

BYLAW 2024-06
A BYLAW OF THE TOWN OF CALMAR
TO AMEND THE LAND USE BYLAW 2017-07 OF THE TOWN OF CALMAR

Being a Bylaw of the Town of Calmar in the Province of Alberta to amend the Land Use Bylaw of the Town of Calmar.

WHEREAS the Municipal Government Act, being Chapter M-26 of the 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 Calmar wishes to amend its Land Use Bylaw 2017-07 as it affects certain lands.

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

1) Section 9, Land Use District Provisions is amended by deleting section 9.18.1 DIRECT CONTROL DISTRICT 01 (AMENDED BY BYLAW 2022-19) and replacing it with the following:

9.18.1 DC – DIRECT CONTROL DISTRICT 01 (AMENDED BY BYLAW 2024-06)

1. General Purpose of District

a. This district is intended to enable a unique compact urban residential form that would exceed the densities currently built in Calmar in order to initiate future growth on the west side of Calmar. This district will also add to the housing range of the planned neighbourhood of Southbridge which is adjacent to this site.

2. Permitted Uses

- a. Dwelling, apartments; and
- b. Buildings and uses, accessory to permitted uses.

3. Development Regulations

a. Site coverage:

- i. Maximum site coverage for Dwellings shall not exceed forty five percent (45%) of the site.
- ii. Landscaping and amenity area shall cover combined a minimum of ten percent (10%) of the site;

b. Maximum dwelling units density:

- i. Maximum density of dwelling units shall be 155 units per hectare;

c. Maximum building height:

- i. Building height shall not exceed 20 meters;
- ii. Notwithstanding the clause above limiting the height of the building to 20 meters, one or more antenna(s) will be allowed on top of the structure to enhance the internet access to Calmar residents.

d. Minimum yards:

- i. Front yard (on 49th Ave): 8 meters;
- ii. Side yard – East: 3 meters;
- iii. Side yard – West: 3 meters;
- iv. Rear yard – (on 50 Ave): 8 meters; and
- v. Notwithstanding the above, balconies and the roof structure can project into a required yard.

e. Parking and loading:

- i. a minimum of 44 parking spaces will be required on-site;
- ii. barrier free parking will be as required under the Building Permit applications; and
- iii. a minimum of 1 loading space.

f. Fences

- i. will be in accordance with Section 7.12 of the Land Use Bylaw.

g. Outdoor lighting

- i. be directed and contained within the site as to ensure the safety of the tenants and their visitors, without creating a visual nuisance for the adjacent properties.

h. Landscaping

- i. the areas dedicated to landscaping will comprise of regional hardy trees, shrubs and perennials to provide pleasing visual aesthetics appropriate to the characteristics of the Town of Calmar.
- ii. the quantity and quality of material within the landscaping areas will be at the discretion of the Development Authority.

i. Architectural control

- i. the building shall include 2 or more colours to create visual interest for this landmark.
- ii. different materials and architectural elements shall be used to create aesthetically pleasing facades and forms.

j. Development Agreement

- i. the Applicant will enter into a development agreement with the Town of Calmar for the purpose of:
 - 1. creating a contiguous amenity space between the south side of the property and the northern side of 49 Street within the Town's right of way, and
 - 2. creating a pedestrian connection to the commercial lot to the west identified by the civic address 5225-50 Ave.

- 2) That the land legally described as Lot 10, Block 1, Plan 1221895, identified by the municipal address 5223-50 Ave Calmar, be re-designated as follow:
- a. From DC Direct Control District 01 to DC Direct Control District 01 as shown on the attached Schedule A.

3) This Bylaw shall come into full force and effect upon third and final reading thereof.

READ A FIRST TIME THIS ___ DAY OF JULY 2024.

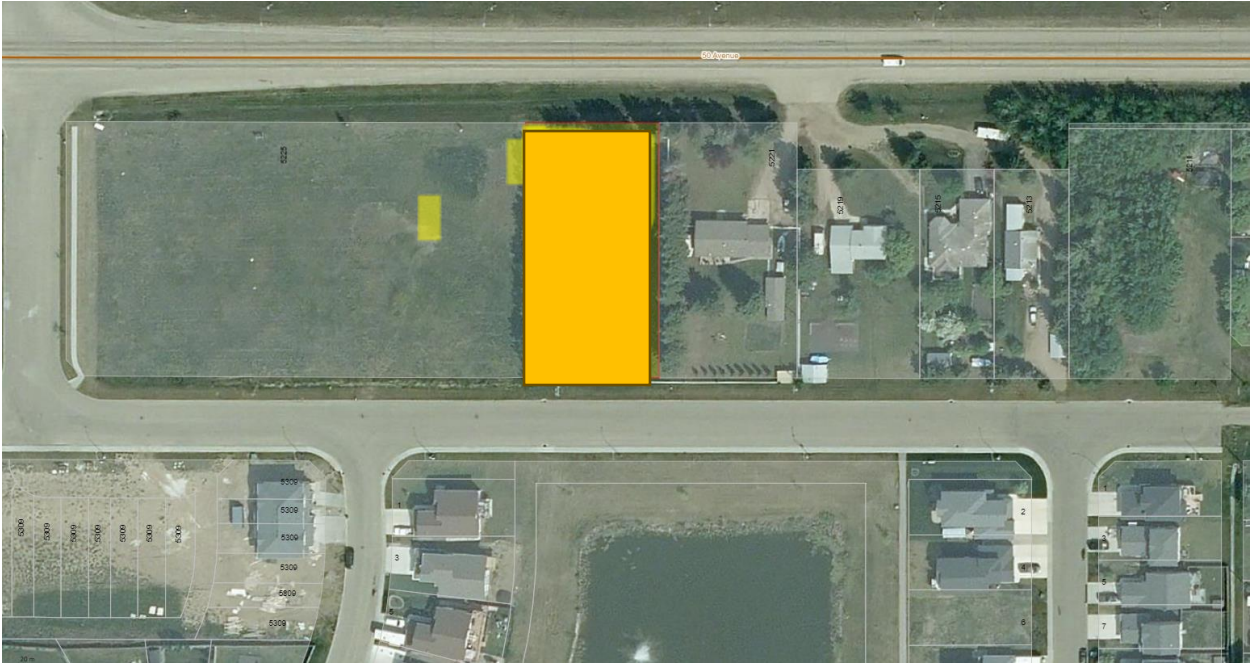
READ A SECOND TIME THIS ____ DAY OF SEPTEMBER 2024.

READ A THIRD TIME AND FINALLY PASSED THIS ____ DAY OF SEPTEMBER 2024.

Mayor

Chief Administrative Officer

Schedule A – Bylaw 2024-06



DC Direct Control 01 to DC Direct Control 01