

Village of Bittern Lake

Bylaw #10/04

A Bylaw to amend Bylaw 339, the Land Use Bylaw

Pursuant to Part 17 of the Municipal Government Act, the council of the Village of Bittern Lake enacts the following changes to Bylaw 339, the Land Use Bylaw.

1. Section 2(5), the definition of Battle River Planning Agency, is amended by adding the words "or its successor as planning advisor"
2. Section 2(10), the definition of Development Authority, is amended by adding the sentence "In accordance with common usage, the Development Authority may also be referred to as the Development Officer."
3. Section 2(23), the definition of Mobile Home Unit, is deleted.
4. A new section 2(23) is inserted as follows:

"(23) Manufactured home means a residential building containing one dwelling unit, built in a factory and designed to be moved from place to place. Typically, manufactured homes are long and narrow, with a low roof pitch and small or no roof overhangs, and are sometimes referred to as 'mobile homes' or 'trailers', although those names are no longer used by the manufactured housing industry. For the purposes of this bylaw, a manufactured home does not include a modular home. "
5. Section 2(24), the definition of Modular Home Unit, is deleted.
6. A new section 2(24) is inserted as follows:

"(24) Modular home means a new residential building containing one dwelling unit, built in a factory and transported to a site to be permanently installed on a foundation, and which appears indistinguishable in design and finish from a stick-built house. For the purposes of this bylaw, a modular home is not a manufactured home."
7. In section 24(1), the words "part of the municipal building" are replaced by the words "part of the principal building".
8. Section 25(2) is deleted.
9. Section 10, Development not requiring a development permit, is amended by adding

"10(6) new single storey buildings, not on permanent foundation, under 15 square metres (160 sq ft) in size which are accessory to a residential use. These buildings are bound by yard and setback rules."

10. Schedule B, Regulations for the R1 Residential District, section (1), Permitted Uses, is amended by adding "Modular Homes".
11. Schedule B, Regulations for the R1 Residential District, section (2), Discretionary Uses, is amended by deleting "Modular Homes".
12. Schedule B, Regulations for the R1 Residential District, section (4), Minimum Yard Requirements, is amended by changing the minimum front yard setback from 7 metres to 6 metres.
13. Schedule B, Regulations for the R1 Residential District, section (4), Minimum Yard Requirements, is amended by deleting the words "on a corner lot, where a 3m (10ft) side yard abutting the side street is required".
14. Schedule B, Regulations for the R2 Residential District, section (1), Permitted Uses, is amended by deleting the words "single and duplex modular buildings" and substituting the words "modular homes".
15. Schedule B, Regulations for the R2 Residential District, section (2), Discretionary Uses, is amended by adding the words "manufactured homes, no older than 10 years".
16. Schedule B, Regulations for the R2 Residential District, section (6), Minimum Yard Requirements, is amended by changing the minimum front yard setback from 7 metres to 6 metres.
17. Schedule B, Regulations for the R2 Residential District, section (6), Minimum Yard Requirements, is amended by deleting the words "on a corner lot, where a 3m (10ft) side yard abutting the side street is required". *Handwritten: 5 ft*
18. Schedule B, Regulations for the R2 Residential District, is amended by adding a new section (11):  

"(11) Manufactured homes

"A manufactured home shall be placed on a permanent foundation which may be a concrete grade beam or slab on grade, or a basement of concrete, pressurized wood, or other material consistent with the Alberta Building Code's requirements for stick built dwellings. Placement on pilings or gravel pads is not permitted."
19. Schedule B, Regulations of the C1 Commercial district, section (2), discretionary uses, is amended by deleting the words "dwelling units above the first floor" and substituting the words "residences of any type permitted or discretionary in the R2 district".
20. Schedule B, Regulations for the R1A Residential District, section (1), Permitted Uses, is amended by adding "Modular Homes".
21. Schedule B, Regulations for the R1A Residential District, section (2), Discretionary Uses, is amended by deleting "Modular Homes".

BYLAW #10/04 VILLAGE OF BITTERN LAKE AMENDMENT TO LAND USE  
BYLAW #339

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22. Schedule B, Regulations for the R1A Residential District, section (4), Minimum Yard Requirements, is amended by changing the minimum front yard setback from 7 metres to 6 metres.

23. Schedule B, Regulations for the R1A Residential District, section (4), Minimum Yard Requirements, is amended by deleting the words "on a corner lot, where a 3m (10ft) side yard abutting the side street is required".

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THAT THIS BYLAW COMES INTO EFFECT ON THE DATE OF ITS FINAL READING.  
READ A SECOND AND THIRD TIME THIS 13<sup>TH</sup> DAY OF OCTOBER, 2004.

SIGNED: *[Handwritten signature]*

MAYOR KERRY GRETUM

*[Handwritten signature]*

ANNE R. HOYME  
SECRETARY TREAS.