

**Town of Sedgewick
Bylaw #527**

Province of Alberta

A Bylaw of the Town of Sedgewick in the Province of Alberta for the purpose of amending Land Use Bylaw #461.

WHEREAS it is desirable to amend the Land Use Bylaw 461, as amended;

And Whereas Council has held a public hearing as required by Section 692 of the *Municipal Government Act, R.S.A. 2000, cM-26*, as amended.

Now therefore, the Council of the Town of Sedgewick, duly assembled, enacts the following;

1. The Land Use Bylaw of the Town of Sedgewick #461 is hereby amended as follows:

a. Section 9: Definitions

“Retail Store (charity)” means a development used for retail sale of second hand, gently used items for the purpose of charity.

b. Table 49-2: Parking Requirements

Retail Store (charity), 1 stall/25m² (270 ft²) GFA

c. Section 63: Establishments of Land Use Districts


Direct Control 1

d. Section 75: DC1 Direct Control 1 District as Schedule “A” of this bylaw.

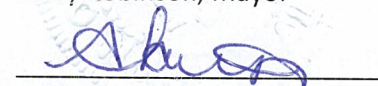
e. Schedule “A” Land District Map is hereby amended by changing the classification of Plan 5755S; Block C; Lots 29-30P from (R2) Residential Multi Family District to (DC1) Direct Control 1.

That this bylaw shall come into force and take effect upon receiving third reading.

Read a First time this 17th Day of November, A.D. 2016.



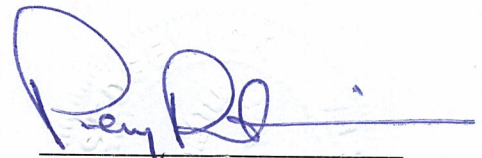
Perry Robinson, Mayor



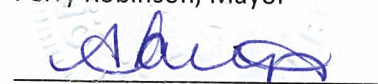
Amanda Davis, CAO

Read a Second time this 15 Day of Dec, A.D. 2016

Read a Third time this 15 Day of Dec, A.D. 2016



Perry Robinson, Mayor



Amanda Davis, CAO

SCHEDULE “A”

Section 75: DC1 Direct Control 1 District

75.1 Purpose:

This district is generally intended to provide land for the development of higher density housing as well as offer a limited variety of goods and services for charitable organizations within Sedgewick.

75.2 Uses:

Permitted Uses	Discretionary Uses
Accessory Building Apartment Dwelling, Duplex Dwelling, Fourplex Dwelling, Rowhouse Dwelling, Triplex Home Occupation Retail Store (charity) Public Assembly Public Use	

75.3 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	50%.
Minimum Floor Area	Not less than 75 m ² (810 ft ²) for a one bedroom unit, and an additional 11 m ² (119 ft ²) per unit for each bedroom in the unit included thereafter.
Minimum Parcel Area	Dwelling, Duplex, Triplex, Fourplex and Rowhouse (Per Unit): - 240 m ² (2,592 ft ²) per unit. Dwelling, Apartment (Per Unit): - Shall be the greater of 555 m ² (5,995 ft ²); or 80 m ² (864 ft ²)/one bedroom unit; 95 m ² (1,026 ft ²)/two bedroom unit; and 115 m ² (1,242 ft ²)/three bedroom unit. Retail Store (charity) - At the discretion of the Development Authority.
Maximum Building Height	10.0 metres (32.8 feet) without approval of the Development Authority.

Front Yard Setback	<u>Dwelling, Retail Store (charity)</u> <ul style="list-style-type: none">- 6.0 metres (19.7 feet). <u>Garage and Accessory Building</u> <ul style="list-style-type: none">- None in Front Yard.
Rear Yard Setback	<u>Dwelling, Retail Store (charity)</u> <ul style="list-style-type: none">- 6.0 metres (19.7 feet). <u>Garage and Accessory Building</u> <ul style="list-style-type: none">- 0.6 metres (2.0 feet), except where vehicle doors face a lane 3.0 metres (9.8 feet). <u>Garage Roof Overhang</u> <ul style="list-style-type: none">- 0.3 metres (1.0 feet).
Side Yard Setback	<u>Dwellings, Retail Store (charity)</u> <ul style="list-style-type: none">- 1.5 metres (4.9 feet). <u>Garage and Accessory Building</u> <ul style="list-style-type: none">- 1.5 metres (4.9 feet), except where vehicle doors face a lane 3.0 metres (9.8 feet). <u>Garage Roof Overhang</u> <ul style="list-style-type: none">- 0.3 metres (1.0 feet).
Landscaping	All yards shall be landscaped with trees, shrubs and planted groundcover in accordance with plans approved by the Development Authority. Notwithstanding any provisions of this Bylaw to the contrary, as a condition of approval of a development permit, all landscaping and planting required must be carried out to the satisfaction of the Development Authority within twelve months of occupancy or commencement of operation of the development.
Parking	<u>Dwellings</u> A two car parking area shall be provided to the rear, side or front of the dwelling. Notwithstanding, in the case of a dwelling fronting onto an arterial road, the parking area shall access from the lane where one is provided.
Parking and Loading	Part 8 of this Bylaw.
Outdoor Storage and Display	Outdoor storage and display is not permitted except sidewalk sales. Outdoor storage must be confined within an accessory building, and shall not have an adverse effect on adjacent parcels.