

**BY-LAW #2-2023
OF THE
TOWN OF VERMILION
(hereinafter referred to as the “Municipality”)
IN THE PROVINCE OF ALBERTA**

**BEING A BY-LAW OF THE TOWN OF VERMILION
TO AMEND BY-LAW NO. 11-2013 PROVIDING FOR
THE LAND USE IN THE TOWN OF VERMILION**

WHEREAS, the Council of the Town of Vermilion deems it advisable to amend By-Law 1-2020 to provide for an amendment to Schedule B, Part Six, Land Use Districts to amend the minimum and maximum lots size requirements for R1 and R2 Residential Districts and to create new CR1 and CR2 Country Residential Districts.

AND WHEREAS it is Council’s intention to pass the By-Law and to hold a Public Meeting, which will be published in the Vermilion Standard on February 15 and 22 and March 1, 2023.

AND WHEREAS a Public Meeting is to be held on Tuesday, March 7, 2023 at the Town Hall and all persons and groups who wish to make a presentation to Council will be heard.

NOW THEREFORE, the Council of the Town of Vermilion, duly assembled, enacts as follows:

1. That Schedule B, Part Six be amended by adding the following revisions/sections:

R1 – RESIDENTIAL DISTRICT
Regulations:

Relating to One Family Dwellings:

Minimum/ Maximum Lot Area	Minimum: 510.0 m ² (5489.6 ft ²) Maximum: 1011.7 m² (10889 ft²)
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R2 – RESIDENTIAL DISTRICT
Regulations:

Relating to One Family Dwellings:

Minimum/ Maximum Lot Area	Minimum: 500.0 m ² (5382.2 ft ²) Maximum: 809.4 m² (8712.2 ft²)
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6.8. CR1 – COUNTRY RESIDENTIAL DISTRICT

1. Purpose:
- The General Purpose of this District is to provide a low-density residential area with a mixture of housing types and residential accommodation and at the same time control, regulate, and encourage the development or re-development of residential uses that are compatible with both neighbourhood, immediate site, infill, and re-development options as provided in the *Municipal Development Plan*.
2. Permitted Uses:
- a. One Family Dwellings;
 - b. Home Occupations – Minor;
 - c. Home Office;
 - d. Buildings and uses accessory to permitted uses

3.
- Discretionary Uses:
- a.

Basement Suites;
- b.

Bed and Breakfasts;
- c.

Place of Worship;
- d.

Child Day Cares;
- e.

Child Day Homes;
- f.

Funeral Services;
- g.

Group Care Facilities;
- h.

Home Occupations – Major;
- i.

Manufactured Homes;
- j.

Manufactured Modular Homes;
- k.

Public or Quasi-Public buildings required to serve the immediate area;
- l.

Public Utilities required to serve the immediate area;
- m.

Secondary Suites;
- n.

Small Parks and Playgrounds;
- o.

Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses;
- p.

Buildings and uses accessory to discretionary uses

4.

Regulations:

a.

Relating to One Family Dwellings

Minimum/Maximum Lot Area	Minimum: 1052.2 m ² (11325.8 ft ²) Maximum: 1983.0 m ² (21344.8 ft ²)
Minimum Front Yard	6.0 m (19.7 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)
Minimum Side Yard	1.5 m (4.9 ft.)
	Corner lot - 3.0 m (9.8 ft.) abutting road or highway
Minimum Floor Area	139.0 m ² (1496.2 ft ²) for 1 storey, 1.5 storey, split level, or bi-level
Maximum Lot Coverage	40%
Maximum Building Height	Dwelling - 9.15 m (30 ft.)
	Accessory - 4.6 m (15.1 ft.)

- b.
- Other uses - as required by the Development Authority.
- c.
- Notwithstanding any of the regulations and restrictions outlined in this Land Use District, any development proposed for this Land Use District, either permitted or discretionary, that falls within the Airport Vicinity Overlay District will follow the regulations laid out in the Airport Vicinity Overlay District.

6.9. CR2 – COUNTRY RESIDENTIAL DISTRICT

1. Purpose:

The General Purpose of this District is to provide a large-parcel, low-density residential area with a mixture of housing types and residential accommodation and at the same time control, regulate, and encourage the development or re-development of residential uses that are compatible with both neighbourhood, immediate site, infill, and re-development options as provided in the *Municipal Development Plan*.

2. Permitted Uses:
- a. One Family Dwellings;
 - b. Home Occupations – Minor;
 - c. Home Office;
 - d. Buildings and uses accessory to permitted uses

3. Discretionary Uses:
- a. Basement Suites;
 - b. Bed and Breakfasts;
 - c. Place of Worship;
 - d. Child Day Cares;
 - e. Child Day Homes;
 - f. Funeral Services;
 - g. Group Care Facilities;
 - h. Home Occupations – Major;
 - i. Manufactured Homes;
 - j. Manufactured Modular Homes;
 - k. Public or Quasi-Public buildings required to serve the immediate area;
 - l. Public Utilities required to serve the immediate area;
 - m. Secondary Suites;
 - n. Small Parks and Playgrounds;
 - o. Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses;
 - p. Buildings and uses accessory to discretionary uses

4. Regulations:

a. Relating to One Family Dwellings

Minimum/Maximum Lot Area	Minimum: 2023.4 m ² (21780.0 ft ²) Maximum: 4046.9 m ² (43560.5 ft ²)
Minimum Front Yard	6.0 m (19.7 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)
Minimum Side Yard	1.5 m (4.9 ft.)
	Corner lot - 3.0 m (9.8 ft.) abutting road or highway
Minimum Floor Area	139.0 m ² (1496.2 ft ²) for 1 storey, 1.5 storey, split level, or bi-level
Maximum Lot Coverage	40%
Maximum Building Height	Dwelling - 9.15 m (30 ft.) Accessory - 4.6 m (15.1 ft.)

b. Other uses - as required by the Development Authority.

- c. Notwithstanding any of the regulations and restrictions outlined in this Land Use District, any development proposed for this Land Use District, either permitted or discretionary, that falls within the Airport Vicinity Overlay District will follow the regulations laid out in the Airport Vicinity Overlay District.

2. This By-law comes into effect upon the date of it finally being passed.

READ A FIRST TIME IN COUNCIL THIS ____ DAY OF _____,
A.D. 2023

_____ Mayor	_____ Chief Administrative Officer
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READ A SECOND TIME IN COUNCIL THIS ____ DAY OF _____, A.D. 2023

_____ Mayor	_____ Chief Administrative Officer
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READ A THIRD TIME IN COUNCIL THIS ____ DAY OF _____, A.D. 2023

_____ Mayor	_____ Chief Administrative Officer
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