

CITY OF GRANDE PRAIRIE

BYLAW C-1260-212

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 In section 88 "Restricted Small Lot Residential-RSR":

- a) In subsection 88.1, add ", semi-detached dwellings and uses that are compatible with residential uses" between "housing" and "on".
- b) In Section 88.2, add "Semi-Detached dwelling" after "Secondary Suite".
- c) Delete, Section 88.4 in its entirety and replace with the following:

"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

1.2 Schedule "A" – "Land Use Bylaw Map" be changed in accordance with Appendix "A" attached hereto and as follows:

- a) That the zoning for 9820 & 9824 108 Avenue be changed from "Restricted Residential- RR" to "Restricted Small Lot Residential-RSR".

EFFECTIVE DATE

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

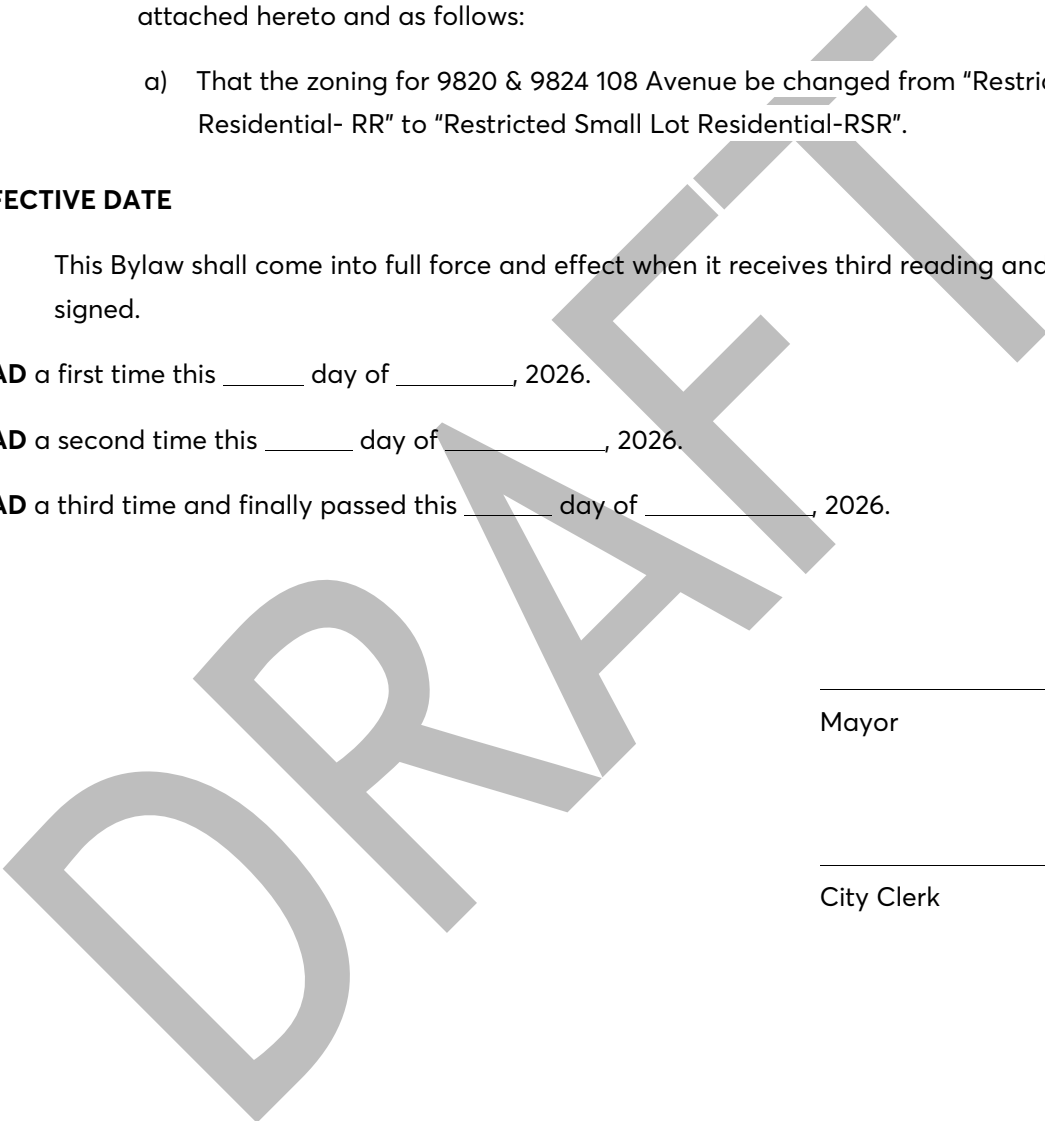
READ a first time this _____ day of _____, 2026.

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

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

Mayor

City Clerk





Land Use Bylaw Amendment & Rezoning Bylaw C-1260-212 - Appendix "A"

