TOWN OF MUNDARE

BYLAW NO 781/07

The council of the Town of Mundare, duly assembled, hereby enacts

1. This bylaw can be called "Amend Land Use Bylaw 694-98".

LAND USE BYLAW AMENDMENTS

- 2. The Land Use Bylaw of the Town of Mundare, Bylaw No. 694-98, is hereby amended as follows:
 - a) Section 1.4(1) is hereby deleted in its entirety and replaced with the following:
 - "(1) For the purpose of this Bylaw, the Town of Mundare is divided into the following Districts:

R1 - Residential District		
R1A-WC - Single Detached Residential A – W	hitetail	
Crossing District		
R1B-WC - Single Detached Residential B – W	hitetail	
Crossing District		
R2B-WC - Low Density Residential-Whitetail	Low Density Residential-Whitetail	
Crossing District		
R2 - Residential District		
R2-A - Residential District		
RMH-1 - Residential Manufactured Home		
Subdivision District		
RMH-2 - Residential Manufactured Home P	ark	
District		
C1 - Commercial District		
C2 - Commercial District		
C3 - Commercial District		
M - Industrial District		
P - Community District		
I - Institutional District		
PG - Golf Course District		
UR - Urban Reserve District"		

b) PART THREE is hereby amended by adding thereto the following after Section 3.1c:

"3.1d LOW DENSITY RESIDENTIAL – WHITETAIL CROSSING DISTRICT -R2B-WC

The purpose of this district is to provide primarily for single dwellings and semidetached housing on planned site basis with internal roadways. This district also provides for a limited range of complimentary uses that are compatible with residential uses in an urban setting of this density.

1. Permitted Uses

- (a) One Family Dwellings
- (b) Semi-Detached Dwellings
- (c) Minor Home Occupations
- (d) Parks and Playgrounds

2. Discretionary Uses

- (a) Group Care Facilities
- (b) Family Care Facilities
- (c) Major Home Occupations
- (d) Fourplex Dwellings
- (e) Residential Sales Centre

3. Regulations

- (a) Relating to One Family Dwellings
 - (i) Maximum site coverage 40%
 - (ii) Maximum height -10.05 m (33.0 ft)
 - (iii) Minimum front yard -6.10 m (20.0 ft)
 - (iv) Minimum side yard -3.05 m (10 ft). - Corner lots -4.57 m(15.0

ft) abutting road

- (v) Minimum rear yard -7.32 m (24.0 ft).
- (vi) Notwithstanding any other provision of this Bylaw to the contrary, if the doors of a garage face a road other than an internal side road, they shall be set back at least 6.10 m (20.0 ft) from the lot line.
- (vii) Maximum Density -25 units/ha

(iv)

- (viii) Town housing buildings shall not contain more than four (4) dwellings.
- (b) Relating to All Other Uses As Required by the Development Authority
- (c) In addition to the regulations listed above, other regulations apply. These include the provisions of PART TWO of Schedule B (access to sites, accessory development yards, projections into yards, etc.)."
- c) Schedule A, the Land Use District Map, is hereby amended by:
 - 1. adding the following to the Legend:
 - "R2B-WC Low Density Residential—Whitetail Crossing District"
 - 2. changing the classification of those portions of S½ 19 and N½ 18 53-16-W4 as identified on Schedule "A" attached hereto from the Urban Reserve to:
 - a) the R1A-WC (Single Detached Residential A Whitetail Crossing) District,
 - b) the R1B-WC (Single Detached Residential B Whitetail Crossing) District,

all as indicated on Schedule "A" attached hereto.

- 2. changing the classification of those portions of S½ 19 and N½ 18 53-16-W4 as identified on Schedule "B" attached hereto from PG-Golf Course District to:
 - a) the R2B-WC (Low Density Residential Whitetail Crossing) District,

all as indicated on Schedule "B" attached hereto.

READ a second time on	, 2007		
READ a third time with unanimous cons	ent on	, 2007	
Date		Mayor	
Date		CAO	