

**TOWN OF MORINVILLE  
PROVINCE OF ALBERTA  
MORINVILLE LAND USE BYLAW AMENDMENT  
BYLAW 28/2015**

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

**WHEREAS**, Part of Block A, Plan 7731R (10110 – 103 Street), located in Morinville, Alberta is identified on the Land Use District Map as Single Detached Residential (R-1A) District;

**AND WHEREAS**, the above-noted property is identified on the Future Land Use Concept of the Cœur de Morinville Area Structure Plan Bylaw 7/2013 as Low Density Residential Character Area "D2";

**AND WHEREAS**, an application has been made in accordance with the redistricting application procedures of the Cœur de Morinville Area Structure Plan to amend the Morinville Land Use Bylaw to redistrict the above-noted property from Single Detached Residential (R-1A) District to Cœur de Morinville Two-Unit Residential (DC-C-2) District for the purpose of a future side-by-side duplex with attached garages;

**AND WHEREAS**, notice of a public hearing for this bylaw held on February 23, 2016 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 Subsection 3.5 ii – Site Specific Amendments and Development Proposals of Section 8.4.5:
    - c. 10110 – 103 Street (Part of Block A, Plan 7731R) – Bylaw 28/2015. For this site only:
      - i. Notwithstanding Subsection 3.3 hereof, the minimum required lot depth shall be 31.73 m (104.10 ft.).
  - 1.2 amending Schedule A – Land Use District Map, by redistricting Lot -, Block A, Plan 7731R (10110 – 103 Street) from Single Detached Residential (R-1A) District to Cœur de Morinville Two-Unit Residential (DC-C-2) District, as shown on the sketch plan annexed hereto as Schedule "A".
- 2.0 Pursuant to Subsections 1.0 and 2.1 of Section 8.4.5 of the Morinville Land Use Bylaw, the prescribed development proposal for Part of Block A, Plan 7731R (10110 – 103 Street) is annexed hereto as Schedule "B" and forms part of this amendment bylaw.
- 3.0 That this Bylaw shall come into full force and effect upon the final passing thereof.
- 4.0 **SEVERABILITY**
  - 4.1 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 there from and to be enacted as such.


READ a first time the 12<sup>th</sup> day of January, 2016

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READ a second time the 9<sup>th</sup> day of February, 2016

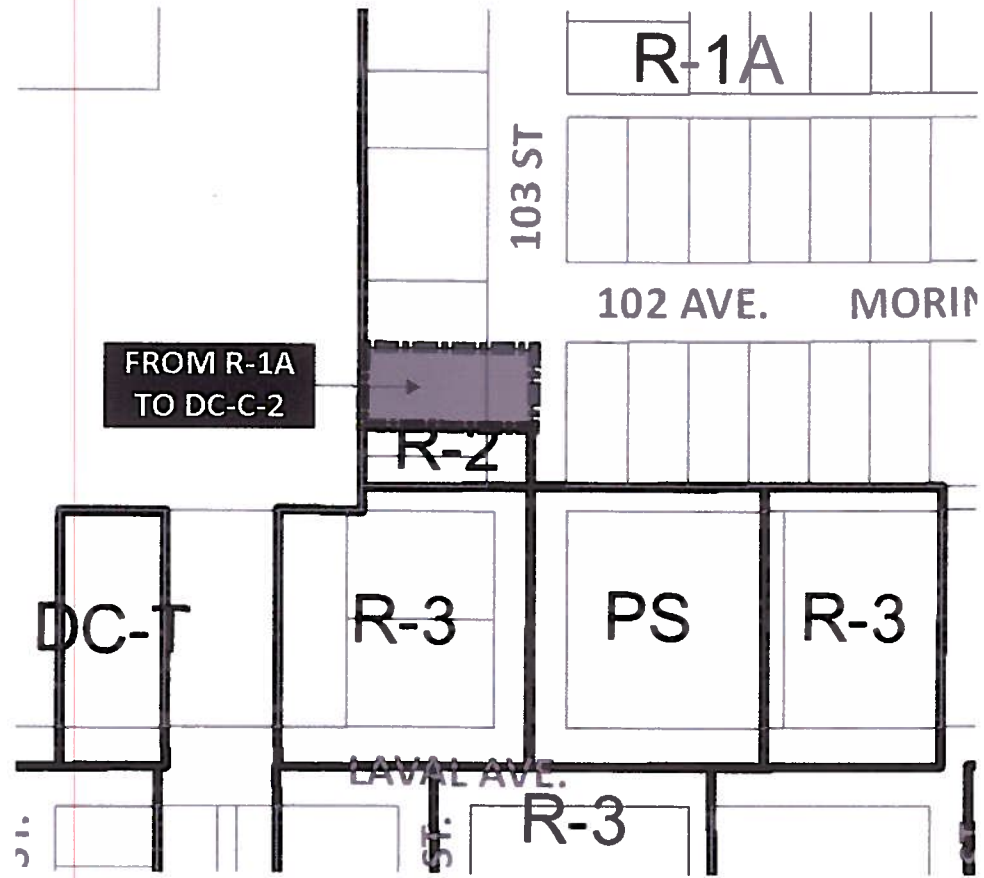
READ a third time and finally passed the 9<sup>th</sup> day of February, 2016

  
\_\_\_\_\_  
Lisa Holmes  
Mayor

  
\_\_\_\_\_  
Andrew Isbister  
Interim Chief Administrative Officer

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



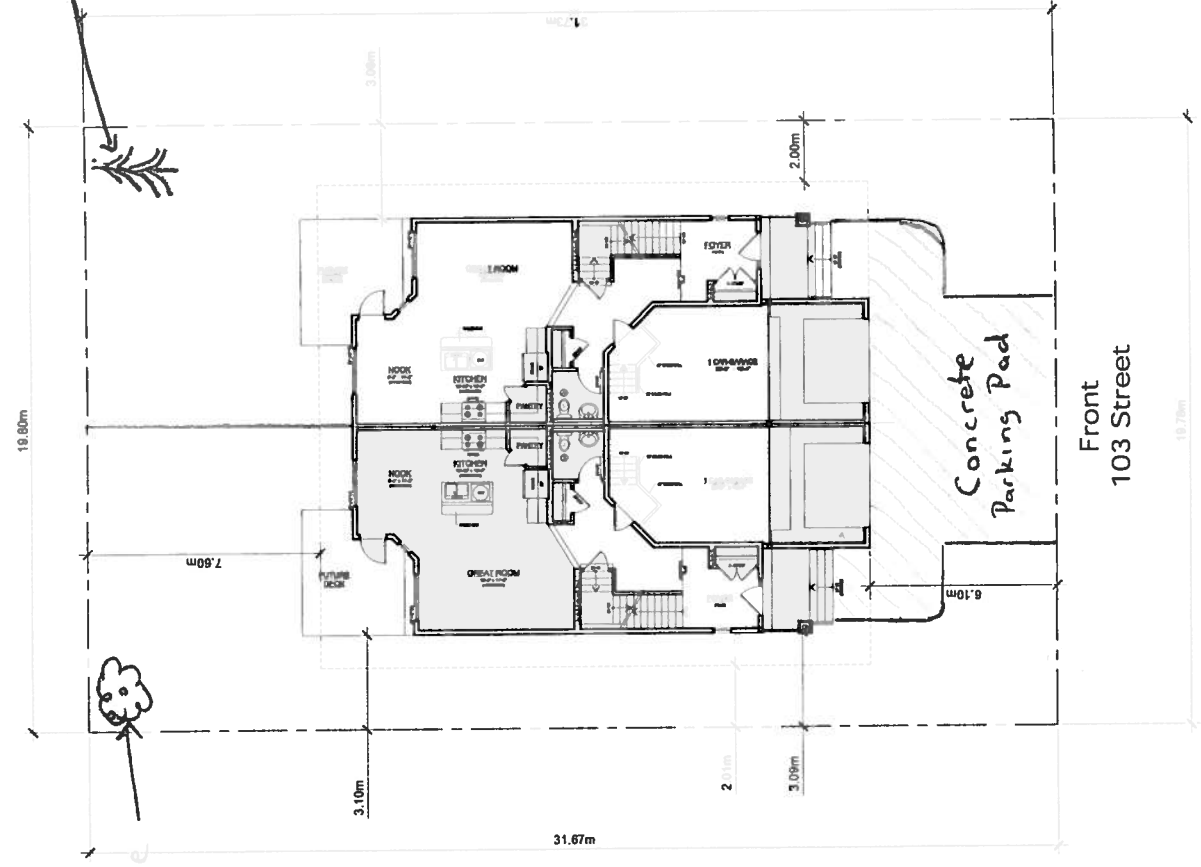
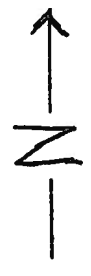
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**SCHEDULE "B" (attached to and forming part of this Bylaw)**

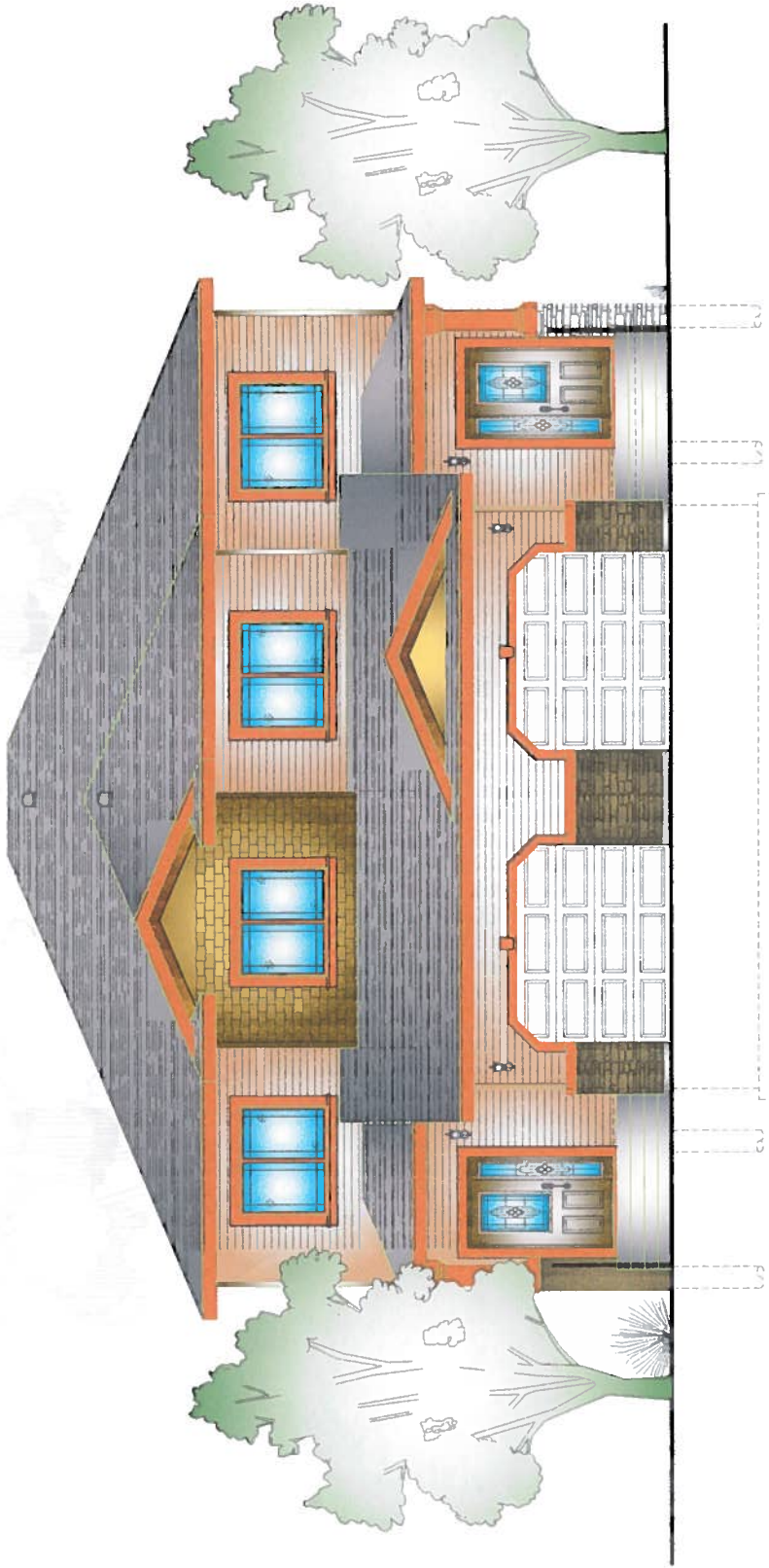
Proposed new tree (Spruce)



Existing tree (Mountain Ash)



10110 - 103 Street,  
 Morinville  
 Lot -  
 Block - A  
 Plan - 7731 R  
 Lot - 627.02 m<sup>2</sup>  
 House - 207.46 m<sup>2</sup>  
 Coverage - 33.08 %



McKirdy Residence





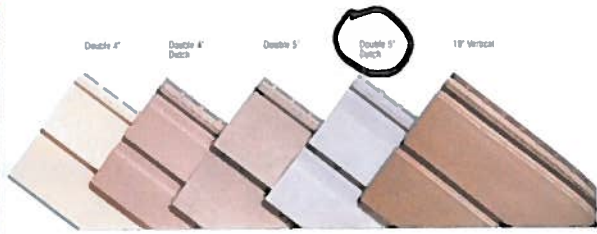




Shakes



Asphalt Shingles



Vinyl siding

Standard Colours



Stonework

