

**VILLAGE OF BARNWELL  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 03-21**

**BEING** a bylaw of the Village of Barnwell in the Province of Alberta, to amend Bylaw No. 01-19, being the municipal Land Use Bylaw.

**WHEREAS** the Village Council is in receipt of a request to add a new district known as *South Village Road – SVR* to Schedules 1 and 2 of the land use bylaw and redesignate specific lands within the Village to specifically control development on the said lands;

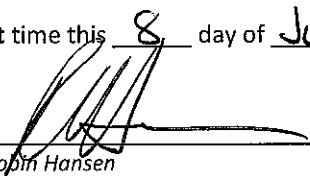
**WHEREAS** the purpose of the proposed amendment would increase the size of permissible accessory structures to a maximum of 2400ft<sup>2</sup> (223 m<sup>2</sup>) and update the standards of development for the district, as it appears as Schedule A attached hereto and wishes to redesignate lands and those lands that are affected by this redesignation are shown on the map in 'Schedule B' attached hereto;

**AND WHEREAS** the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

**NOW THEREFORE**, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Village of Barnwell in the Province of Alberta duly assembled does hereby enact the following:

1. That the new *South Village Road – SVR* land use district is added to Schedule 1 and 2 of the land use bylaw;
2. Lands shown in Schedule B shall be redesignated from "Transitional - TR" to "South Village Road – SVR".
3. The Land Use District Map shall be amended to reflect this redesignation.
4. Bylaw No. 01-19 is hereby amended.
5. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 8 day of July, 2021.

  
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Mayor – Robin Hansen

  
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Chief Administrative Officer – Rachel Schortinghuis

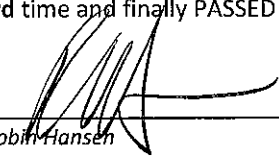
Moved by Councillor Bullock that Bylaw 03-21 be amended as shown in Schedule A, as attached.  
Motion carried

READ a **second** time this 19 day of August, 2021.

  
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Mayor – Robin Hansen

  
\_\_\_\_\_  
Chief Administrative Officer – Rachel Schortinghuis

READ a **third** time and finally PASSED this 19 day of August, 2021.

  
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Mayor – Robin Hansen

  
\_\_\_\_\_  
Chief Administrative Officer – Rachel Schortinghuis

# SCHEDULE "A"

## SOUTH VILLAGE ROAD - SVR

### SECTION 1 PURPOSE

- 1.1 *To be applied to those parcels of land contained within the South Village Estates Area Structure Plan (Lots 1- 8, Block 2, Plan 081 1152).*

### SECTION 2 USES

- |     |  |     |  |
|-----|--|-----|--|
| 2.1 | <b>Permitted Uses</b><br>Alternative energy, individual<br>One-unit dwelling<br>Primary accessory buildings up to<br>65 m <sup>2</sup> (700 ft <sup>2</sup> )  | 2.2 | <b>Discretionary Uses</b><br>Accessory structure<br>Accessory use<br>Home occupation A or B<br>Primary accessory buildings greater<br>than 65m <sup>2</sup> (700 ft <sup>2</sup> ) |
| 2.3 | <b>Prohibited Uses</b><br>Fuel storage tanks/containers<br>greater than 100 litres<br>(22 imperial gallons)<br>Primary accessory buildings<br>greater than 222.9 m <sup>2</sup> (2400<br>ft <sup>2</sup> ) |     | Secondary accessory building<br>Shipping container   |

### SECTION 3 MINIMUM LOT SIZE AND DENSITY

- 3.1 0.8 hectares (2 acres).
- 3.2 The maximum number of lots shall be limited to 8 as per the existing Area Structure Plan. No additional subdivision of the land shall be approved.

### SECTION 4 MINIMUM SETBACKS

- 4.1 As required by the Designated Officer or Municipal Planning Commission.

### SECTION 5 ACCESSORY BUILDINGS

- 5.1 Primary accessory building shall be a maximum floor area 2400 ft<sup>2</sup> and the Municipal Planning Commission may determine the appropriate location for the building on the parcel upon consideration of, but not limited to, existing development, access, location of on-site waste disposal when approving development.
- 5.2 Any secondary accessory buildings are considered to be discretionary.
- 5.3 All accessory buildings and structures must be compatible with the main dwelling in terms of materials and design and must have straight side walls.
- 5.4 The total site coverage of all accessory buildings should not exceed 232.3 m<sup>2</sup> (2500 ft<sup>2</sup>).
- 5.5 Maximum side wall height – 4.9 m (16 ft.)  
Maximum door height – 4.3 m (14 ft.)

Maximum building width – 18.3 m (60 ft.)

**SECTION 6 SPECIAL DEVELOPMENT REQUIREMENTS**

- 6.1 All discretionary use applications may be considered only in conjunction with a Comprehensive Development Plan approved by the Municipal Planning Commission.
- 6.2 The Municipal Planning Commission may require special standards such as, but not limited to, access, setback, siting and servicing in order to ensure the compatibility of any proposed development with an existing or approved adjacent development.
- 6.3 Generally the applicable standards, requirements and guidelines of the appropriate land use district and all other relevant portions of the bylaw schedules shall apply to each conditional use application for development unless otherwise determined by the Municipal Planning Commission.

**SECTION 7 TEMPORARY SHIPPING CONTAINERS**

- 7.1 A shipping container may be placed temporarily on a construction site for the period of construction within this land use district without obtaining a development permit subject to the following provisions:
  - (a) the shipping container is needed in connection with construction of a development for which a development permit has been issued;
  - (b) the construction site is active (i.e. construction has commenced and is on-going or is about to commence within one week); placement of a shipping container on an inactive construction site is not permitted;
  - (c) no more than one shipping container is placed on the construction site (a development permit is required for additional shipping containers on a construction site);
  - (d) the exterior of the shipping container is kept clean and does not display any advertising other than the company owner's logo or trademark;
  - (e) the shipping container shall be removed immediately upon completion of construction or sooner as may be required by the Development Authority;
  - (f) the shipping container shall be placed a minimum of 3.0 m (10 ft) from the front property line and 1.5 m (5 ft) from the side property line. On corner lots, placement of the container shall also comply with the corner lot restrictions Section 3 of this district.

**SECTION 8 DEVELOPMENT NOT REQUIRING A PERMIT – See Schedule 3**

**SECTION 9 GENERAL STANDARDS OF DEVELOPMENT – See Schedule 4**

**SECTION 10 USE SPECIFIC STANDARDS OF DEVELOPMENT – See Schedule 5**

**SECTION 11 DEFINITIONS – See Schedule 9**