

**TOWN OF GIBBONS
AGENDA
PUBLIC HEARING
JUNE 22, 2022
TO BE HELD AT THE MUNICIPAL OFFICE AT 6:30 PM**

- 1.0 ROLL CALL
- 2.0 CALL TO ORDER
- 3.0 STATEMENT OF PURPOSE
 - 3.1 Bylaw PLU 3-22 an amendment to Bylaw PLU 8-06, to create Direct Control-Cottage District (DC-COT)
- 4.0 WRITTEN SUBMISSIONS
- 5.0 VERBAL SUBMISSIONS
- 6.0 OPEN DISCUSSION BY COUNCIL
- 7.0 ADJOURNMENT

**Town of Gibbons
Notice of Public Hearing
For Bylaw No. PLU 03/22**

Take Notice that pursuant to the Municipal Government Act, RSA 2000, and amendments thereto, the Council of the Town of Gibbons will hold a **Public Hearing** at **6:30 p.m. Wednesday, June 22, 2022**, in Council Chambers at the Municipal Office. This hearing is to hear any objections or comments regarding proposed **Bylaw No. PLU 03/22** an amending bylaw to Bylaw PLU 8/06 (Land Use Bylaw) creating a new land use district, **Direct Control Cottage (DC-COT) District**.

A copy of the proposed Bylaw, in full text, may be reviewed and inspected by the public at the Town of Gibbons Office during the Hours of 8:30 a.m. to 4:30 p.m., Monday through Friday, statutory holidays excluded or on the Town Website at www.gibbons.ca.

Written submissions may be provided to Council during the Public Hearing, however; it is requested that a copy of the written submission be delivered to the Town of Gibbons, Attention CAO by 4:00 p.m. on Tuesday June 21, 2022, in order to ensure that each member of Council has a copy of the written submission for the Public Hearing.

Farrell O'Malley, CAO
Town of Gibbons
Box 68
Gibbons, AB T0A 1N0

Dated at Gibbons this 2nd day of June 2022

To be advertised June 8 and June 15, 2022, in The Free Press



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

"Cottage" means a single detached dwelling with a minimum footprint of 61.3 m² (660 ft²) and a maximum of 111.4 m² (1200 ft²). A minimum overall square footage of not less than 900 ft² and a maximum overall square footage of not greater than 148.6 m² (1600 ft²) on two (2) levels, which is placed on a permanent foundation that is acceptable to the Development Authority.

Document History

Bylaw Adopted – Resolution #		Bylaw Repealed	
Bylaw Amended and Adopted - Resolution #		Date to be Reviewed	

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:

- “(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.

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1) Permitted and Discretionary Uses

a) Permitted Uses

- i. Single Family Cottages
- ii. Accessory buildings or uses accessory to permitted uses
- iii. Public Uses
- iv. Public Utilities

b) Discretionary Uses

- (i) Home occupations – minor

(2) Development Regulations

- a) Minimum Parcel Area - m² (3000 ft²)
- b) Maximum Site Coverage – 50%
- c) Maximum Building Height – 10 m (32.8 ft)
- d) 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)

- e) Minimum Required Side Yard - 1.5m (5 ft)
- f) 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

- a) 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

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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 _____ of _____, 2022.

Read a second time this _____ of _____, 2022.

Read a third and final time this _____ of _____, 2022.

Mayor

Chief Administrative Officer

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