

CITY OF GRANDE PRAIRIE

BYLAW C-1260-185

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 Lot 22, Block 6, Plan 1421696 (11007-106 Street) as shown on Appendix "A" be changed from "**PS- Public Service**" to "**DC 36 - Direct Control District**".

1.2 Add Section "**104.4.36 – DC- 36 Site Specific Direct Control District**" attached as Appendix "B".

EFFECTIVE DATE

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

READ a first time this _____ day of _____, 2024.

READ a second time this _____ day of _____, 2024.

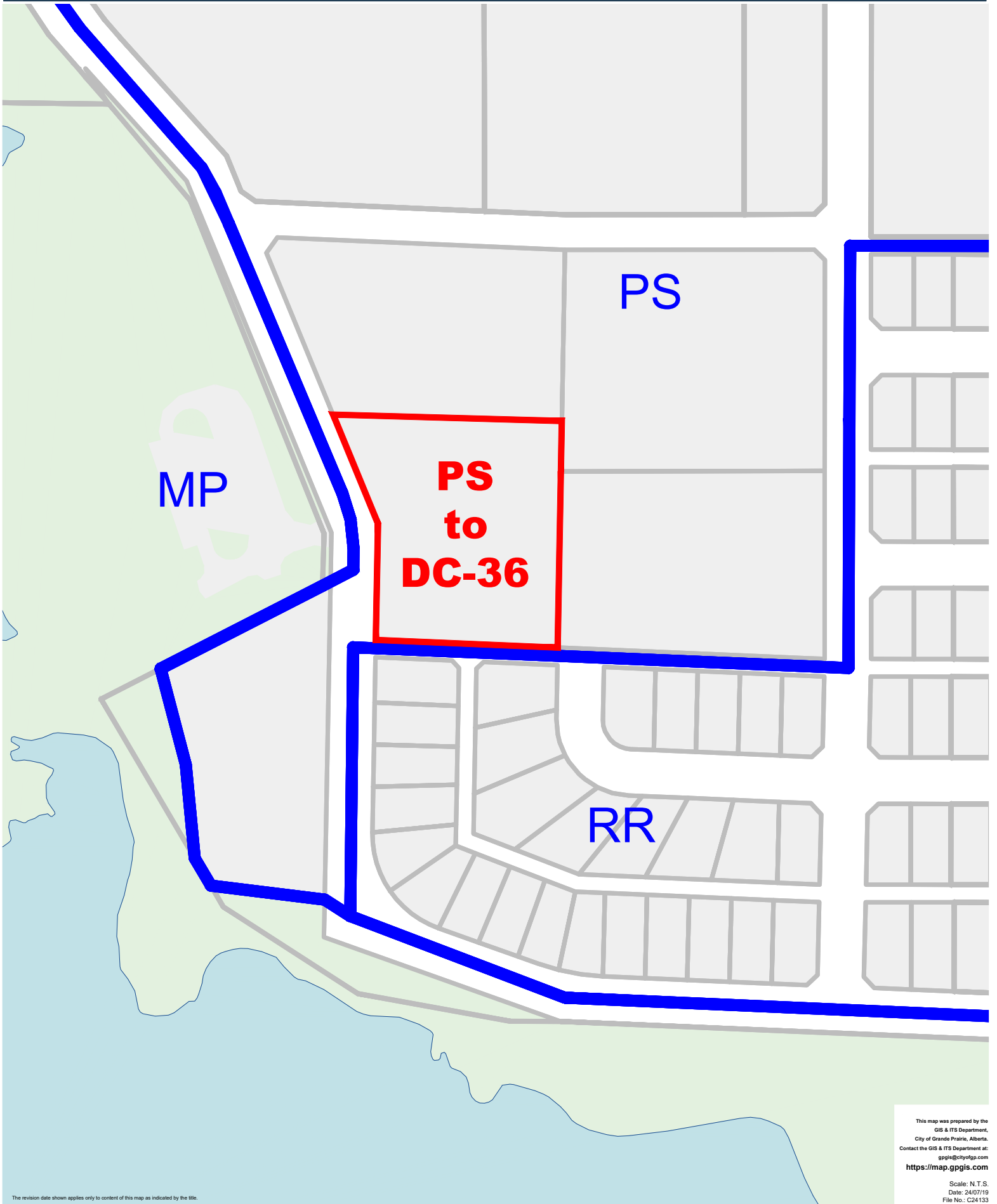
READ a third time and finally passed this _____ day of _____, 2024.

Mayor

City Cler



Land Use Bylaw Amendment & Rezoning Bylaw 1260-185 – Appendix "A"



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Appendix "B"

104.4.36 - DC-36 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.36.1 Purpose

The purpose of this district is to provide for the development of a Permanent Supported Housing facility on a site-specific direct control basis in accordance with Section 641 of the Municipal Government Act.

104.4.36.2 Area of Application

This District shall apply to Lot 22, Block 6, Plan 1421696 (Civic Address: 11007 106 Street).

104.4.36.3 Development Authority

The Development Officer shall be the Development Authority for the uses and standards in this District.

104.4.36.4 Uses

The following uses may be approved at the discretion of the Development Authority:

- Accessory Use
- Accessory Building or Structure
- Permanent Supported Housing

104.4.36.5 Development Standards

- a. All uses and development standards in this District are at the discretion of the Development Authority, which may have regard for the standards contained in Parts Seven, Eight and Nine of this Bylaw.
- b. All signs shall be at the discretion of the Development Authority and shall have regard for Schedule B – Signs- PS Public Service District.
- c. The site plan, orientation of buildings, relationship between buildings, architectural design and treatment of buildings, and the location and design of parking and landscaped areas shall be to the satisfaction of the Development Authority.
- d. Recycling and garbage collection and storage areas shall be screened from view from adjacent sites and public roads to the satisfaction of the Development Authority.

104.4.36.6 Site Standards

a.	Front Yard	6.1 m
b.	Rear Yard	7.6 m
c.	Side Yard	3.0 m

104.4.36.7 Landscaping Requirements

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