

**BYLAW NO. 216/2020
TOWN OF BENTLEY
Architectural Controls for Land Use District R2B**

**A BYLAW OF THE TOWN OF BENTLEY TO AMEND
LAND USE BYLAW NO. 189/2016**

WHEREAS Section 639 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000, and amendments thereto, provides that every municipality must pass a land use bylaw; and

WHEREAS the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000, and amendments thereto, permits a Council to pass a bylaw to amend the land use bylaw; and

WHEREAS the Council of the Town of Bentley deems it necessary and expedient to amend Land Use Bylaw Number 189/2016;

NOW THEREFORE COUNCIL OF THE TOWN OF BENTLEY DULY ASSEMBLED
ENACTS AS FOLLOWS:

THAT the following is added to the General Residential District (R2B) under the heading "Supplementary Regulations" as item 2:

2) Architectural Requirements

The development of all principal buildings shall be required to contribute to an attractive and aesthetically pleasing appearance along the public street. Each principal building shall be designed and constructed to address the following requirements:

- a) A roof line that is made up of varying surfaces, valleys and peaks to create variety and, through the use of dormers, gables or similar features, divide the overall mass of the roof into segments;
- b) Large, prominent windows on upper and lower floor elevations to create visual interest on wall surfaces;
- c) A front entrance that is highly visible from the street through the use of landings, porches, verandas or similar features;
- d) Jut-outs, protruding wall surfaces, recessed entrances, window boxes or similar features to create visual variety along wall surfaces that face a public street;
- e) Use of at least two different types of exterior cladding materials, such as vinyl, cement board or composite material siding, stone or brick, stone or brick veneer, or similar materials on each wall surface that faces a public street;

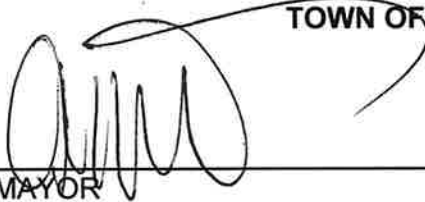
- f) Use of at least two colours of exterior cladding on each wall surface to break the wall surface into segments and/or the use of bands of a sufficiently contrasting colour (e.g. white banding and dark primary colour) to accent the point where each floor/level of the building meet;
- g) Use of a contrasting colour as trim around doors and windows and on corners or common walls between units to add visual interest and give the appearance of separate buildings;
- h) Avoiding mirror duplication of an existing or approved principal building on an adjacent parcel on the same street through the use of differing colours and/or exterior cladding materials."

Read a First time in Council this 25 day of February, 2020

Read a Second time in Council this 24 day of March, 2020

Read a Third time in Council this 24 day of March, 2020

TOWN OF BENTLEY


MAYOR


CHIEF ADMINISTRATIVE OFFICER