

**VILLAGE OF LONGVIEW**

**BYLAW 398-17**

**BEING A BYLAW OF THE VILLAGE OF LONGVIEW IN THE PROVINCE OF ALBERTA TO AMEND LAND USE BYLAW 184**

**WHEREAS** pursuant to the provisions of the Municipal Government Act, Chapter M-26 Revised Statutes of Alberta 2000, Chapter M-26 and amendments thereto, the Council of the Village of Longview in the Province of Alberta, has adopted Land Use Bylaw No. 184 and amendments thereto;

**WHEREAS** the Council has received an application to further amend Land Use Bylaw by authorizing a Site Specific Amendment to Residential Single Family District (R-1) of that parcel comprising Plan 0111095, Block 4, Lot 4; 527 Highwood Drive in the Village of Longview to change the parcel of land to allow the construction of a legal basement suite.

**NOW THEREFORE**, pursuant to and under authority of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 and amendments thereto, the Council of the Village of Longview, in the Province of Alberta, duly assembled, enacts as follows;

1. Land Use Bylaw No. 184 is amended as follows to include:

6. Definitions

6.1 Studio Suite means a self-contained dwelling unit on a site that is accessory to the principal dwelling unit on the site;

18. General Regulations

18.25 Studio Suites

18.25.1 A studio suite may be located in:

- a) A basement suite or upper floor suite;
- b) An attached garage suite; or
- c) An above detached garage suite.

18.25.2 Studio suites shall:

- a) Comply with all Alberta Building Code standards, fire regulations and all municipal and provincial regulations;
- b) have minimal structural changes to the front outside of the building and shall appear as a single dwelling unit;
- c) be a minimum of 30 m<sup>2</sup> (323 sq. ft.)
- d) provide parking in the rear yard in accordance with Section 28.1.1 of this Bylaw. All stalls provided for the suite shall be graded and graveled to the satisfaction of the Development Authority;
- e) have an outdoor amenity area acceptable to the Development Authority;
- f) not generate traffic uncharacteristic to the residential area;
- g) not disturb the quiet enjoyment of the residential environment;

To allow for the discretionary use of a Studio Suite on the premises located at:  
Residential Single Family District (R-1) of that parcel comprising Plan 0111095, Block 4, Lot 4;  
527 Highwood Drive

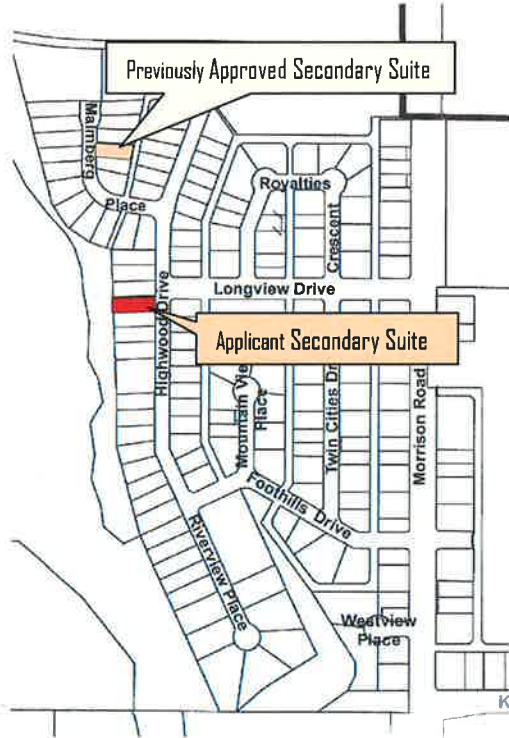


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**and**

as generally illustrated on the map sketch below.



**THIS BYLAW** comes into full force and effect upon third and final reading.

**READ** a second and third time and adopted this 16 day of May, 2017.

*Kathie Wight*  
MAYOR

*Dee Harris*  
CHIEF ADMINISTRATIVE OFFICER