

**BYLAW 903-P-10-24
TOWN OF COALDALE
PROVINCE OF ALBERTA**

Schedule A

WHEREAS the following alternative regulations will be established for the Malloy Landing Residential R2 Overlay Area, replacing the listed regulation only for lands zoned Residential R2 within the boundaries of the NW Area Structure Plan and amendments thereto.

2. Minimum Lot Size:

Use	Width		Length		Area	
	M	Ft.	M	Ft.	M	Ft.
Semi-Detached Dwelling (Each Side)	7.62	25	33.53	110	255.5	2750
Apartments	30.48	100	33.53	110	1022	11000
Townhouses (per unit)						
- Interior	5.48	18	33.53	110	183.9	1980
- End	7.01	23	33.53	110	235.05	2530
All other uses	As required by the Designated Officer or Municipal Planning Commission					

3. Minimum Yard Dimensions for Principal Buildings and Uses

Use	Front Yard		Secondary Front (Corner Lot)		Side Yard		Rear Yard	
	M	Ft.	M	Ft.	M	Ft.	M	Ft.
Semi-Detached Dwellings	6.09	20	3.81	12.5	1.52	5	7.62	25
Apartments (4 units or less)	6.09	20	4.57	15	3.05	10	7.62	25
Apartments (5 units or more)	7.62	25	6.10	20	4.57	15	7.62	25
Townhouses	6.09	20	3.81	12.5	1.52	5	7.62	25
All other uses	As required by the Designated Officer or Municipal Planning Commission							

6. Minimum Floor Area

Use	Minimum Floor Area
Semi-Detached Dwellings	92.9m ² (1,000 ft ²)
Apartments and Townhouses (Per Unit)	130.1m ² (1,400 ft ²)
All other uses	As required by the Designated Officer or Municipal Planning Commission