

## **TOWN OF MUNDARE**

### **BYLAW NO 888/18**

The council of the Town of Mundare, duly assembled, hereby enacts

1. This bylaw can be called “Amend Land Use Bylaw 825/10”.
2. That Bylaw 825/10 be amended as follows:
  - i) Delete Section 3.6 – Residential District R2A in its’ entirety
  - ii) Insert the following:

#### **Purpose**

The R2A Residential District is intended to accommodate residential development on narrow or smaller parcels.

#### **(1) Permitted Uses**

- (a) Accessory Buildings
- (b) Duplexes, provided they are “side-by-side” and not “one above the other” or “up and down”
- (c) Minor home occupations
- (d) One family dwellings

#### **(2) Discretionary Uses**

- (a) Family care facilities
- (b) Group care facilities
- (c) Major Home occupations
- (d) Show homes

#### **(3) Regulations**

- a) Number of residential dwellings on a lot is one.
- b) The minimum lot width is 8.45 metres
- c) The minimum lot depth is 31.52 metres.
- d) The minimum lot area is 266m<sup>2</sup>.
- e) The maximum lot coverage is 50% of the total area of the lot.
- f) The minimum building setback from the front property line is 6.0m. If the doors of a garage face a road, they shall be setback at least 6.0 m from the front property line.

- g) The minimum building setback from any side property line is:
  - (i) 1.2 metres; or
  - (ii) 3.0 metres on one side of the parcel, when no provision has been made for a private garage on the front or side of a building; or
  - (iii) 3.0 metres from a side property line shared with a street; or
  - (iv) 0.0 metres for a semi-detached dwelling where the property line is shared with another semi-detached dwelling.
- h) The minimum building setback from the rear property line is 6.0m.
- i) The maximum building height is 10.0 metres
- j) Attached Garages:
  - (i) a minimum of a single car garage is required for each Dwelling unit.
- k) Prior to approval of any development, plans showing grading and drainage on the affected site acceptable to the Development Authority must be obtained.
- l) The Development Authority may require, as a condition of development approval, certification that the proposed grading and drainage plan has been implemented.

Read a first time this 3<sup>rd</sup> day of April, 2018.

Read a second time this 15<sup>th</sup> day of May, 2018.

Read a third time this 15<sup>th</sup> day of May, 2018.

\_\_\_\_\_

Date

\_\_\_\_\_

Mayor

\_\_\_\_\_

Date

\_\_\_\_\_

CAO