



Special Council Meeting
Town of Sundre Municipal Council Chambers
Tuesday, August 3, 2021
4:30 p.m.

- 1. Call to Order**
- 2. Adoption of Agenda**
- 3. Adoption of Previous Minutes - None**
- 4. Topic of Meeting**
 - 4.1 First Reading of Bylaw 2021-11 Land Use Bylaw Amendment to adopt Narrow Lot Residential District (R1-N) and Direct Control District (DC) and Setting of Public Hearing Date.
 - 4.2 Appointment of Assessor (Report Forthcoming)
- 5. Closed Meeting**
 - 5.1 Advice from Officials, *FOIPP Act* Section 24
- 6. Return to Open Meeting**
 - 6.1 Direction if any
- 7. Adjournment**

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REQUEST FOR DECISION

COUNCIL DATE August 3, 2021
SUBJECT Bylaw 2021-11 Land Use Bylaw Amendment
ORIGINATING DEPARTMENT Planning & Development
AGENDA ITEM 4.1

BACKGROUND/PROPOSAL:

Bylaw 2021-11 proposes to amend the Land Use Bylaw and the Land Use Bylaw Map Legend to introduce a Narrow Lot Residential District (R1-N) and a Direct Control District.

The Narrow Lot Residential District is proposed to meet the demand for entry-level residential housing. The District regulations will provide an economical means which allows for savings on reducing the size of individual residential lots resulting in less cost to the builder and consumer, and the overall cost to service each lot for the developer.

The Direct Control District enables the Municipality to exercise particular control over the use and development of land or buildings within designated areas of the Town, for the purpose of providing developments that due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:

The purpose of Bylaw 2021-11 is to provide an administrative addition of a two districts to the Land Use Bylaw as follows:

- **Add** – to Part Four, Land Use District Regulations, Narrow Lot Residential District (R1-N)
- **Add** – to Part Four, Land Use District Regulations, Direct Control District and Schedule “D” when applicable
- **Add** – to the Land Use Bylaw Map, Schedule “A” Legend, Narrow Lot Residential (R1-N) and Direct Control District (DC)

ADMINISTRATION RECOMMENDATIONS:

Administration recommends that Council give First Reading to Bylaw 2021-11 and set a Public Hearing date.

MOTION:

That the Town of Sundre Council give first reading to Bylaw 2021-11 being a bylaw to amend Part Four of Land Use Bylaw 2018-10 and the Land Use Bylaw Map, Schedule “A” Legend.

That the Town of Sundre Council set Monday, Sept. 7, 2021 at 6:00 p.m. for a Public Hearing for Bylaw 2021-11.

Attachment: Schedule “A” Land Use Bylaw Map
Report to Council

Date Reviewed: July 29, 2021

CAO: Linda Nelson



REPORT TO COUNCIL

COUNCIL DATE: August 3, 2021

SUBJECT: Bylaw 2021-11 Land Use Bylaw Amendment

REPORT WRITER: Planning and Development

BACKGROUND/PROPOSAL:

Bylaw 2021-11 proposes to amend the Land Use Bylaw and the Land Use Bylaw Map Legend to introduce a Narrow Lot Residential District (R1-N) and a Direct Control District.

The Narrow Lot Residential District is proposed to meet the demand for entry-level residential housing. The District regulations will provide an economical means which allows for savings on reducing the size of individual residential lots resulting in less cost to the builder and consumer, and the overall cost to service each lot for the developer.

The Direct Control District enables the Municipality to exercise particular control over the use and development of land or buildings within designated area of the Town, for the purpose of providing developments that due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:

An amendment to Land Use Bylaw 2018-10 and Schedule "A", the Land Use District Map Legend of the Town's Land Use Bylaw, is required to introduce two new Districts to Part Four, Land Use District Regulations. The Narrow Lot Residential District (R1-N) will allow developers and builders to construct residential dwellings, both single detached and semi-detached on laneless lots with a minimum frontage width of 11.0 m. (36 ft.) and a minimum depth of 30.5 m. (100 ft.). All other minimum requirements, for example, setback measurements from property lines for structures, will apply. Currently, developers and builders are seeking ways to keep costs at a reasonable rate to enable new home owners to attain housing. One way to do this is to allow housing with attached garages to be built on lots with slightly less frontage than the standard 15.25 m. (50 ft.) frontage. Overall cost savings are achieved by more lots being created within a subdivision, cost effective infrastructure to be installed by the developer, and the price per lot is reduced for builders who can pass along these savings to potential homeowners.

The Direct Control District enables a Council to allow developers to proceed with developments that are consistent with the Town's Municipal Development Plan but may prevent development due to unique situations, innovative ideas or unusual site constraints within the confines of the regulations under the current land use bylaw. This district is not intended to be a substitution for any other land use district in the current Land Use Bylaw that could achieve the same result.

The Goals and Objectives of the Town's Municipal Development Plan under Policy 6.3 Residential Development states the following "facilitate a community that can accommodate a wide variety of lifestyles, ages and incomes; promote a mix of housing types and forms to meet a variety of lifestyles and market preferences; encourage the development of innovative and alternative housing forms which broaden the range of housing choices as well as address the issues of affordability".

CONCLUSION:

Administration is confident that the amendment to add these two Districts to the Land Use Bylaw provides alignment to the Municipal Development Plan, clarity and understanding by administration and the public for the future use of areas designated for residential, commercial or industrial development.

RECOMMENDED ACTION:

That the Town of Sundre Council give first reading to Bylaw 2021-11 being a bylaw to amend the Land Use Bylaw and the Land Use Bylaw Map, Schedule "A" Legend and set a Public Hearing date.

Date Reviewed: July 29, 2021

CAO: Linda Nelson



TOWN OF SUNDRE
BYLAW NO. 2021-11

BEING A BYLAW OF THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA TO AMEND LAND USE BYLAW 2018-10.

WHEREAS, Section 639 of the *Municipal Government Act, R.S.A., 2000, Chapter M-26* and amendments thereto requires Council to enact a Land Use Bylaw.

AND WHEREAS, Section 191(1) of the *Municipal Government Act, R.S.A. 2000, Chapter M-26* and amendments thereto authorizes Council to amend a Land Use Bylaw.

NOW THEREFORE, the Council of the Town of Sundre, in the Province of Alberta hereby enacts as follows:

Bylaw 2018-10, as amended, is further amended by adding two (2) Land Use Districts to Part Four: Land Use District Regulations as follows:

UNDER PART FOUR: LAND USE DISTRICT REGULATIONS

ADD: "Narrow Lot Residential District (R1-N)"

ADD: "Direct Control District (DC)"

ADD: "Narrow Lot Residential District (R1-N)" and "Direct Control (DC)" to the Legend of the Land Use Map

Attachment: Schedule "A"

This Bylaw shall come into full force and effect upon the date of the third and final reading.

READ A FIRST TIME this 3rd day of August 2021 Motion No. _____

PUBLIC HEARING HELD this ____ day of _____ 2021

READ A SECOND TIME this ____ day of _____ 20__ Motion No. _____

READ A THIRD AND FINAL TIME this ____ day of _____ 20__ Motion No. _____

Mayor

Chief Administrative Officer

SCHEDULE “A” BYLAW 2021-11

PART FOUR: LAND USE DISTRICT REGULATIONS

NARROW LOT RESIDENTIAL DISTRICT (R1-N)

General Purpose: To provide for low-density residential development in the form of single detached dwellings or semi-detached dwellings and compatible uses, situated on narrow lots, with or without rear lane access, which are connected to all municipal utility systems.

Permitted Uses: Accessory Building
Home Occupation - Minor
Housing, Single Detached Dwelling
Protective Emergency Services
Public Parks

Discretionary Uses: Alternate Energy Systems
Bed and Breakfast Accommodation
Day Home Facility
Home Occupation – Major
Housing, Semi-Detached
Secondary Suite
Public and quasi-public uses
Public utility buildings
Temporary Residential Sales Centre
Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this District:

Minimum Lot Area: Interior parcels 372.0 m² per Dwelling Unit
Corner parcels 417.0 m² per Dwelling Unit

Minimum Site Width: 11.0 m.

Minimum Site Depth: 30.5 for all lots

Minimum Habitable Floor Area (gross): 84.0m²

Maximum Number of Dwellings: One (1) dwelling per lot, unless a legal Secondary Suite has been approved

Minimum Yard Setbacks: Principal Building
Front Yard 6.0 m.
Rear Yard 7.0 m.
Side Yard 1.5 m. (internal lot); 3.0 m. if property line is shared with a street other than lane.

Maximum Parcel Coverage: 50%

Maximum Parcel Coverage if serviced by rear lane: 60%

Maximum Site Coverage for Accessory Building is 13%

Minimum Gross Floor Area: 84.0 m²

Maximum Number of Dwelling: 1 Dwelling per lot, unless a legal Accessory Suite has been approved

Maximum Principal Building Height: 10.0 m.

Maximum Accessory Building Height: 4.5 m.

Additional Site Requirements

Accessory Building (garages) If a principal building does not have an attached garage at the front of the Dwelling, or has a garage with a side entrance with a driveway parallel to the front property line, the following applies:

Minimum Front Yard Setback: 4.5 m.

Notwithstanding above, if there is no rear lane, and no attached front garage, there shall be one 3.5 m. side yard to allow for access to a rear detached garage.

Flood Plain Provision: All development within the 1:100-year floodplain of the Red Deer River, as shown on the Land Use District Map, being Schedule A, shall be flood proofed as per the definition to the satisfaction of the Development Authority

Additional Development Regulations For Permitted And Discretionary Uses:

The following regulations are found in Part Three of this Bylaw and may apply to development in this District

Accessory Buildings shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

Bed and Breakfast Accommodation shall be developed in accordance with Part Three, Section 6.8 of this Bylaw.

Day Homes shall be developed in accordance with Part Three Section 11.1 of this Bylaw, and Use Definitions, Part Two, Section 3 of this Bylaw.

Day Care Facility – Neighbourhood shall be developed in accordance with Part Three, Section 11.2 of this Bylaw.

Building Orientation and Design shall be provided in accordance with Part Three, Section 1.2 of this Bylaw.

Fencing shall be provided in accordance with Part Three, Section 2.4 of this Bylaw.

Landscaping shall be developed in accordance with Part Three, Section 9 of this Bylaw.

Home Occupation - Minor shall be developed in accordance with Part Three, Section 13.1 of this Bylaw.

Home Occupation - Major shall be developed in accordance with Part Three, Section 13.2 of this Bylaw.

Parking shall be provided in accordance with Part Three, Section 3.1 of this Bylaw.

Projections Over Yards shall be in accordance with Part Three, Section 2.1 of this Bylaw.

Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.

Temporary Residential Sales Centres shall be in accordance with Part Three, Section 14 of this Bylaw

PART FOUR: LAND USE DISTRICT REGULATIONS

DIRECT CONTROL - DC

General Purpose:	To provide a District for the creation of site-specific land use regulations in respect of certain sites within the Town, where the circumstances relating to the development of the site are such that regulation and control by means of the other Land Use Districts in this Bylaw would be inappropriate. Council shall act as the Approving Authority for all Sites in this District.
Uses:	All Uses in this District shall be at the discretion of Council.
General Site Requirements:	All site requirements in this District shall be at the discretion of Council
Other Regulations:	Any application for a Development Permit in this District shall meet the requirements of Part One and Part Three of this Bylaw
Schedule "D":	All direct control districts adopted by Council shall be included in Schedule "D" of this Bylaw. All districts shall be titled "Direct Control District" followed by a specific name or reference number, which shall be the next in a series of sequential numbers of the direct control districts.
Schedule "D"	Direct Control District Regulations Direct Control District "Name" and "Reference No."

