VILLAGE OF DUCHESS
IN THE PROVINCE OF ALBERTA
BYLAW NO. 523-24

BEING A BYLAW of the Village of Duchess, in the Province of Alberta, to amend Bylaw No. 490-20, being the Village of Duchess Municipal Development Plan.

AND WHEREAS the Council of the Village of Duchess wishes to amend the Municipal Development Plan for the purpose of augmenting policy regarding future housing in the municipality;

AND WHEREAS Bylaw 523-24 is adopted in accordance with section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended;

NOW THEREFORE, under authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Village of Duchess duly assembled does hereby enact the following:

1. That Part 2: Community Goals and Approach to Growth be amended, as attached in Schedule A, to add a section on "Gentle Residential Development" and to add policy 2.1.10.

2. That Bylaw No. 490-20 being the Village of Duchess Municipal Development Plan, is hereby amended and a consolidated version of Bylaw No. 490-20 reflecting the amendment is authorized to be prepared, including formatting, page numbering, table of contents, and any necessary section numbering throughout.

3. This bylaw shall come into effect upon third and final reading hereof

READ a **first** time this 26 day of November, 2024.

Mayor – Tony Steidel | *Chief Administrative Officer – Yvonne Cosh*

READ a **second** time this 24th day of February, 2025.

Mayor – Tony Steidel | *Chief Administrative Officer – Yvonne Cosh*

READ a **third** time and finally PASSED this 24th day of February, 2025.

Mayor – Tony Steidel | *Chief Administrative Officer – Yvonne Cosh*

SCHEDULE A

Growth Strategy

The Village of Duchess encompasses approximately 460 acres (1.86 km^2). The municipality contains a supply of undeveloped land within its municipal boundaries, which should serve future development needs dependent upon servicing capability and financial viability. Should the Village decide to expand its boundaries in the future, expansion areas have been identified to the west of the Village, as indicated in the Intermunicipal Development Plan with the County of Newell.

The Village's future development concept is illustrated in **Map 1: Land Use Concept**. The concept is intended to establish a framework to accommodate a variety of future land uses in an efficient manner that sustains and promotes a healthy local economy and a vibrant community. The concept provides a guide for future decisions about land use and growth directions. The concept does not identify the precise locations and district designations for future uses and growth directions – it serves to identify potential development areas and uses generally.

Residential Land Use

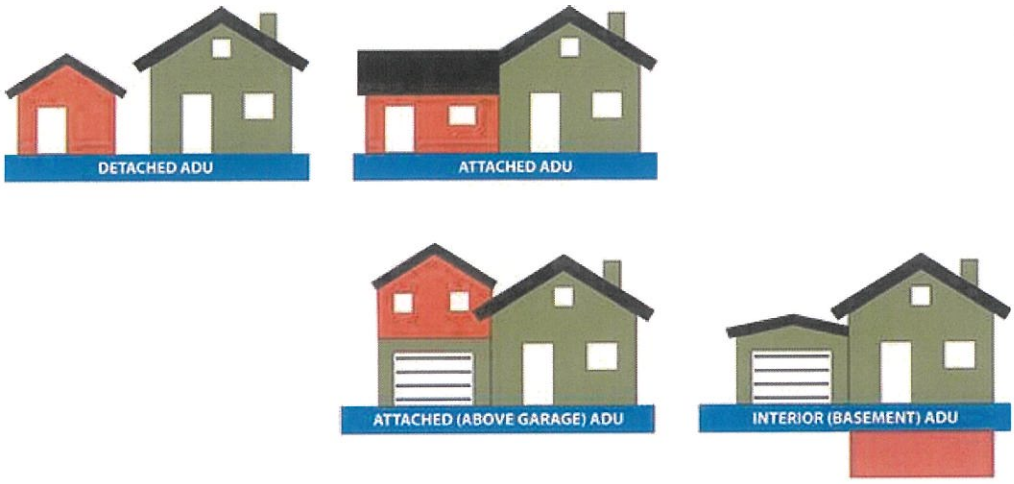
One of the keys to a thriving community is readily available, diverse, and attractive residential development. The current stock of vacant, serviced, residential lots will be the primary focus for future residential development within the Village. Future expansion of residential development is anticipated within the Urban Reserve in the southern portion of the Village where infrastructure and servicing can be reasonably extended. Opportunities for a variety of housing types and lot sizes will continue to be promoted to ensure diversity in residential development, helping to draw new and retain existing residents.



GENTLE RESIDENTIAL DEVELOPMENT

The Village may wish to consider new and infill development that contributes gentle density to a new or existing residential development. The term gentle density refers to ground-oriented housing that is more dense than typical single-detached dwellings but is of a smaller scale and character therefore this development typically has less impact on a neighbourhood. Gentle density can be in the form of adding an accessory dwelling unit (such as a garden or garage suite to an existing lot), smaller single-detached homes (as with cluster-detached housing), or even the development of multi-unit dwellings or row housing.

An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a detached single-unit dwelling. ADUs go by many different names, including accessory apartments, secondary suites, and granny flats. These accessory dwelling units (ADUs) can be converted portions of existing homes, additions to new or existing homes, or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures. Internal, attached, and detached ADUs all have the potential to increase housing affordability, both homeowners and tenants and can create a wider range of housing options within a community. They also can enable seniors to stay near family as they age while facilitating better use of the existing housing fabric within the Village.



(https://www.planning.org/knowledgebase/accessorydwellings)



Cluster-detached housing is a compact housing type consisting of multiple detached principal dwellings spatially articulated around a centralized amenity space. A dwelling

group is defined as a cluster of buildings, each of which contains one or more types of dwelling units. A dwelling group may be composed of residential buildings containing only one dwelling unit, however, a dwelling group may also accommodate proposals of a significantly higher density involving multi-unit buildings.



Union Studio. U.S. Department of Housing and Urban Development, Washington, D.C. https://www.huduser.gov/portal/casestudies/study_07022012_1.html

2.1.1 Future residential development should be directed to the areas of the municipality identified as residential on **Map 1: Land Use Concept**, considering availability and ease of servicing and the priority of infill development.

2.1.2 Residential development programs and decisions should ensure:

(a) a choice of different housing types to cater to housing needs and income levels of the public;

(b) safe, attractive residential environments secure from incompatible land uses and in conformity with the existing quality of residential development;

(c) rational and economical extensions of existing municipal services.

2.1.3 Residential development programs and strategies should promote:

(a) variety in housing types and lot sizes to cater to housing needs, income levels, and rural-urban lifestyle that village living offers;

(b) safe, attractive residential environments secure from incompatible land uses;

(c) rational and economical extensions of existing municipal services.

2.1.4 Recognizing that access to seniors' housing is necessary to ensure residents can 'age in place', housing demand and supply should continue to be monitored and government departments, community agencies, and the private sector are encouraged to provide seniors housing based on community need.

2.1.5 Quality, visually attractive residential development is encouraged and should be promoted through the design standards and provisions of the Land Use Bylaw.

2.1.6 Prefabricated dwellings are recognized as an affordable option to traditional site built dwellings and should continue to be supported as a housing option within the Land Use Bylaw subject to design standards that ensure development complementary and compatible with traditional dwellings.

2.1.7 Development of existing vacant residential lots and renovation and/or rehabilitation of pre-existing development is encouraged to provide efficient use of existing infrastructure and enhance the community aesthetic.

2.1.8 Commercial activity within residential areas should generally be limited to home occupations that minimize potential impacts within the neighbourhood and are compatible with the residential environment.

2.1.9 Vacancy rates, development and subdivision activity, land supply, economic activity, and population and income profiles should be regularly monitored so that the need for serviced residential land can be reasonably anticipated.

2.1.10 The Village should promote and accommodate accessory dwelling units and clustered or groups dwelling within the community to increase housing availability considering and should considering the following criteria:

(a) density of existing development within the block;

(b) adequacy and proximity of community and recreational and open space;

(c) adequacy and proximity of community facilities such as schools, shopping, recreation facilities and open space; and

(d) adequacy of utilities to accommodate the use including capacity of the street system

2.1.11 The redevelopment of existing manufactured housing located on individual lots, as illustrated in **Map 1 – Land Use Concept**, will be encouraged to transition to single unit dwellings and the Village should prepare a redevelopment strategy for these lots. No new manufactured communities should be developed at this time.