



BY-LAW No. A-812

**A BY-LAW OF THE VILLAGE OF CONSORT IN THE PROVINCE OF ALBERTA
TO AMEND LAND USE BYLAW NO. A-683**

WHEREAS the Municipal government Act, being Chapter M-26, R.S.A., 2000, authorizes a Council to amend a land use bylaw; and

WHEREAS a public hearing was held in respect to the proposed amendment pursuant to the Municipal Government Act, being Chapter M-26, R.S.A., 2000;

NOW THEREFORE, THE COUNCIL OF THE MUNICIPAL VILLAGE OF CONSORT DULY ASSEMBLED ENACTS AS FOLLOWS:

BYLAW TITLE

1. This Bylaw may be cited as Land Use Amendment By-Law No. A-812.

GENERAL

2. A) In this By-Law Section 22a is added adding a new Land Use District to the Village of Consort's Land Use Bylaw #A-683

22a. SHR – Small Holdings Residential District

(1) Purpose

The purpose and intent of this district is to provide areas for larger lot residential development free from incompatible uses on land of lower agricultural value and where full water and sanitary servicing for future development is not likely feasible in accordance with infrastructure servicing studies.

(2) Permitted Uses

- Accessory buildings and uses
- Single-family dwellings
- Permitted signs

(3) Discretionary Uses

- Bed & breakfast establishment
- Daytime childcare services
- Greenhouse
- Home occupation
- Manufactured homes
- Public and quasi-public buildings, facilities and installations
- Public park
- Public utility

(4) Minimum Requirements

- (a) Site Area:
 - (i) 0.2 ha (0.5 acres) for all uses;

- (ii) Lots serviced by a private water and / or sewer system at the discretion of the Development Authority to ensure compliance with the Alberta Safety Codes and the Private Sewage Disposal System Standard of Practice;
 - (iii) With the approval of the Development Authority, the site area may be less in the case of lots legally created prior to adoption of this Bylaw and shall meet the requirements of applicable Provincial regulations;
 - (iv) Other uses at the discretion of the Development Authority.
- (b) Lot Width:
- (i) 30 m (98.4 ft.);
 - (ii) Lots served by a private water and / or sewer system at the discretion of the Development Authority to ensure compliance with the Alberta Safety Codes and the Private Sewage Disposal System Standard of Practice;
 - (iii) Other uses at the discretion of the Development Authority.
- (c) Front Yard:
- (i) 9.14 m (30 ft) from an internal subdivision road;
 - (ii) As required by Alberta Transportation in the case of provincial highways.
- (d) Side Yard:
- (i) 7.5 m (25 ft.).
- (e) Rear Yard:
- (i) 7.5 m (25 ft.).
- (f) Gross Floor Area:
- (i) 85 m² (914.6 sq. ft.) for single family dwellings;
 - (ii) 78 m² (840 sq. ft.) for manufactured homes;
 - (iii) Other uses at the discretion of the Development Authority.

(5) Maximum Limits

- (a) Height
- (i) 10.67 m (35 ft.) for principal buildings and shall not exceed 2.5 storeys above grade level;
 - (ii) 9.144 m (30 ft.) for accessory buildings;
 - (ii) All other uses at the discretion of the Development Authority.
- (b) Site Coverage
- (i) 20% of the site area for dwellings;
 - (ii) 5% of the site area for accessory buildings;

(iii) Other uses at the discretion of the Development Authority.

(c) Site Area:

(i) 1.21 ha (3.0 acres) unless a larger parcel is necessary to accommodate site development constraints such as private sewage disposal system requirements or topography at the discretion of the Development Authority.

(6) Off-Street Parking

Off-Street Parking shall be provided according to the following:

- (a) Single-family dwellings - Two (2) parking spaces per dwelling unit;
- (b) All other uses - At the discretion of the Municipal Planning Commission.

(7) Objects Prohibited or Restricted in Yards

- (a) No person shall allow a motor vehicle used for stock car races, a motor vehicle which has all or part of its superstructure removed, or a motor vehicle which is in a dilapidated or unsightly condition to remain or be parked on a parcel unless it is suitably housed or screened to the satisfaction of the Development Officer.
- (b) A maximum of two holiday trailers may be stored or parked on a parcel;
- (c) Industrial and Commercial equipment including vehicles shall not be stored on a parcel within this land use district unless otherwise permitted in this Bylaw;
- (d) No animals other than household pets shall be kept unless otherwise permitted in this bylaw.

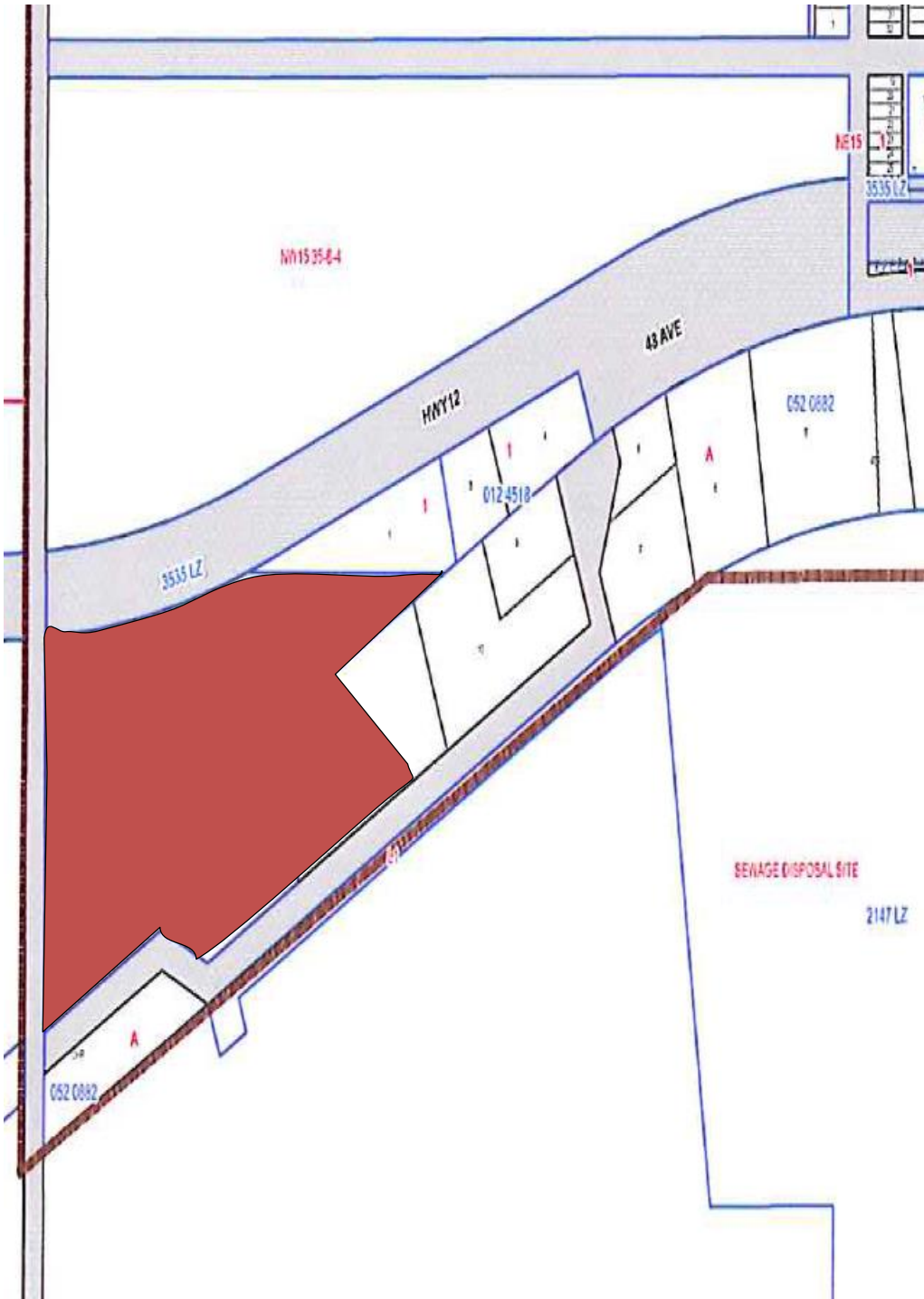
(8) Roadway Standards

- (a) All "SHR" Small Holding Residential lots shall be served by either a paved or graveled all-weather road engineered and designed to a standard required by the Village of Consort.

(9) Utilities

- (a) All "SHR" Small Holding Residential lots shall be connected to the municipal water and sewer services of the Village of Consort if feasible unless otherwise approved by the Development Authority.

3. In this By-Law Part VIII LAND USE DISTRICT MAP is amended by designating 2.29 ac or .925 ha the proposed new subdivision on the west side of Lot 11, Block A, Plan 0520882 from I Industrial Land District to SHR Small Holdings Residential District and Lot 1, Block C, Plan 0828561 from R-1 Residential District to SHR Small Holdings Residential District as shown on the plan below in red.



SEVERABILITY

4. If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

ENACTMENT

5. This Bylaw shall take effect as of the date of final reading thereof.

Read a first time this 29 day of July, 2014.

PUBLIC HEARING held this ____ day of _____, 201__.

Read a second time this _____ day of _____, 201__.

Read a third and final time this _____ day of _____, 201__.

Signed by the Chief Elected Official and Chief Administrative Officer this _____ Day
of _____ 201__

Mayor

Chief Administrative Officer