

**TOWN OF PEACE RIVER
BYLAW NO 1936**

**A BYLAW OF THE TOWN OF PEACE RIVER, IN THE PROVINCE OF ALBERTA,
FOR THE PURPOSE OF AMENDING THE TOWN OF PEACE RIVER LAND USE
BYLAW NO. 1891**

WHEREAS; Pursuant to the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, Council may amend a Land Use Bylaw, and;

WHEREAS; the Council of the Town of Peace River, in the Province of Alberta, has adopted the Town of Peace River Land Use Bylaw No. 1891, as amended, and;

WHEREAS; the Council of the Town of Peace River, in the Province of Alberta, deems it necessary to amend the Town of Peace River Land Use Bylaw to amend the Site Provisions of Section 28 Residential – Village Estate District (R-VE), and;

NOW THEREFORE, Pursuant to Sections 230, 606 and 692 of the Province of Alberta Municipal Government Act, the Town of Peace River Council, duly assembled, hereby enacts as follows:

Replace (3) SITE PROVISIONS as indicated:

(a) Area of Site (minimum):

- Apartment: 882.55 square metres (9,500 square feet)
- Single Detached Dwelling Unit: 329.4 square metres (3,545 square feet)
- Duplex: 557.7 square metres (6,000 square feet)
- Dwelling Group and Group Care Facility: At the discretion of the Development Officer or Municipal Planning Commission.
- Semi-detached Dwelling Unit: 201 square metres (2,163 square feet)
- Row Dwelling: Interior: 165 square metres (1,776 square feet)
- Row Dwelling: Exterior: 201 square metres (2,163 square feet)

(b) Width of Site (minimum):

- Apartment: 30.18 metres (99 feet)
- Single Detached Dwelling Unit: 10.98 metres (36 feet)
- Duplex: 18.29 metres (60 feet)
- Dwelling Group and Group Care Facility: At the discretion of the Development Officer or Municipal Planning Commission.
- Semi-detached Dwelling Unit: 6.7 metres (22 feet)
- Row Dwelling: 5.5 metres (18 feet)

(c) Length of Site (minimum):

- 30 metres (98.43 feet)

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(d) Front Yard Depth (minimum):

6 metres (20 feet) to any building

For lot width calculation pie shaped lots will be measured at a 9 metre setback from the front property line; reverse-pie shaped lots will be measured at a 24 metre setback from the front property line.

(e) Rear Yard Depth (minimum):

Apartment building: 9.14 metres (30 feet)

All other residential dwellings: 7.62 metres (25 feet)

(f) Exterior Side Yard Width (minimum):

(i) An apartment building, a row dwelling, a dwelling group, a senior citizens home: 4.57 metres (15 feet)

(ii) All other residential dwellings: 3 metres (10 feet)

(i) Building Height (maximum):

(i) An apartment building: 4 storeys

(ii) All other residential dwellings: 3 storeys

Replace (4) ADDITIONAL REQUIREMENTS as indicated:

(a) The distance between two (2) row dwelling units or apartments on the same parcel shall be 1.5 times the building height but not less than a minimum of 9.14 metres (30 feet)

Renumber the remainder (c)-(h) to (b)-(g)

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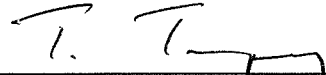
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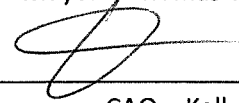
This bylaw shall come into force and effect on the final passing thereof.

The Chief Administrative Officer is authorized to consolidate this bylaw.

Read a first time this 16th day OCTOBER 2013.

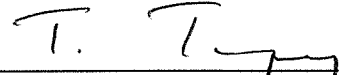


Mayor – Thomas Tarpey

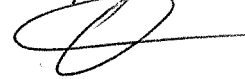


CAO – Kelly Bunn

Read a second time this 4th day NOVEMBER 2013.



Mayor – Thomas Tarpey



CAO – Kelly Bunn

Read a third and final time this 4th day NOVEMBER 2013.



Mayor – Thomas Tarpey



CAO – Kelly Bunn