

**BYLAW 922-P-05-25
TOWN OF COALDALE
PROVINCE OF ALBERTA**

Schedule A

WHEREAS the following alternative regulations will be established for the Malloy Landing Residential R-1A Overlay Area, replacing the listed regulation only for lands zoned Residential R-1A within the boundaries of the NW Area Structure Plan and amendments thereto.

1.

(A) Permitted Uses

- Dwellings:
 - Secondary Suite (on lots with rear lane access)
 - Single-Detached – Site Built
 - Single-Detached – Prefabricated
 - Single-Detached – Pre-Planned
- Accessory building, structure or use to an approved permitted use
- Day Home
- Detached Garage
- Garden Shed
- Home Occupation 1
- Shipping Container (temporary)

(B) Discretionary uses

- Dwellings:
 - Moved-in
 - Semi-Detached – Isolated
- Accessory building, structure or use to an approved discretionary use
- Bed and Breakfast
- Boarding or Lodging House
- Child Care Facility
- Home Occupation 2
- Institutional Facilities and Uses
- Parks and Playgrounds
- Public or Private Utility
- Sign Types 2, 4, 5, 12

(C) Prohibited Uses

- Dwellings:
 - Secondary Suite (on lots without rear lane access)
 - Single-detached manufactured
- Shipping Container (permanent)
- Sign Types 1, 3, 6, 7, 8, 9, 10, 11
- *Any use which is not listed as either permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use.*

2. Minimum Lot Size:

Use	Width		Length		Area	
	M	Ft.	M	Ft.	M	Ft.
Single-Detached Dwelling	12.19	40	33.53	110	408.77	4,400
Semi-Detached Dwelling (for each side)	10.67	35	33.53	110	357.76	3,850
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
Single-Detached Dwelling - with front yard off-street parking	7.62	25	3.81	12.5	1.21	4	7.62	25
- without front yard off-street parking	6.09	20	3.81	12.5	1.21	4	7.62	25
Semi-Detached Dwelling - with front yard off-street parking	7.62	25	3.81	12.5	1.21	4	7.62	25
- without front yard off-street parking	6.09	20	3.81	12.5	1.21	4	7.62	25
All other uses	As required by the Designated Officer or Municipal Planning Commission							