

VILLAGE OF DONALDA

BYLAW #651

A BY-LAW OF THE VILLAGE OF DONALDA IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 625

WHEREAS the Village of Donalda wishes to create a new land use District;

AND WHEREAS, by virtue of the power conferred upon it by the *Municipal Government Act*, the Council of the Village of Donalda, duly assembled, enacts as follows:

PART 1

SHORT TITLE

1. This by-law shall be known and may be cited as the “**Low Density Residential Land Use District Bylaw**” of the Village of Donalda.

PART 2

AMENDMENTS TO BYLAW 625

2. Section 1.8(1) of Bylaw 625 is hereby repealed and the following section replaced as section 1.8(1) in its’ stead:

“For the purpose of this Land Use Bylaw, the Village of Donalda is divided into the following Districts:

- GENERAL RESIDENTIAL DISTRICT (R)
- LOW DENSITY RESIDENTIAL LAND USE DISTRICT (R1)
- CENTRAL COMMERCIAL DISTRICT (C)
- INDUSTRIAL DISTRICT (I)
- URBAN RESERVE DISTRICT (UR)”

3. Schedule ‘C’ of Bylaw 625 is hereby amended by adding the following regulations for Low Density Residential Land Use District (R1)

“R1 - Low Density Residential District

Purpose:

To establish areas for low density residential development in the form of detached dwellings and compatible uses which are connected to the Village’s sewer and water system.

(1) Permitted Uses:

- a) New single detached dwellings constructed on-site
- b) Modular homes
- c) Parks and playgrounds
- d) Buildings accessory to the above

(2) Site Requirements for Permitted Uses:

- a) The minimum SITE AREA for a single detached dwelling or modular home shall be 555 square metres (5974 square feet) or such greater size necessitated to meet minimum yard requirements.

- b) The minimum YARD requirements shall be:
 - i. Front Yard: A minimum of 6 metres (19.69 feet)
 - ii. Side Yard: A minimum of 1.5 metres (4.92 feet) on both sides of the building shall be required except:
 - where the site width exceeds 15 metres (50 feet), a minimum of 10% of site width up to a maximum of 3 metres (10 feet) shall be required on both sides of the building.
 - iii. Rear Yard: No part of the main building shall be closer than 10 metres (32.8 feet) to the rear property line.
- c) The minimum FLOOR AREA requirements for a single family dwelling:
 - One Storey 85 m² (915 square feet).
 - One and One Half Story or Split Level:
 - Upper floor 37 m² (400 sq. ft.)
 - Lower Floor: 70 m² (750 sq. ft.)
 - Two Storey:
 - Upper Floor: 60.3 m² (650 sq. ft.)
 - Lower Floor: 60.3 m² (650 sq. ft.)
 - Bi-Level Upper Floor: 79 m² (850 sq. ft.)
- d) The maximum allowable BUILDING HEIGHT of the primary building shall be 8 metres (26¼ feet).
- e) The maximum SITE COVERAGE by all buildings (except garden suites) shall be no more than 50%.
- f) The maximum SITE COVERAGE for any accessory building shall be no more than 12%.
- g) OTHER requirements are:
 - i. Accessory buildings shall be:
 - 3 metres (10 feet) from the main building
 - 1 metre (3 feet) from any property line PROVIDED THAT access doors are no closer than 6 metres (20 feet) from opposite property line.
 - ii. No fence or wall shall be:
 - Higher than 2 metres (6.5 feet) from surrounding grade in side and rear yards.
 - Higher than 1 metre (3 feet) in front yards.

(3) Discretionary Uses:

The following uses may be permitted subject to the conditions of this Section or such other conditions as may be applicable:

- a) Building demolition.

(4) Site Requirements for Discretionary Uses:

- a) Minimum site area for modular homes shall be the standards for single family dwellings specified in Section 2(a) of this Schedule.
- b) Minimum site areas for all other uses shall be established by the Development Authority taking each case on its own merits.
- c) The maximum number of dwellings per lot shall be one, except at the discretion of the Development Authority more than one may be allowed based on the merits of the proposal.

(5)

Yard Requirements for Discretionary Uses:

- a) The minimum front and rear yard requirements shall be the standards specified in Section 2(b)(i & iii) of this Schedule.
- b) The minimum side yard requirements shall be the standards specified in Section 2(b)(ii) of this Schedule.

Note:

Where physical site conditions make this impossible or impractical the Development Authority may relax the lot depth requirements - the lot area is then to be made up by increasing the width.

(6) OTHER requirements are:

- a) The Development Authority may refer applications for development permits for discretionary uses to the Manager of the Parkland Community Planning Services (or any other agency the Development Authority feels is necessary) for comments, which shall be provided in writing.
- b) Public parks and playgrounds are discretionary uses provided that any accessory buildings shall have a maximum height of 8 metres (26¼ feet).
- c) Public utility buildings, structures and installations where such buildings or structures or installations are required for the provision of utility services in the R1 Low Density Residential District are discretionary uses.
- d) Modular Home Design

The external appearance of modular homes must be acceptable to the Municipal Planning Commission having regard to compatibility with other buildings in the vicinity and must have:

- i. A minimum roof pitch of 4:12
- ii. A roof surface of wood or asphalt shingles, clay or concrete tiles, slates or wood shakes
- iii. A minimum roof overhang or eaves of 0.40 m (16 inches) from each external wall
- iv. A maximum length to width ratio of 3:1
- v. A minimum width of 6.7 m (22.0 ft.)
- vi. A permanent foundation.

4. Schedule 'A' of Bylaw 625 is hereby amended by repealing the existing Land Use District Map and by adopting the Land Use District Map attached as appendix 'A' to this bylaw.

5. Section 1.3 of Bylaw 625 is hereby amended as follows:

(a) the following definitions are added:

"Manufactured Home means a single detached dwelling built offsite in one or more sections, and intended to be occupied in a place other than where it is manufactured, and which meets Canadian Standards Association Z240 or A277 standards and conforms to the Alberta Building Code. Manufactured homes were previously called mobile homes."

"Modular Home means a single detached dwelling which resembles a site-built home in design, construction and all respects, but which is constructed elsewhere and is assembled after delivery to site. A modular home is not a manufactured home."

By-Law #651 was given first reading this 14th day of February, 2008 on a motion by Councillor Paul McKay.

By-Law #651 was given second reading this 12th day of March 2008 on a motion by Councillor Marty Larson.

By-Law #651 was given third and final reading this 9th day of April, 2008 on a motion by Councillor McKay.



Mayor



Chief Administrative Officer