

**BYLAW NO. 2025-12**  
**A BYLAW OF THE VILLAGE OF KITSCOTY**  
**TO AMEND LAND USE BYLAW 2017-06**

**WHEREAS** the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended ("the Act") provides that a Municipal Council may amend its Land Use Bylaw;

**AND WHEREAS** the Council of the Village of Kitscoty wishes to amend its Land Use Bylaw to enable a wide range of housing opportunities within the Village;

**NOW THEREFORE** the Council of the Village of Kitscoty, duly assembled, enacts as follows:

1. The following be added alphabetically to Section 9.5.1 – Discretionary Uses in the R2 – Residential District:
  - a. Dwellings, single detached.
2. The following be added to Section 9.5.3 – Regulations in the R2 – Residential District:

**RELATING TO SINGLE DETACHED DWELLINGS**

Minimum Lot Area	372.0 m <sup>2</sup> (4,000.0 ft <sup>2</sup> )
Minimum Lot Width	12.0 m (40.0 ft), and in the case of irregularly shaped lots, an average of 12.0 m (40.0 ft)
Minimum Front Yard	6.0 m (20.0 ft)
Minimum Rear Yard	7.6 m (25.0 ft)
Minimum Side Yard	1.2 m (4.0 ft) or 10% of lot width, or at the discretion of the Development Authority
Minimum Floor Area	1 storey: 80 m <sup>2</sup> (850 ft <sup>2</sup> ) 1.5 storey or bi-level: 93 m <sup>2</sup> (1,000 ft <sup>2</sup> ) 2+ storey: 111.5 m <sup>2</sup> (1,200 ft <sup>2</sup> )
Maximum Building Height:	9.1 m (30.0 ft) or 2 stories, whichever is the lesser
Maximum Lot Coverage:	45% (including accessory buildings)

3. This Bylaw comes into full force and takes effect on the date of third and final reading.

**READ A FIRST TIME THIS 5 DAY OF May, A.D. 2025.**

**READ A SECOND TIME THIS \_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.**

**READ A THIRD TIME THIS \_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.**

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Mayor

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Chief Administrative Officer

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Date Signed