

**BYLAW 830
OF THE VILLAGE OF BIG VALLEY
IN THE PROVINCE OF ALBERTA**

Being a bylaw of the Village of Big Valley to amend Land Use Bylaw 765

WHEREAS: Section 639 of the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, 2000, and amendments thereto, provides that every municipality must pass a land use bylaw;

WHEREAS: the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter 26 and amendments thereto, permit a Council of a bylaw to amend the Land Use Bylaw; and

WHEREAS: the Council of the Village of Big Valley deems it necessary and expedient to amend the Land Use Bylaw No.765

NOW THEREFORE, the Council of the Village of Big Valley duly assembled enacts as follows:

THAT the Land Use District Map is amended by changing the land use designation of Lot A, Block 23, Plan 2560MC from “Reserved for Future Development (RD) District” to “Tiny House Residential (R-1T) District” and;

THAT the Land Use District Map is amended by changing the land use designation of Lots 5 through 8, Block 23, Plan 122 0602 from “Low Density Residential (R-1) District” to “Tiny House Residential (R-1T) District.”

Establishment of Districts

Add the following to the list of Districts in Section 1.6:

“Tiny House Residential District (R-1T)”

Definitions

Add the following to the list of definitions in Section 1.7:

“tiny house” means a detached dwelling with a maximum floor area of 60.39 m² (650 ft²) and placed on a permanent foundation that is acceptable to the Development Authority;

Amend the definition of “floor area” in Section 1.7 by replacing subsection (a) with the following:

“(a) for residential buildings, the total area of all floors in a building measured from the outside of the exterior walls excluding attached garages, floor area below grade, enclosed porches and decks;”

Minimum Floor Area

Add the following to the Low Density Residential District (R-1):

Minimum Floor Area: 65 m² (700 ft²)

Add the following to the Low Density Residential District (R-1A):

Minimum Floor Area: 65 m² (700 ft²)

Add the following to the General Residential District (R-2):

Minimum Floor Area: 65 m² (700 ft²) for detached dwellings

Land Use District

The following District is added to the Land Use Bylaw:

TINY HOUSE RESIDENTIAL DISTRICT (R-1T)

General Purpose

The purpose of this district is to provide areas for low density residential development consisting predominantly of small sized or tiny detached dwellings and uses that are complementary to and do not conflict with the residential use and character of the properties within the district.

Permitted Uses: Accessory buildings or uses
Home occupations – class 1
Parks
Tiny Houses

Discretionary Uses: Playgrounds
Public uses
Public utilities

Development Standards

The General Regulations contained in Part 3 shall apply to every development in this District. The following standards relate to tiny houses. Standards for all other uses shall be determined in accordance with Section 3.31 of Part 3.

Minimum Parcel Area:	Interior parcels	222.96 m ² (2,400 ft ²)
	Corner parcels	260.12 m ² (2,800 ft ²)

Minimum Parcel Width:	Interior parcels	9.14 m (30 ft.)
	Corner parcels	10.67 m (35 ft.)
Minimum Front Yard:		3.05 m (10 ft.)
Minimum Rear Yard:		13.72 m (45 ft.)
Minimum Side Yard:		1.52 m (5 ft.) and 3.05 m (10 ft.) on the street side of a corner parcel
Minimum Floor Area:		27.87 m ² (300 ft ²)
Maximum Building Height:		7.92 m (26 ft.)
Maximum Site Coverage:		75% including all accessory buildings, patios, decks, driveways and parking areas

Other Regulations

1. In addition to the regulations and standards listed above, the General Regulations apply to developments in this District. These General Regulations include but are not limited to the following:
 - Parking – see Section 3.13 of Part 3
 - Landscaping – see Section 3.20 of Part 3
 - Fences – see Section 3.22 of Part 3
 - Accessory Buildings and Uses – see Section 3.2 of Part 3
 - Discretionary Uses – see Part 3
2. Despite Section 3.2 no accessory buildings on the same parcel as a tiny house shall have a height greater than that of the tiny house.
3. In addition to the requirements of Section 3.2 there shall be no more than two (2) accessory buildings on a parcel that is occupied by a tiny house and the collective floor area of all accessory buildings shall not exceed 60.39 m² (650 ft²).
4. In order to ensure a pleasing appearance along the street, each tiny house shall be oriented to face the street and include such features as front porches and verandas, clearly visible front doors and at least one prominent window on the street front building elevation.
5. Identical houses 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.
6. Side windows shall be arranged to keep the incidents of windows facing each other to a minimum in the above grade floors. No window shall face directly into a bedroom area. Obscured glass shall be used in any bathroom where it faces a window in an adjoining residence.
7. In order to ensure that the front landscape and streetscape is not dominated by driveways or garages, there shall be no driveways in any front yard and no front attached garages.

8. All parcels in this District shall have rear lane access.
9. In addition to the requirements for landscaping in Section 3.20, each parcel may have one tree in the front yard, not to exceed a mature size of 20 feet in height and 15 feet in width.
10. All tiny houses shall be placed on a fixed or permanent foundation.
11. A tiny house may be constructed offsite and moved onto a parcel in this District subject to all requirements of Section 3.5 and the following:
 - a. the structure shall be no more than 10 years in age;
 - b. the character, appearance, design and quality of the structure must be to a standard acceptable to the Development Authority; and
 - c. the structure must be structurally sound and the Development Authority may require a written certification by a qualified professional verifying the structural integrity and quality of construction.
12. All tiny houses shall comply with all aspects of the Safety Codes Act and the Alberta Building Code.
13. The Subdivision Authority may approve a subdivision design with individual parcels that face directly into publicly owned open space areas. Where such approval is granted, the front parcel boundary shall be deemed to be the boundary shared with the publicly owned open space parcel for the purposes of establishing the front yard requirements and building orientation requirements when a development permit is issued.

Read a first time on the 23rd day of March, 2017.

Public Hearing held on the 13th day of April, 2017.

Read a second time on the 26th day of April, 2017.

Read a third and final time on the _____ day of _____, 2017.

Mayor

CAO

Village of Big Valley Bylaw 830

Schedule A To amend Land Use Bylaw 765



From R-1 LOW DENSITY RESIDENTIAL
To R-1T TINY HOUSE RESIDENTIAL



From RD RESERVED FOR FUTURE DEVELOPMENT
To R-1T TINY HOUSE RESIDENTIAL

LEGAL DESCRIPTION

LOTS A, BLOCK 23, PLAN 2560MC
LOTS 5 THROUGH 8, BLOCK 23,
PLAN 122 0602

