

BYLAW 162.18

A BYLAW OF THE SUMMER VILLAGE OF WHITE SANDS, PROVINCE OF ALBERTA TO AMEND BYLAW NO. 153-15 OF THE SAID VILLAGE.

WHEREAS pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26 and amendments thereto.

THE MUNICIPAL COUNCIL OF THE SUMMER VILLAGE OF WHITE SANDS IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. That Part 1, Subsection 1.3 - Add **“Exterior Wall”, “Main Floor Area”, and “porch”** Definitions as follows:

“Exterior Wall” means a wall with one side on the exterior of the building finished with materials including but not limited to stucco, siding, brick or stone. The exterior wall is constructed in a way to provide load bearing capabilities and protection from the outside elements including moisture protections and insulation.

“Main Floor Area” means for residential buildings, the total area of the main floor of a building measured from the outside of the exterior walls.

“Porch” means a covered area (open or enclosed) adjoining an entrance to a dwelling, a porch is not considered a part of a total floor area.

2. That Part 1, Subsection 1.3 - Revise **“Floor Area”, and “Ready to Move (RTM) Dwelling”**, Definitions as follows:

“Floor Area” means for residential buildings, the total area of all floors on a building measured from the outside of exterior walls including a basement as well as all cantilevers, but excluding floor areas of lofts, cellars, attached garages, sheds, carports, or porches, balconies or decks in all residential buildings.

“Ready to Move (RTM) Dwelling” means a dwelling with a minimum width of 7.3 meters (24 feet), a minimum main floor area of 92.9 square meters (1000 square feet) and a maximum height of 7.75 meters (25.4 feet). An RTM must have a completed main floor area constructed off site prior to transportation to the property. Dwellings are transported to the site and assembled to create a permanent dwelling unit and conform to the CSA A-277 Standard for Ready To Move Homes.

3. That Part 2, Subsection 2.3 (9)(c) of Bylaw 153-15 shall be and is hereby amended as follows:

To give security in the amount of 5% of the project value, as determined by the safety codes valuation of construction value per ft² as amended from time to time, for each dwelling unit to ensure that the terms of the agreement under this section are carried out:

- (i) Detached Dwelling - 50% refunded at completion of foundation, 50% refunded upon completion of permanent siding, roofing, windows and doors to dwelling lock-up.
- (ii) RTM – 50% refunded at installation on foundation, 50% refunded upon completion of project including proof of final inspection.

4. That Schedule C, Residential District R1, Subsection 2(ii) – shall be and is hereby amended as follows:

RTMs shall be placed on a permanent foundation or basement. RTMs shall only be allowed on parcels greater than 929 m² (10,000 ft²) or more and must have minimum width of 7.3 meters (24 feet).

5. That Schedule C, Residential District R1, Subsection 9 – shall be and is hereby amended as follows:

- (a) Detached Dwelling – 7.75 m (25.42 ft) above finished grade with a maximum of two stories; excepting on parcels larger than 929 m² (10,000 ft²) or more, where the maximum height shall be 10.00 m (32.81 ft) above finished grade with a maximum of two stories and a walkout basement;
- (b) RTM - 7.75 m (25.4 ft) above finished grade with a maximum of two stories.

6. That Schedule C, Residential District R1, Subsection 10 – shall be and is hereby amended as follows:

- (a) Detached Dwelling - 92.9 m² (1000 ft²)
- (b) RTM - 92.9 m² (1000 ft²)

7. That this Bylaw shall take force and effect upon the date of final passing thereof.

READ a first time this 1st day of February A.D. 2018.

NOTICE OF PUBLIC HEARING: Mailed to every land owner within the Summer Village of White Sands on _____

Public Hearing held _____.

READ a second time this ___ day of _____, A.D. 2018.

READ a third time and finally passed this ___ day of _____, A.D. 2018.

Mayor

CAO