

# **CITY OF ST. ALBERT**

## **BYLAW 21/2020**

### **LAND USE BYLAW AMENDMENT**

#### **Being Amendment 179 to Land Use Bylaw 9/2005**

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The Council of the City of St. Albert, duly assembled, ENACTS AS FOLLOWS:

1. Bylaw 9/2005, the Land Use Bylaw is amended by this Bylaw.

2. Section 1.5(c) is amended by deleting the words:

“R1, R2, R3, R3A, R4, RX, RXL, DR, MT Areas A and B and ICC Area A are residential districts;”

And replacing them with:

“R1, R2, R3, R3A, R4, RX, RXL, RFB, DR, MT Areas A and B, and ICC Area A are residential districts;”

3. Section 1.7(1) is amended by adding the words “Residential Front Back (RFB);” after Midtown (MT).

4. Section 1.9(1)(a)(ii) is amended by deleting the words

“in an R1, R2, RX, and RXL District,”

And replacing them with:

“in an R1, R2, RX, RXL, and RFB District,”

5. Section 1.9(7) is amended by deleting the words:

“In an R1, R2, RX, and RXL District,”

And replacing them with:

“In an R1, R2, RX, RXL, and RFB District,”

6. Section 3.2(1)(e) is amended by deleting the words:

“in an R1 and R2 district”

and replacing them with:

“in an R1, R2, RX, RXL, and RFB District”

7. Section 6.24(1)(b) is amended by deleting the words:

“Within the R1, R2, RX, and RXL”  
and replacing them with:

“Within the R1, R2, RX, RXL, and RFB”

8. Section 6.24(1)(c) is amended by deleting the words:

“Within all Land Use Districts except R1, R2, RX, and RXL”

And replacing them with:

“Within all Land Use Districts except R1, R2, RX, RXL, and RFB”

9. Section 6.26(5)(a) is amended by deleting the words:

“land districted as P, R1, R2, RX, RXL, R3, R3A, ICC, IF;”

And replacing them with:

“land districted as P, R1, R2, RX, RXL, RFB, R3, R3A, ICC, IF;”

10. Section 7.7(3)(a) is amended by deleting the words:

“Small car parking spaces may comprise a maximum of 20% of required parking for all developments except for developments in R1, R2, RX, RXL, and P Land Use Districts”

And replacing them with:

“Small car parking spaces may comprise a maximum of 20% of required parking for all developments except for developments in R1, R2, RX, RXL, RFB, and P Land Use Districts”

11. Section 8.11(1)(d)(i) is amended by deleting the words:

“a garage must not be located less than 1.5 m from the rear property line of the lot with vehicular access provided from a rear lane in the RXL District;”

and replacing them with:

“a garage must not be located less than 1.5 m from the rear property line of the lot with vehicular access provided from a rear lane in the RXL or RFB District;”

12. Section 8.20 is amended by deleting the words:

“In R1, R2, R3, RX, and RXL Districts, the minimum lot depth is:”

And replacing them with:

“In R1, R2, R3, RX, RXL, and RFB Districts, and for fee simple street-oriented townhousing, the minimum lot depth is:”

13. Section 8.23 is amended by deleting the words:

“Applies to lot width distribution for all single-detached houses in the R1, R2, RX, and RXL districts, and is not applicable to dwellings (semi-detached; duplex; or 3 units or more) in the R1, R2, R3, R3A, R4, RX, RXL, or DR Districts.”

and replacing them with:

“Applies to lot width distribution for all single-detached houses in the R1, R2, RX, RXL and RFB Districts, and is not applicable to dwellings (semi-detached; duplex; or 3 units or more) in the R1, R2, R3, R3A, R4, RX, RXL, RFB or DR Districts.”

14. Section 8.24(1) is amended by deleting the words:

“In the R1, R2, RX, and RXL Districts and street-oriented townhousing, only 1 motor vehicle access per lot is allowed.”

And replacing them with:

“In the R1, R2, RX, RXL, and RFB Districts, and street-oriented townhousing, only 1 motor vehicle access per lot is allowed.”

15. Section 8.24(2)(b) is amended by deleting the words:

“on a lot which can be accessed from a rear lane, the Development Officer may permit 1 additional motor vehicle access from the rear lane; or”

and replacing them with:

“on a lot which can be accessed from a rear lane, and has existing vehicular access to the front street, the Development Officer may permit 1 additional motor vehicle access from the rear lane; or”

16. Schedule C, Section C.6(7)(a) is amended by deleting the words:

“A development directional sign is a permitted use in R1, R2, R3, R3A, R4,”

And replacing them with:

“A development directional sign is a permitted use in R1, R2, R3, R3A, R4, RX, RXL, RFB,”

17. Schedule C, Section C.6(16)(a) is amended by deleting the words:

“A lawn sign is a permitted use in a R1, R2 or R3 district”

And replacing them with:

“A lawn sign is a permitted use in a R1, R2, R3, RX, RXL or RFB District”

18. Schedule C, Section C.6(21)(b) is amended by deleting the words:

“In R1 and R2 districts,”

And replacing them with:

“In R1, R2, RX, RXL, and RFB Districts,”

19. Schedule H is amended by deleting the words:

“Schedule H shall apply to lot width distribution for all single-detached house lots in the R1, R2, RX and RXL districts and is not applicable to dwellings, semi-detached; dwellings, duplex or dwellings with 3 units or more in the R1, R2, RX, RXL, R3, R4 or DR Districts.”

And replacing them with:

“Schedule H shall apply to lot width distribution for all single-detached house lots in the R1, R2, RX, RXL, and RFB Districts and is not applicable to dwellings, semi-detached; dwellings, duplex or dwellings with 3 units or more in the R1, R2, RX, RXL, RFB, R3, R4 or DR Districts.”

20. Schedule A to this Bylaw is added to Bylaw 9/2005 as Section 8.39.

21. The Chief Administrative Officer is authorized to cause a consolidated version of Bylaw 9/2005 to be issued, incorporating the amendments made by this Bylaw and otherwise conforming to the requirements of consolidated bylaws as set out in the *Municipal Government Act*.

### **EFFECTIVE DATE**

This Bylaw comes into effect when it is passed.

READ a First time this 2<sup>nd</sup> day of November, 2020.

READ a Second time this \_\_\_\_ day of \_\_\_\_\_ 2020.

READ a Third time this \_\_\_\_ day of \_\_\_\_\_ 2020.

SIGNED AND PASSED this \_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF LEGISLATIVE OFFICER