

CITY OF GRANDE PRAIRIE

BYLAW C-1228C

**A Bylaw to amend Bylaw C-1228
being the VLA/Montrose Area Redevelopment Plan**

**THE MUNICIPAL COUNCIL OF THE CITY OF GRANDE PRAIRIE, IN THE PROVINCE OF
ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:**

1. Bylaw C-1228 is hereby amended as follows:

1.1 In Schedule "A",

1.1.1 Section 4.1, third paragraph, add "/ semi" between "single" and "detached".

1.1.2 Section 4.2, third paragraph "Small-lot Residential", add "or semi-detached dwellings" between "dwellings" and ".".

1.1.3 Section 5.0, add policy 5.3.4 as follows:

"Policy 5.3.4. Semi-detached infill development may be considered, subject to rezoning and compliance with all applicable regulations of the Land Use Bylaw."

1.1.4 Delete "Appendix B" in its entirety and replace with "Appendix B" attached.

EFFECTIVE DATE

2. This Bylaw shall come into force and effect when it receives third reading and is duly signed.

READ a first time this _____ day of _____, 2026.

READ a second time this _____ day of _____, 2026.

READ a third time and finally passed this _____ day of _____, 2026.

Mayor

City Clerk

Appendix B: Section 88 Restricted Small Lot Residential - RSR

88.1 Purpose

To allow for the development of narrow lot infill single detached housing , semi-detached dwellings, and uses that are compatible with residential uses, on the lots on the north side of 108 Avenue between 98 Street and 99 Street.

88.2 Permitted Uses	
<ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use • Park • Residential Support Home - Type 1 	<ul style="list-style-type: none"> • Secondary Suite • Semi-Detached Dwelling • Single Detached Dwelling • Solar Collector
88.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> • Bed and Breakfast • Child Care Facility • Group Home • Home Business 	<ul style="list-style-type: none"> • Residential Support Home - Type 2 • Small Wind Energy Systems • Urban Agriculture

88.4 Site Standards

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

a. Single Detached Dwelling

i)	Lot Area:	288.5m ²
ii)	Lot Width:	9.14m
iii)	Front Yard:	6.1m
iv)	Rear Yard:	7.6m
v)	Side Yard:	1.2m; and, 3.0m on the street side of a corner lot
vi)	Building Height: (Maximum)	2 storeys and at no more than 8.5m to the eaves
vii)	Lot Coverage: (Maximum)	40 % for all buildings and structures

b. Semi-Detached Dwelling (Rear Lane Access Only)

i)	Lot Area:	233m ² /unit
ii)	Lot Width:	7.6m/unit
iii)	Front Yard Setback:	4.6m, may be reduced to 3.0m pursuant to Section 81.5
iv)	Rear Yard Setback:	7.6m
v)	Side Yard Setback:	None on common lot line and 1.2m on the other side

vi)	Site Coverage: (Maximum)	45%
vii)	Building Height: (Maximum)	2 Storeys and no more than 8.5m to the eaves

88.5 Additional Requirements

- a. The site provisions contained in this district may be varied in accordance with an approved Area Redevelopment Plan;
- b. Driveway access and parking shall not be located in the front yard;
- c. All properties that are within the boundaries of the VLA/Montrose Area Redevelopment Plan Overlay shall be subject to the regulations contained in this district as well as those contained in Schedule H - VLA/Montrose Area Redevelopment Plan Overlay. Refer to Schedule A - Land Use District Map of this bylaw for the boundaries of the Overlay area.

DRAFT