

**TOWN OF MORINVILLE
PROVINCE OF ALBERTA
MORINVILLE LAND USE BYLAW AMENDMENT
BYLAW 2/2017**

A BYLAW OF THE TOWN OF MORINVILLE, IN THE PROVINCE OF ALBERTA, TO AMEND THE MORINVILLE LAND USE BYLAW.

WHEREAS, Council at its meeting of February 25th, 2014, gave third reading to No. 4/2014, a bylaw to amend the Morinville Land Use Bylaw revising the provisions of the Village Champlain Stage II Residential (R-VC2) District;

AND WHEREAS, an application has been made to amend the Morinville Land Use Bylaw to amend specific provisions of the Village Champlain Stage II Residential (R-VC2) District to permit side-by-side duplexes with rear detached garages on select lots;

AND WHEREAS, notice of a public hearing for this bylaw held on February 28th, 2017 has been given in accordance with Section 692 of the Municipal Government Act, 2000 RSA, ch. M-26, as amended;

NOW THEREFORE, the Municipal Council of the Town of Morinville, Alberta, duly assembled, hereby enacts as follows:

1.0 Morinville Land Use Bylaw No. 3/2012, as amended, is hereby amended by:

1.1 adding to Section 8.1.9. Village Champlain Stage II Residential (R-VC2) District, Subsection 2.1. Permitted Uses, following 'Duplex – side-by-side with front attached garage, only on lots identified in Appendix "A":

Duplex – side-by-side with rear detached garage, only on lots identified in Appendix "A"

1.2 deleting "and any accessory buildings" from Section 8.1.9. Village Champlain Stage II Residential (R-VC2) District, Subsection 4.0 Development Regulations – Maximum site coverage under 'side-by-side duplex unit', and replacing it with:

and/or a detached garage and any other accessory buildings

1.3 deleting "Single detached dwelling and Side-by-side duplex unit – 10.0 m (32.8 ft.)" from Section 8.1.9. Village Champlain Stage II Residential (R-VC2) District, Subsection 4.0 Development Regulations – Maximum building height, and replacing it with:

Single detached dwelling unit – 10.0 m (32.8 ft.).

Side-by-side duplex unit with front attached garage – 10.0 m (32.8 ft.).

Side-by-side duplex unit with rear detached garage – 12.6 m (41.3 ft.).

1.4 adding to the end of Section 8.1.9. Village Champlain Stage II Residential (R-VC2) District, Subsection 4.1.ii.:

except where access from a lane is provided

1.5 deleting Subsections 4.1.iv. and 4.1.v. from Section 8.1.9. Village Champlain Stage II Residential (R-VC2) District, and replacing it with:

iv. Detached garages shall have a minimum 1.0 m (3.3 ft.) side yard, except for:

a. Ground-oriented multiple dwelling sites with garage access to the lane, which may be one building split into multiple garages utilizing a shared wall or walls (i.e. zero lot line), provided not more than three garages are attached as one building; and



Mayor



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- b. Side-by-side duplex dwelling sites with garage access to the lane, which may be one building provided for two units utilizing a shared wall (i.e. zero lot line).

and renumbering Subsection 4.1 accordingly.

- 1.6 adding to Section 8.1.9. Village Champlain Stage II Residential (R-VC2) District, Subsection 5.1.vi., after "Side-by-side duplex dwellings":

with front attached garages

- 1.7 adding to Section 8.1.9. Village Champlain Stage II Residential (R-VC2) District, Subsection 5.1.:

- vii. All ground-oriented multiple dwellings and side-by-side duplex dwellings with rear detached garages shall be compatible with one another in terms of style, exterior materials, colours and roof line, pitch and style, to maintain a consistent streetscape style and theme.

- 1.8 deleting the figure in Appendix "A" of Section 8.1.9. Village Champlain Stage II Residential (R-VC2) District and replacing it with the figure annexed hereto as Schedule "A".

- 1.9 adding "with front attached garage" to Section 8.1.9. Village Champlain Stage II Residential (R-VC2) District, Appendix "B1", after "Duplex – side-by-side"; and appending to Appendix "B1" the text and figures annexed hereto as Schedule "B".

2.0 That this Bylaw shall come into full force and effect upon the final passing thereof.

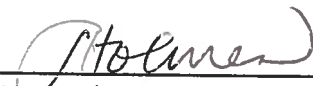
3.0 SEVERABILITY

- 3.1 If any Section or parts of this bylaw are found in any court of law to be illegal or beyond the power of Council to enact, such Section or parts shall be deemed to be severable and all other Sections or parts of this bylaw shall be deemed to be separate and independent therefrom and to be enacted as such.

READ a first time the 24th day of January, 2017

READ a second time the 28th day of February, 2017

READ a third time and finally passed the 28th day of February, 2017



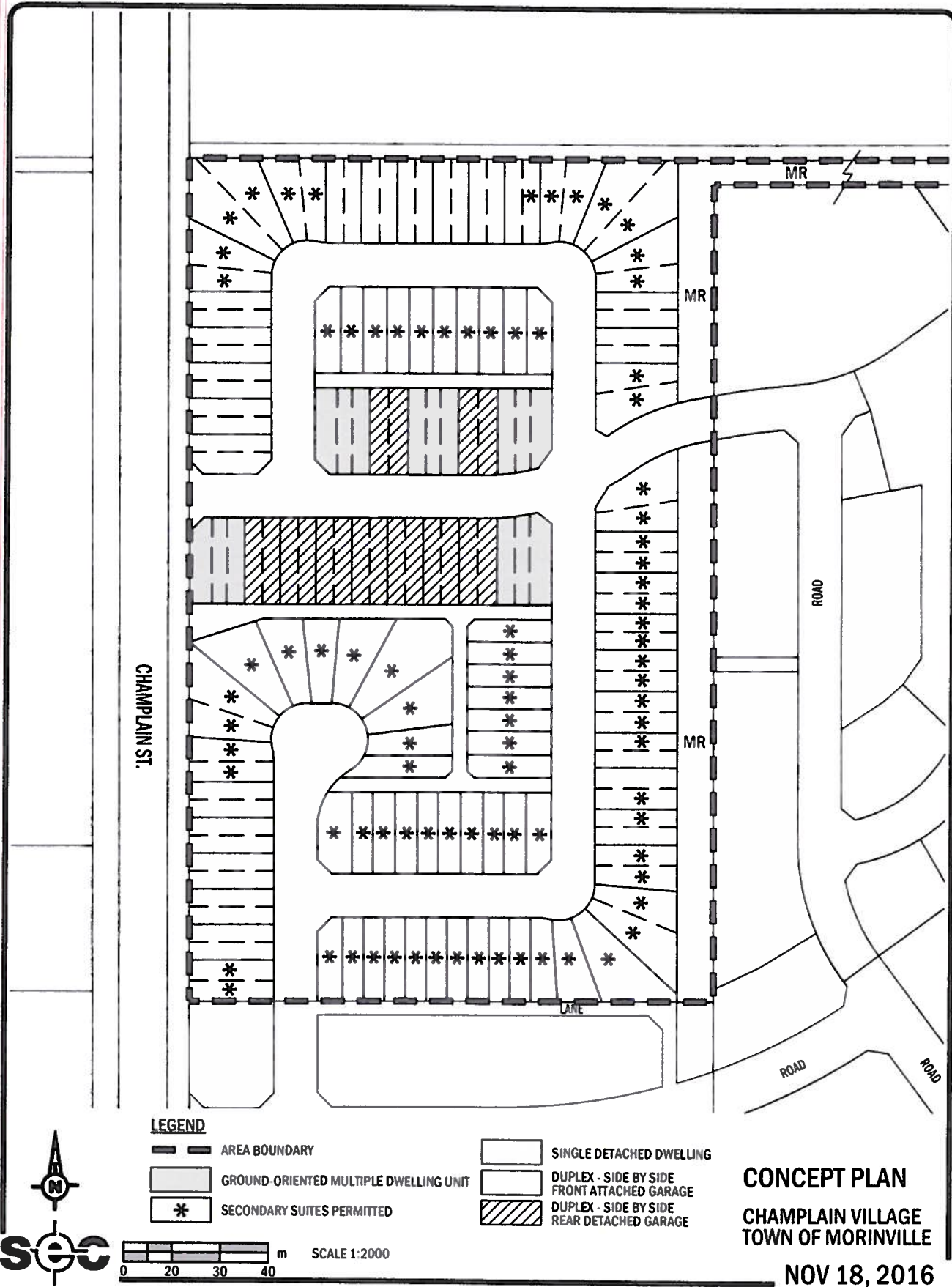
Lisa Holmes
Mayor



Andrew Isbister
Chief Administrative Officer

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SCHEDULE "A" (attached to and forming part of this Bylaw)



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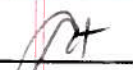
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SCHEDULE "B" (attached to and forming part of this Bylaw)

Duplex – side-by-side with rear detached garage*



*Examples are provided to illustrate general architectural style and not specific designs. Finished dwellings will vary on the styling cues.


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