

CITY OF GRANDE PRAIRIE

BYLAW C-1260-168

**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:

- a. Delete Section 104.4.32 - DC-32 Site Specific Direct Control District in its entirety and replace with the following:

“104.4.32 - DC-32 SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.32.1 Purpose

To provide for single and semi-detached family dwellings with a minimum lot width of 12.2m in subdivisions with no lane, and uses that are compatible with residential units, developed in accordance with Section 641 of the Municipal Government Act with an approved Outline Plan.

104.4.32.2 Area of Application

This District shall apply only to Unit 25, Units 46-57, Condo Unit A, Condo Unit 32, Condo Units 58-73 and Condo Units 78-80, Plan 202 0938.

104.4.32.3 Uses

a) Permitted Uses
<ul style="list-style-type: none">• Accessory Building or Structure• Accessory Use• Residential Support Home - Type 1• Secondary Suite• Semi-Detached Dwelling• Single Detached Dwelling• Solar Collector
b) Discretionary Uses
<ul style="list-style-type: none">• Bed and Breakfast• Child Care Facility• Garage Suite• Group Home• Home Business• Residential Sales Centre• Residential Support Home - Type 2• Small Wind Energy Systems

104.4.32.4 Development Criteria

In addition to the Regulations contained in Parts Seven, Eight, and Nine development on the subject properties shall be in accordance with the following minimum regulations. The Development Authority may, at its discretion, establish a higher standard.

a. Single Detached Dwelling

Site Standard	With Secondary Suite	Without Secondary Suite
a) Lot Area:	300m ²	300m ²
b) Lot Width:	13m	12.2m
c) Front Yard Setback:	6.1m	6.1m
d) Rear Yard Setback:	3.5m	3.5m
e) Side Yard Setbacks:	1.2m (both Side Yards)	1.2m (both Side Yards)
f) Site Coverage (Maximum):	45% All buildings and structures	45% All buildings and structures
g) Building height (Maximum):	2 storeys and no more than 8.5m to the eaves	2 storeys and no more than 8.5m to the eaves

b. Semi-Detached Dwelling

Site Standard	With Secondary Suite	Without Secondary Suite
a) Lot Area:	233m ²	233m ²
b) Lot Width:	11m/unit	9.2m/unit
c) Front Yard Setback:	6.1m	6.1m
d) Rear Yard Setback:	3.5m	3.5m
e) Side Yard Setbacks:	None on common lot line and 1.2m on the other side	None on common lot line and 1.2m on the other side
f) Site Coverage (Maximum):	50% All buildings and structures	50% All buildings and structures
g) Building height (Maximum):	2 storeys and no more than 8.5m to the eaves	2 storeys and no more than 8.5m to the eaves
h) Building height (Minimum):	1.5 storeys	1.5 storeys

104.4.32.5 Additional Requirements

- a. Low density residential driveways shall meet the following requirements:
 - i) The side property line setback is not required from the common lot line of a semi-detached dwelling.

104.4.32.6 Secondary Suites

Notwithstanding sections 57.3 and subsection 57.3.1, secondary suite development shall be permitted on every lot within this District.

Notwithstanding section 10, development of secondary suites in this District shall be allowed within Semi-Detached Dwellings.

104.4.32.7 Development Authority

The Development Officer shall be the Development Authority for all uses in this District.”

b. Schedule “A” Land Use Bylaw Map be changed in accordance with attached Appendix “A” and as follows:

i) That the zoning for Condo Unit A, Condo Unit 32, Condo Units 58-73 and Condo Units 78-80, Plan 202 0938 be changed from “**RC - Combined Residential**” to “**DC - 32 Site Specific Direct Control District**”.

2. This Bylaw shall take effect on the date it is passed.

READ a first time this _____ day of _____, 2023.

READ a second time this _____ day of _____, 2023.

READ a third time and finally passed this _____ day of _____, 2023.

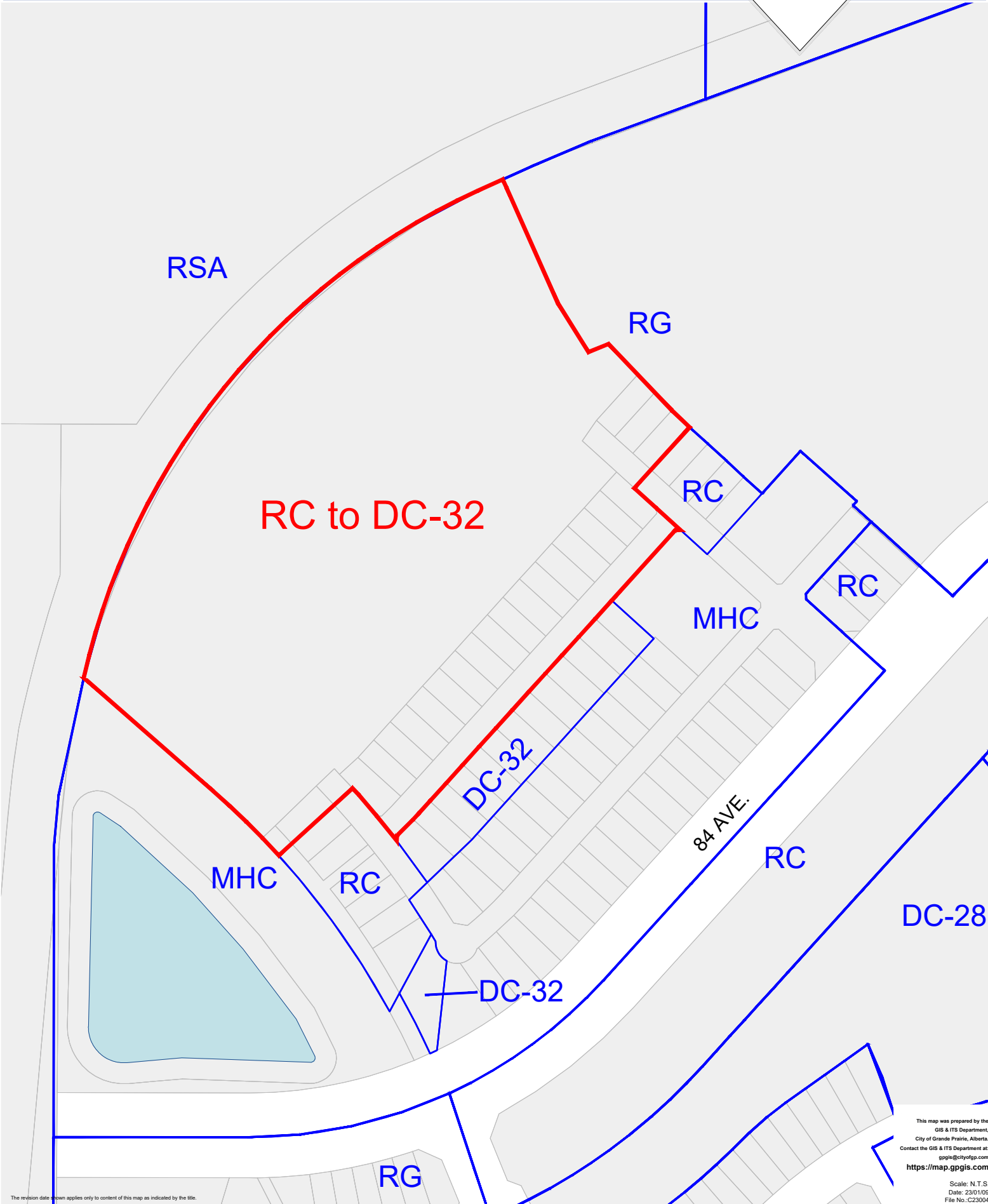
Mayor

City Clerk

DRAFT



Land Use Bylaw Amendment & Rezoning Bylaw C-1260-168 - Appendix "A"



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