

# BYLAW NO. 2017/31

## 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 13, Residential Conservation District (R-2) – remove this part in its entirety and replace it with the following:

### Part 13 Estate Residential District (R-2)

**Section 103.1** To allow for residential lot sizes ranging from 0.125 ha (0.30 ac) to 0.4 ha (1.0 ac) serviced by piped water and sanitary sewer systems.

Section 103.2 Permitted	Section 103.3 Discretionary
Accessory Building and Accessory Use	Bed and Breakfast Facility
Home Business – Minor	Boarding Facility
Public Utility	Duplex
Secondary Suite	Garden Suite
Single Detached Dwelling	Moved-in Building
Sign	Social Care Facility
	Wind Energy Conversion System, Category 1

### Site Regulations

**Section 103.4** 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	15.24 m (50 ft)
Lot Area	0.125 ha (0.30 ac) - 0.4 ha (1.0 ac)
Front Yard	7.0 m (23 ft)
Rear Yard	7.5 m (25 ft)
Side Yard	3.0 m (10 ft) for internal lots 7.0 m (23 ft) on the side flanking a road
Building Height (maximum)	Two storeys
Site Coverage (maximum)	45%

### Additional Regulations

**Section 103.5** Accessory Building and Accessory Use shall not exceed 200 m<sup>2</sup> (2,150 ft<sup>2</sup>) in size unless approved by the Development Authority.

2. Part 7, General Regulations – Section 38.7 – amend as follows:  
Subsection 38.7 a) – remove “R-2”; and  
Subsection 38.7 b) – add “R-2.”
3. Part 10, Land Use Districts - Section 100.1 – amend Residential Conservation District (R-2) to read as Estate Residential District (R-2).

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

\_\_\_\_\_  
MAYOR  
Date Signed:

\_\_\_\_\_  
COUNTY MANAGER  
Date Signed: