



TOWN OF GIBBONS

Land Use Bylaw - PLU 8/06 Amendment - Direct Control Cottage (DC-COT) District

Bylaw PLU 03-22

A BYLAW OF THE TOWN OF GIBBONS IN THE PROVINCE OF ALBERTA AMENDING LAND USE BYLAW NO. PLU 8/06, THE LAND USE BYLAW OF THE TOWN OF GIBBONS TO ADD THE DIRECT CONTROL COTTAGE (DC-COT) DISTRICT.

WHEREAS the Municipal Government Act R.S.A. 2000, as amended ("the Act") provides that a Municipal Council may amend its Land Use Bylaw.

WHEREAS the Council of the Town of Gibbons wishes to amend its Land Use Bylaw as it affects certain lands.

NOW THEREFORE the Council of the Town of Gibbons, duly assembled, enacts as follows.

1. TITLE

This bylaw may be cited as the "Land Use Bylaw No. PLU 8/06 Amendment - Direct Control Cottage (DC-COT) District".

2. DEFINITIONS

Add the following to the interpretation list in Section 1.3

"Single Family Cottage" means a smaller, single detached dwelling which conforms to the minimum and maximum square footage requirements in the applicable district and, which is placed on a permanent foundation that conforms to the Development Authority.

3. ESTABLISHMENT OF DISTRICTS

Subsections (1) and (2) of Section 1.5 of Part One are deleted in their entirety and replaced with the following:

Document History

Table with 4 columns: Document Description, Date, Action, and Review Date.

“(1) For the purposes of this Bylaw, the Town of Gibbons is divided into the following Districts:

District Name	Symbol
Single Family Residential District	R-1
Single Family Residential District	R-1A
Single Family Residential District	R-1B
Single Family Small Lot Residential District	R-1C
Innovative Design Residential District	R-1D
Single Family Large Lot Residential District	R-S
Two Family Residential District	R-2
Medium Density Residential District	R-3
High Density Residential District	R-4
High Density Residential District	R-5
Manufactured Home Park Residential District	R-MHP
Direct Control	DC-1
Direct Control Cottage District	DC-COT
Direct Control Residential District	DC-R-1
Direct Control Residential District	DC-R-2
Primary Commercial District	C-1
General Commercial District	C-2
Highway Commercial District	C-3
Industrial Commercial District	M-1
Direct Control Commercial Industrial District	DC-CI -1
Semi Public District	SP
Urban Reserve District	UR

(2) For the purposes of this Bylaw, the R-1, R-1A, R-1B, R-1C, R-1CC, R-1D, R-S, R-2, R-3, R-4, R-5, R-MHP, DC-CC, DC-R-1 and DC-R-2 Districts shall be considered to be Residential Districts, the C-1, C-2, C-3 and DC-CI-1 District shall be considered to be Commercial Districts and DC-CC shall be considered a District determined by Council.”

4. DIRECT CONTROL COTTAGE (DC-COT) DISTRICT

The purpose of this district is to provide high-quality single-family cottages that enjoy the beauty of the Sturgeon River Valley while maintaining the environmental integrity of the river valley. In this district all homes shall be oriented such that the main areas of the home and decks face the river valley, and the street side of the home shall include such features as porches or verandas, clearly visible entranceway and at least one prominent window.

- 1) Permitted and Discretionary Uses
 - a) Permitted Uses
 - i. Single Family Cottages
 - ii. Accessory buildings or uses accessory to permitted uses
 - iii. Public Uses

Document History

Bylaw Adopted – Resolution #	June 22, 2022 – 22.177	Bylaw Repealed	
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- iv. Public Utilities
- b) Discretionary Uses
 - (i) Home occupations – minor
- (2) Development Regulations
 - a) Minimum Parcel Area – 278.7 m² (3000 ft²)
 - b) Maximum Site Coverage – 50%
 - c) Maximum Building Height – 10 m (32.8 ft)
 - d) Minimum Ground Floor Area
 - i. Single Family Cottages

(1)	1 storey	83.6 m ²	(900 ft. ²)
(2)	1 ½ storey floor	61.3 m ²	(660 ft. ²)
	1 ½ storey half storey	22.3 m ²	(240 ft. ²)
(3)	2 storey each floor	61.3 m ²	(660 ft. ²)
 - ii. Other uses – at the discretion of the Development Officer
 - e) Maximum Total Floor Area
 - i. Single Family Cottages

(1)	1 storey	111.4 m ²	(1200 ft. ²)
(2)	1 ½ storey	148.6 m ²	(1600 ft. ²)
(3)	2 storey	148.6 m ²	(1600 ft. ²)
 - ii. Where a Single Family Cottage includes an attached garage, the maximum floor area shall be at the discretion of the Development Officer
 - iii. Other uses – at the discretion of the Development Officer
 - f) Minimum Required Front Yard

The minimum required front yard shall be at the discretion of the Development Authority; however, in no case shall the Development Authority allow front yard of less than 6.0 m (19.7ft)
 - g) Minimum Required Side Yard - 1.5m (5 ft)
 - h) Minimum Required Rear Yard

The minimum required rear yard shall no of less than 4.5 m (15 ft). No permanent foundations of any type shall be permitted within this setback.
- (3) Other Regulations

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- a) Notwithstanding Section 2.6(4), in this district all accessory buildings and garages will be constructed in the front yard between the primary building and roadway.
- b) No in-ground pools, water features, or underground sprinkler systems are permitted in this district.
- c) No accessory building shall have a height greater than that of the primary building.
- c) Identical homes with similar front elevations must be separated by a minimum of one parcel unless finishing treatments (building materials and colour patterns) are substantially different to the satisfaction of the Development Authority.
- d) Side windows shall be arranged to keep the incident of windows facing each other to a minimum in the above grade floors. No window shall face directly into a bedroom area. Obscured glass shall be used in any bathroom where it faces a window in an adjoining residence.
- e) All Cabin/Cottage homes shall comply with all aspects of the Safety codes Act and the Alberta Building Code.

12. SEVERABILITY

Should any provision of this Bylaw become invalid, void, illegal or otherwise unenforceable, it shall be considered separate and severable from the Bylaw and the remainder shall remain in force and be binding as though such provision had not been invalid.


13. ENACTMENT

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed thereof.

Read a first time this 11th of May 2022.

Read a second time this 22nd of June 2022.

Read a third and final time this 22nd of June 2022.



Mayor



Chief Administrative Officer

Document History

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