

BYLAW NO. 484-15

**A BYLAW OF THE VILLAGE OF HUGHENDEN
TO AMEND THE LAND USE BYLAW OF THE VILLAGE OF HUGHENDEN**

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 Village of Hughenden wishes to amend its Land Use Bylaw as it affects certain lands.

NOW THEREFORE the Council of the Village of Hughenden, duly assembled, enacts as follows.

1. Bylaw No. 413, the Land Use Bylaw of the Village of Hughenden, as amended, is hereby further amended as follows:

A. Section 1.4(1) of Part One is deleted in its entirety and replaced with the following:

“(1) For the purpose of this Bylaw, the Village of Hughenden is divided into the following Districts:

- R - Residential District
- RL - Residential Large Lot District
- C - Commercial District
- CM - Highway Commercial/Industrial District
- M - Industrial District
- P - Community District
- I - Institutional District
- UR - Urban Reserve District”

B. In Section 3.2(8) of Part Three, the words “Residential District” are deleted in their entirety and replaced with the words “Residential District or in a Residential Large Lot District”.

C. The Legend on Schedule A – the Land Use District Map, is deleted in its entirety and replaced with the following:

“LEGEND

- R - Residential District
- RL - Residential Large Lot District
- C - Commercial District
- CM - Highway Commercial/Industrial District
- M - Industrial District
- P - Community District
- I - Institutional District

UR - Urban Reserve District”

- D. In Section 1.5(2) of Part One of Schedule B, the words “Residential District” are deleted in their entirety and replaced with the words “Residential District or in any Residential Large Lot District”.
- E. In Section 1.5(3) of Part One of Schedule B, the words “Residential District” are deleted in their entirety and replaced with the words “Residential District or to any Residential Large Lot District”.
- F. In Section 1.5(4) of Part One of Schedule B, the words “Residential District” are deleted in their entirety and replaced with the words “Residential District or to any Residential Large Lot District”.
- G. In Section 1.5(5) of Part One of Schedule B, the words “Residential District” are deleted in their entirety and replaced with the words “Residential District or to any Residential Large Lot District”.
- H. In Section 1.6(1) of Part One of Schedule B, the words “Residential Districts” are deleted in their entirety and replaced with the words “any Residential District or to any Residential Large Lot District”.
- I. In Section 1.7(1) of Part One of Schedule B, the words “Residential District” are deleted in their entirety and replaced with the words “Residential District or in any Residential Large Lot District”.
- J. In Section 1.7(2) of Part One of Schedule B, the words “Residential District” are deleted in their entirety and replaced with the words “Residential District or in any Residential Large Lot District”.
- K. In Section 1.8(1) of Part One of Schedule B, the words “Residential District” are deleted in their entirety and replaced with the words “Residential District or in any Residential Large Lot District”.
- L. In Section 1.13(1) of Part One of Schedule B, the words “Residential District” are deleted in their entirety and replaced with the words “Residential District or in a Residential Large Lot District”.
- M. In Section 1.7(2) of Part One of Schedule B, the words “Residential Districts” are deleted in their entirety and replaced with the words “the Residential District and the Residential Large Lot District”.
- N. Section 1.16(7) of Part One of Schedule B is deleted in its entirety and replaced with the following:
- “(7) No signs or advertising structures other than those specified under Subsection (4) above shall be permitted in the Community District, the

Institutional District, the Residential District, or the Residential Large Lot District.”

- O. Part Three of Schedule B is amended by adding thereto the following after Section 3.1:

3.1A RESIDENTIAL LARGE LOT DISTRICT - RL

The General Purpose of this District is to permit development of primarily one family dwellings on larger lots, with related developments being at the discretion of the Development Authority.

1. Permitted Uses

- (a) One family dwellings
- (b) Day homes
- (c) Accessory buildings and uses

2. Discretionary Uses

- (a) Family care facilities
- (b) Group care facilities
- (c) Home occupations
- (d) Public or quasi-public buildings and uses required to serve the immediate area
- (e) Public utilities required to serve the immediate area
- (f) Small parks and playgrounds
- (g) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses

3. Regulations

- (a) Relating to One Family Dwellings
 - (i) Minimum lot area - 2.75 acres
 - (ii) Minimum lot width - 180.0 ft. or, in the case of an irregularly shaped lot, an average of 180.0 ft.
 - (iii) Minimum front yard - 25.0 ft.
 - (iv) Minimum rear yard - 25.0 ft.
 - (v) Minimum side yard - 20.0 ft.
 - (vi) Minimum floor area - 1000 sq. ft.

- (b) All other uses - as required by the Development Authority
- (c) All lots within the Residential Large Lot District must be connected to Village services to the satisfaction of the Subdivision Authority and the Village.”

P. Schedule A – the Land Use District Map, is further amended by classifying the following lands, which are currently classified Urban Reserve (UR), to either the Residential (R) District or the Residential Large Lot (RL) District:

- (a) Pt. SE 8-41-7-W4

as shown on the attached Schedule A to this Bylaw.

READ A FIRST TIME IN COUNCIL THIS _____ DAY OF _____, A.D. 201__,

Mayor

Chief Administrative Officer

READ A SECOND TIME IN COUNCIL THIS _____ DAY OF _____, A.D. 201__,

Mayor



Chief Administrative Officer

READ A THIRD TIME IN COUNCIL THIS _____ DAY OF _____, A.D. 201__,

Mayor

Chief Administrative Officer

Schedule A to Bylaw 484-15

-  Urban Reserve (UR) District to Residential (R) District
-  Urban Reserve (UR) District to Residential Large Lot (RL) District

