

VILLAGE OF THORSBY
BYLAW 2005-09

BEING A BY-LAW TO AMEND BY-LAW 2000-05, THE VILLAGE OF
THORSBY LAND USE BY-LAW.

PURSUANT to Part 17 of the Municipal Government Act, and having given notice and held a public hearing as required by the Act, the council of the Village of Thorsby enacts the following changes to By-law 2000-05, the Land Use By-law.

1. Section 22 is amended by adding

“R1A Narrow Lot Single Residential”

to the list of land use districts.

2. In Schedule B, new section 12 is added, as follows:

12. R1A Narrow Lot Single Residential

12.1 *Purpose*

The purpose of the R1A district is to provide land for detached residences on narrower lots than in a standard R1 subdivision.

12.2 *Permitted uses*

The following uses are permitted:

New single detached houses of conventional construction,
Home Offices,
Parks,
Unattended utility installations,
Buildings and uses accessory to the above.

12.3 *Discretionary uses*

The following uses may be allowed at the discretion of the Development Authority:

Modular houses, but not mobile homes
Basement suites in residences
Granny or nanny suites in residences
Churches
Daycare facilities
Group care facilities
Home businesses
Moved-in buildings in accordance with section 8 of Schedule A
Buildings and uses accessory to the above

12.4 *Density of development*

Only one residence and one suite shall be built on each lot

12.5 *Lot area*

Residential lots shall have an area of at least 300 square metres (3,230 sq ft).
Other lots shall have an area to the satisfaction of the development authority.

12.6 *Lot width*

Residential lots shall have a width of at least 10 metres (33 feet)

12.7 *Site Coverage*

No more than 50% of the area of a lot shall be covered by buildings.

12.8 *Maximum height of buildings*

Principal buildings shall not exceed 10 metres (33 feet) in height from grade to roof peak.

Accessory buildings shall not exceed 5 metres (16 feet) in height from grade to roof peak.

12.9 *Front setback*

The main building shall be set back at least 6 metres (20 feet) from the front boundary of the lot, and no accessory buildings shall be constructed in the front yard.

12.10 *Rear setback*

The main building shall be set back at least 6 metres (20 feet) from the rear boundary of the lot.

Accessory buildings shall be set back at least 1 metre (3 feet) from the rear boundary of the lot.

Despite the above, garages may be located as shown in Figure 1.

12.11 *Side setback*

Main buildings shall be set back at least 1.5 metres (5 feet) from the side property line.

Accessory buildings shall be set back at least 1 metre (3 feet) from the side property line.

12.12 *Parking*

Each residence shall have 2 off-street parking stalls.

A basement suite shall have one off-street parking stall.

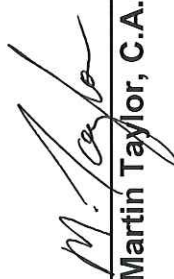
Other land uses shall have sufficient parking to the satisfaction of the Development Authority, using the numbers set out in Table 1.

3. Lots P and R, Block 2, Plan 2148 ET are reclassified from C2 Commercial to R1A Narrow Lot Single Residential and the map forming Schedule C of the By-law is amended to show that change.
4. This By-law comes into effect on the date of the third reading.

READ A FIRST TIME THIS 24TH DAY OF OCTOBER, 2005.

READ A SECOND TIME THIS 24TH DAY OF OCTOBER, 2005.

READ A THIRD TIME AND PASSED THIS 24TH DAY OF OCTOBER, 2005.



Martin Taylor, C.A.O



Rick Hart, Mayor



Date Signed