

BYLAW NO. 2017/32

A BYLAW OF RED DEER COUNTY, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE LAND USE BYLAW NO. 2006/6 WITH AMENDMENTS AND CHANGES.

Pursuant to the authority conferred upon it by the Municipal Government Act, the Council of Red Deer County hereby enacts that **Bylaw No. 2006/6, Land Use Bylaw**, as amended, be amended as follows:

1. Part 10, Land Use Districts – Section 100.1 – add Live-Work Rural Residential District (R-1M) to the list of land use districts following the Country Residential District (R-1).
2. Part 12a – Live-Work Rural Residential District (R-1M) – add this new district with the following regulations:

Part 12a Live-Work Rural Residential District (R-1M)

Purpose

- 102a.1** To promote a live-work residential lifestyle within Hamlets and other planned areas within the County that include both a residence as well as a secondary use home business on fully serviced lots that range in size from 0.10 ha (0.25 ac) to 0.51 ha (1.25 ac) lot.

102a.2 Permitted	102a.3 Discretionary
Accessory Building and Accessory Use	Home Business – Major
Home Business – Minor	Wind Energy Conversion System, Category 1
Public Utility	
Secondary Suite	
Single Detached Dwelling	
Sign	

102a.4 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:

Lot Width	15.25 m (50 ft)
Lot Area	0.10 ha (0.25 ac) – 0.51 ha (1.25 ac)
Front Yard	7.0 m (23 ft)
Rear Yard	3.0 m (10 ft), except 6.0 m (20 ft) where abutting a residential district.
Side Yard	3.0 m (10 ft) for internal lots 7.0 m (23 ft) on the side that is flanking a road
Building Height (maximum)	Two storeys
Site Coverage (maximum)	45%

Additional Regulations

- 102a.5** Notwithstanding Section 52.3(a), all home business development permit approved under this District shall have no expiry date. An approved development permit is required anytime there is an increase in intensity in use or a change in the approval of use.

- 102a.6** When proposing outdoor storage as incidental to a Home Business - Major the following shall apply:
 - a) Outdoor storage shall not occupy more than the building footprint of the dwelling and shall be screened from any road and/or adjacent residence(s).
 - b) Landscaping and screening shall be required accompanied with an approved landscaping plan to the satisfaction of the Development Authority; and
 - c) Outdoor storage is prohibited in the front yard.

- 102a.7** Accessory Building and Accessory Uses shall not exceed 200m² (2,150 ft²) in size unless approved by the Development Authority.

- 102a.8** Notwithstanding Section 92.1 – fascia sign associated with the Home Business – Major may be permitted in front of one accessory building which may cover no greater than 1% of the front façade.

- 2. Part 7, General Regulations – Section 38.7 – amend as follows:

Subsection 38.7 b) – add “R-1M.”

- 3. Part 9, Signs – Table 88-0 – add R-1M to the Table and list the following signs as permitted within this District: A-Board, Election, Fascia, and Subdivision.

FIRST READING: DECEMBER 19, 2017
SECOND READING:
THIRD READING:

MAYOR
Date Signed:

COUNTY MANAGER
Date Signed: