

BYLAW 2143-21

A BYLAW OF THE TOWN OF STETTLER, PROVINCE OF ALBERTA TO AMEND BYLAW NO. 2060-15 OF THE SAID TOWN.

WHEREAS pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26 and amendments thereto.

THE MUNICIPAL COUNCIL OF THE TOWN OF STETTLER IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. That PART TWO: INTERPRETATION, Section 9: Definitions shall be and is hereby amended as follows:
 - (a) The addition of Definition "Group Use Facility"
"GROUP USE FACILITY" means a public or private facility where members of a community gather for group activities, social support, public information and other purposes. Often referred to as a community centre or clubhouse.
2. That PART 10: Land Use Districts of Bylaw 2060-15 shall be and is hereby amended as follows:
 - (a) The addition of a R2B: Multi-Unit Residential District as attached in appendix A.
3. That Schedule "A" of Bylaw 2060-15 shall be and is hereby amended as follows:
 - (a) That Lot 8, Block 2, Plan 2022777 and Lot 1, Block 2, Plan 1423578 from UR: Urban Reserve to R2B: Multi-Unit Residential District as identified in appendix B.
 - (b) That Lot 8, Block 2, Plan 2022777 from UR: Urban Reserve and C2: Highway Commercial to R2B: Multi-Unit Residential District as identified in appendix B.
4. That this Bylaw shall take force and effect upon the date of final passing thereof.

READ a first time this ____ day of May A.D. 2021.

NOTICE OF ADVERTISEMENT published _____ & _____, 2021

Public Hearing held _____ at _____ P.M.

READ a second time this _____ day of _____ A.D. 2021.

READ a third time and finally passed this _____ day of _____ A.D. 2021.

Mayor

Assistant CAO

Appendix A

Section 78: R2B Multi-Unit Residential District

78.1 Purpose:

To provide an area for high density multi-unit residential housing in the form of rowhouses, with common use areas including a Group Use Facility.

78.2 Uses:

Permitted Uses	Discretionary Uses
Dwelling – Rowhouse Group Use Facility Parking Facility Public Use Recreation Facility	Accessory Building Accessory Use Home Occupation

78.3 Site Regulations:

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district.

Site Coverage	Maximum 35%
Minimum Parcel Area	
Maximum Building Height	
Front Yard Setback	At the discretion of the Development Authority
Side Yard Setback	Dwelling - Rowhouse – 1.5 m except where it abuts a public roadway 3.0 m, or as required by the Alberta Building Code, whichever is greater. Dwelling – Rowhouse – 3.0 m building to building
Rear Yard Setback	Dwelling - Rowhouse - 7.5 m Dwelling – Rowhouse – 12.0 m rear of building to rear of adjacent building
Landscaping	Residential - 25% of Site Area.
Parking	A minimum of 1 off street Parking Stall shall be provided directly adjacent to said unit for one-bedroom units. A minimum of 2 off street parking stalls shall be provided directly adjacent to said unit for two-bedroom units.
Accessory Buildings	Section 34 of this Bylaw.
Additional Regulations	Storage areas shall be enclosed or screened by trees, landscape features of fences or a combination thereof to the satisfaction of the development authority. Outdoor storage of materials, products, equipment or machinery shall not be permitted in this district except in designated storage areas.

Proposed Re-zoning

