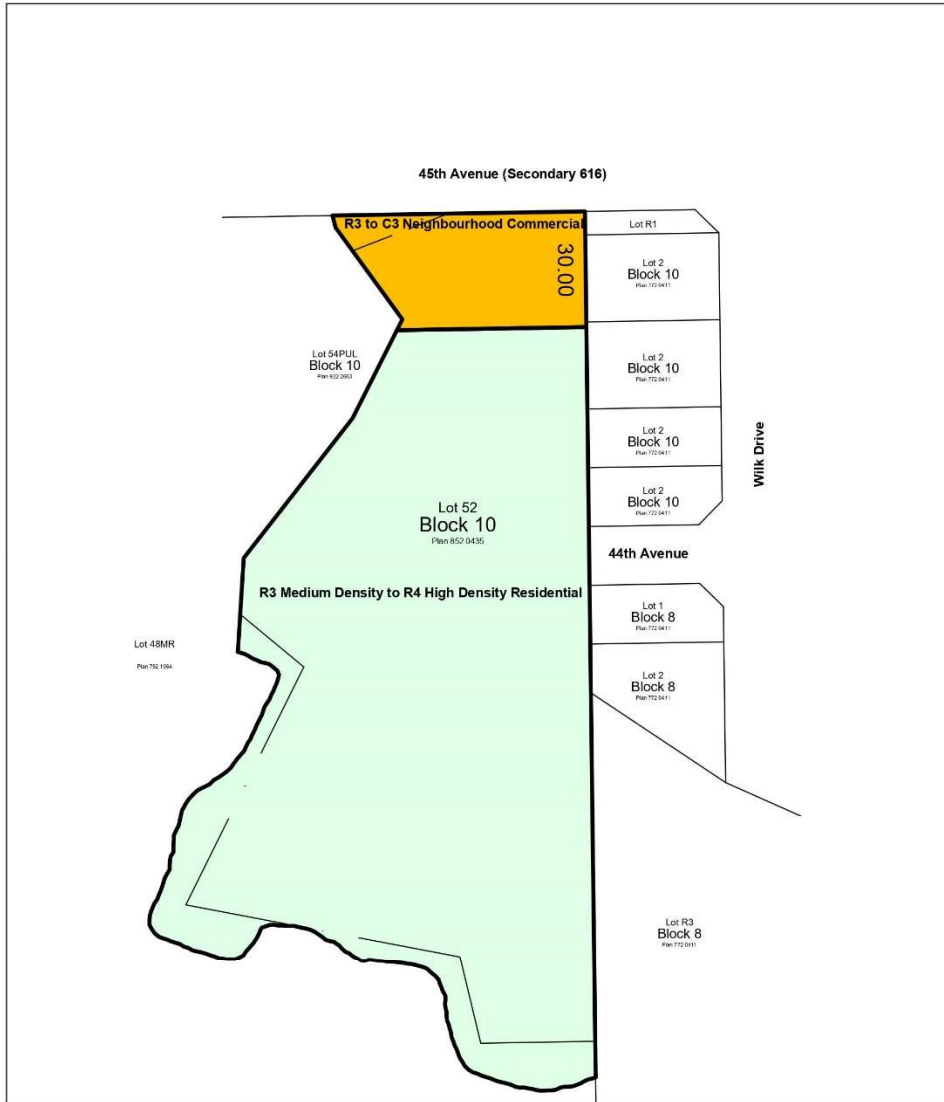
**ORIGINAL SIGNED**

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**CHIEF ADMINISTRATIVE OFFICER**


SCHEDULE A

**PROPOSED REZONING OF 5201 45TH AVENUE**



- C3 NEIGHBOURHOOD COMMERCIAL**
- R4 HIGH DENSITY RESIDENTIAL**

**Legal Description:** (the "Property")  
 Lot 52 Block 10 Plan 852 0435  
 Municipal Address:  
 5201 45th Avenue  
 Millet, Alberta

 <p><b>SEDA GEOMATICS INC.</b>  <small>SURVEYORS • CONSULTANTS • GEOMATICS</small></p>	11463 Winterburn RD NW Edmonton, AB T5S 2Y3 T. 780-594-5380 <a href="http://sedesign.ca">sedesign.ca</a>						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">DATE: 2023/07/12</td> <td style="font-size: small;">FILE NUMBER: M006-0008</td> </tr> <tr> <td style="font-size: small;">DRAWN BY: BMD</td> <td style="font-size: small;">CHECKED BY: BMD</td> </tr> <tr> <td colspan="2" style="font-size: small;">DRAWING FILE: M006-0008TENTV4</td> </tr> </table>		DATE: 2023/07/12	FILE NUMBER: M006-0008	DRAWN BY: BMD	CHECKED BY: BMD	DRAWING FILE: M006-0008TENTV4	
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