

BYLAW NO. 2086

A Bylaw of the Town of Edson in the Province of Alberta, pursuant to the provisions of the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta 2000 and amendments thereto, to amend the Town of Edson Land Use Bylaw No. 2070.

WHEREAS it is deemed expedient to amend the Land Use Bylaw of the Town of Edson;

NOW THEREFORE the Municipal Council of the Town of Edson, duly assembled, enacts as follows:

1. That Land Use Bylaw No. 2070, being the Land Use Bylaw of the Town of Edson is hereby amended as follows:

Additions to Section 6 (Definitions)

Owner Occupied Two Family Dwelling means a Single Family Dwelling, occupied as a primary residence by one or more individuals whose name(s) appears on the legal land title, and that includes another separate dwelling unit for monthly or yearly rental contained entirely within the principal dwelling.

Owner Occupied Three Family Dwelling means a Single Family Dwelling, occupied as a primary residence by one or more individuals whose name(s) appears on the legal land title, and that includes another two separate dwelling units for monthly or yearly rental contained entirely within the principal dwelling.

Bachelor Unit means a dwelling unit in which all of the sleeping and living areas are combined in a single room, which is not reasonably capable of being developed as a unit containing one or more bedrooms, and is contained entirely within the principal dwelling.

Addition to Part VII Special Land Use Provisions

85. Two and Three Family Dwellings

- (1) Additional dwelling units permitted as part of a two or three family dwelling shall not require structural or exterior alteration of the principal dwelling that would adversely affect the low density residential character of the site.
- (2) Additional dwelling units permitted as part of a two or three family dwelling on a lot provided with municipal water and sewer services shall be required to connect to the municipal water and sewer services of the principal dwelling.
- (3) Additional dwelling units permitted as part of a two or three family dwelling shall be considered part of the principal dwelling on the site and shall not be permitted to obtain a separate unit title.
- (4) Two and three family dwellings shall be required to provide on-site parking in accordance with the parking requirements of this Bylaw.

(5) An application to develop a secondary suite shall be referred to the owners of all residential properties within 50m of the proposed development for their comments which shall be considered by the Development Authority.

Addition of "Owner Occupied Two Family Dwelling" to the following land use districts as a Discretionary Use

R-1A – Section 115 (2)
R-1B – Section 116 (2)
R-1C – Section 117 (2)
R-AR – Section 123 (2)
R-ER – Section 123.1 (2)
R-RU – Section 123.2 (2)
R-RL – Section 123.3 (2)
R-GR – Section 124 (2)

Addition of "Owner Occupied Three Family Dwelling" to the following land use districts as a Discretionary Use

R-1A – Section 115 (2)
R-1B – Section 116 (2)
R-AR – Section 123 (2)
R-ER – Section 123.1 (2)
R-RU – Section 123.2 (2)
R-RL – Section 123.3 (2)
R-GR – Section 124 (2)

Addition to Sections 115(4), 116(4), 117(5), 123(5), 123.1(2), 123.2(4), 123.3(4), 124(4)

The floor areas and floor configurations of an Owner Occupied Two or Three Family dwelling shall be to the satisfaction of the Development Authority. Notwithstanding, a Bachelor Unit, One Bedroom Unit or Two Bedroom Unit in an Owner Occupied Two or Three Family Dwelling shall have the following minimum floor areas:

Bachelor Unit	33m ² (355 sq.ft)
One Bedroom Unit	45m ² (484 sq.ft)
Two Bedroom Unit	56m ² (602 sq.ft)

2. That this Bylaw shall take effect upon final reading thereof.

READ a first time this 12th day of January, 2010 A.D.

READ a second time this 9th day of February, 2010 A.D

READ a third time and finally passed this 9th day of February, 2010 A.D.

Mayor

Director of Legislative Services