

CITY OF GRANDE PRAIRIE

BYLAW C-1260-203

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 Under Section 91 Central Commercial District- CC:

- a) In subsection 91.2, delete "Apartment Building" and replace it with "Apartment Building (minimum 12 units)".
- b) In subsection 91.3, add "Apartment Building (up to 11 units)" as the first point and "Multi-Attached Dwelling" after "Motel".
- c) Delete 91.5.g. in its entirety.
- d) Add subsection 91.6 as follows:

"91.6 Additional Criteria for Apartment Building (up to 11 units) and Multi-Attached Dwelling:

a. Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

		A) Multi-Attached Dwelling	B) Apartment Building (up to 11 units)
i)	Lot Area:	120m ² / unit	90m ² / unit
ii)	Lot Width:	3m/ unit	20m

b. Location

Notwithstanding any other provision of this Bylaw, Apartment Building (up to 11 units) and Multi-Attached Dwellings are prohibited on lots fronting 100 Avenue between 102 Street and 98 Street.

c. Additional Regulations

Where the Apartment Building (Up to 11 units) and Multi-Attached Dwelling are listed as Discretionary Use, the Development Authority may exercise discretion having regard to the following:

i)	Architectural Controls	The Development Authority shall consider, but not be limited to, the following architectural elements to ensure that the building is visually appealing and compatible with surrounding development: <ul style="list-style-type: none">a) Multiple roof breaks or rooflinesb) Stucco, brick, wood, metal or stone exterior
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		c) Balanced window-to-wall ratio d) Gabled roof e) Dormers f) Emphasized entryway - porches, verandas, or courtyard entries g) Artistic decorative elements (louvers, shutters, trims) h) Architectural detailing such as awnings, canopies, arcades or courtyards i) Steep pitch roof slopes Approval may be granted where the Development Authority is satisfied that the overall design achieves a high standard of architectural quality
ii)	Relationship to Surroundings	The building shall complement the height, scale and architectural rhythm of existing adjacent development.
iii)	Streetscape Integration	a) Façades facing public roads must include active design elements such as windows, entry features, etc. b) Blank walls facing public roads are discouraged.
iv)	Site Planning Considerations	a) Parking spaces in the front yard shall be discouraged. b) The main façade of a building should face a Property Line abutting a road.
v)	Yard Setbacks	Any yard may require an additional yard setback and landscaping to the satisfaction of the Development Authority.

e) Renumber subsection 91.6 "Overlay Districts" to 91.7.

EFFECTIVE DATE

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

READ a first time this _____ day of _____, 2025.

READ a second time this _____ day of _____, 2025.

READ a third time and finally passed this _____ day of _____, 2025.

Mayor

City Clerk