



TOWN OF EDSON

BYLAW NO. 2179

BEING A BYLAW TO AMEND THE LAND USE BYLAW NO. 2070

WHEREAS, the *Municipal Government Act*, being Chapter M-26, RSA, 2000, authorizes a Council to amend a Land Use Bylaw;

AND WHEREAS, a public hearing was held in respect to the proposed amendment pursuant to the *Municipal Government Act*, being Chapter M-26, RSA 2000;

NOW THEREFORE Town of Edson Council, in the province of Alberta, duly assembled, enacts as follows:

1. That the side yard setbacks in the R-1A, R-1B, R-1C, R-2, R-3, R-MHS, R-RU and R-GR be amended to reflect a minimum side yard setback of 2.4m, in accordance with the attached Schedule A.
2. That the side yard setbacks and rear yard setback for Garages, Accessory Buildings, and Structures be amended to reflect a minimum distance of 1.2m, in accordance with the attached Schedule A.
3. This Bylaw shall take effect on the date of final reading.

READ a first time this 5th day of April, 2016 AD



Greg Pasychny
Mayor



Michael Derricott
Chief Administrative Officer

TOWN OF EDSON BYLAW NO. 2179

PUBLIC HEARING held this 3rd day of May, 2016 AD

READ a second time this 3rd day of May, 2016 AD

READ a third time and finally passed this 3rd day of May, 2016 AD



Greg Pasychny
Mayor



Michael Derricott
Chief Administrative Officer

TOWN OF EDSON BYLAW NO. 2179

SCHEDULE "A"

Wording in Land Use Bylaw to change as follows:

1. Section 115(5)(b)(i) ~ **R-1A** ~ Single Family Residential (Class A)

Currently reads:

In the case of dwellings less than two storeys, the minimum side yard setback to the principal building shall be 1.8m and in the case of dwellings two storeys or more, the minimum side yard setback to the principal building shall be 2.3m.

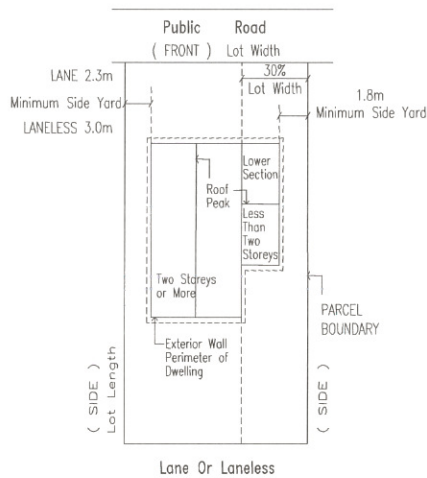
Amendment:

The minimum side yard setback to the principal building shall be 2.4m.

2. Section 115(5)(b)(iii) ~ **R-1A** ~ Single Family Residential (Class A)

Currently reads:

Notwithstanding Section 115(5)(b)(i), in the case where the dwelling is two storeys or more and a section of the dwelling is less than two storeys on one full side, then a 1.8m side yard is permitted on the side of the lower section, provided that the average width of the part of the lot containing the lower section is not less than 30% of the average lot width as illustrated below:



Amendment:

Delete Section 115(5)(b)(iii) in its entirety, along with the illustration.

MD

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3. Section 116(5)(b)(i) ~ **R-1B** ~ Single Family Residential (Class B)

Currently reads:

In the case of dwellings less than two storeys, the minimum side yard setback to the principal building shall be 1.5m and in the case of dwellings two storeys or more, the minimum side yard setback to the principal building shall be 2.3m.

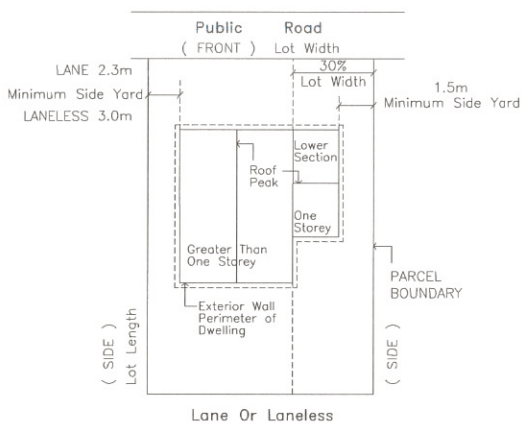
Amendment:

The minimum side yard setback to the principal building shall be 2.4m.

4. Section 116(5)(b)(iii) ~ **R-1B** ~ Single Family Residential (Class B)

Currently reads:

Notwithstanding Section 116(5)(b)(i), in the case where the dwelling is greater than one storey and a section of the dwelling is one storey on one full side, then a 1.5m side yard is permitted on the one storey section, provided that the average width of the part of the lot containing the one storey section is not less than 30% of the average lot width as illustrated below:



Amendment:

Delete Section 116(5)(b)(iii) in its entirety, along with the illustration.

5. Section 117(6)(b)(i) ~ **R-1C** ~ Single Family Residential (Class C)

Currently reads:

The minimum side yard setback to the principal building shall be a minimum of 1.2m for dwellings less than two storeys and 1.8m for dwellings of two storeys or more.

Amendment:

The minimum side yard setback to the principal building shall be 2.4m.

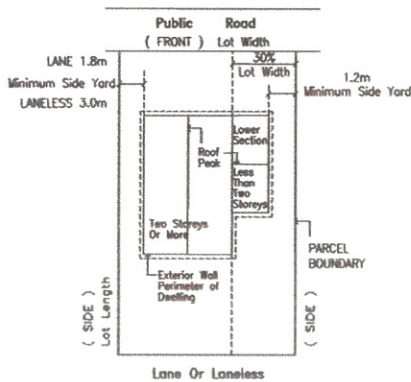
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6. Section 117(6)(b)(iv) ~ **R-1C** ~ Single Family Residential (Class C)

Currently reads:

Notwithstanding Section 117(6)(b)i), in the case where the dwelling is two storeys or more and a section of the dwelling is less than two storeys on one full side, then a 1.2m side yard is permitted on the side of the lower section, provided that the average width of the part of the lot containing the lower section is not less than 30% of the average lot width as illustrated below:



Amendment:

Delete Section 117(6)(b)(iv) in its entirety, along with the illustration.

7. Section 118(5)(b)(i) ~ **R-2** ~ Low Density Multi Family Residential

Currently reads:

The minimum side yard setback shall be 10% of the parcel width up to a maximum of 2.0m.

Amendment:

The minimum side yard setback to the principal building shall be 2.4m.

8. Section 119(5)(b)(i) ~ **R-3** ~ Medium Density Multiple Family Residential

Currently reads:

The minimum side yard setback shall be 10% of the parcel width up to a maximum of 2.0m.

Amendment:

The minimum side yard setback to the principal building shall be 2.4m.

MJD

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9. Section 121(5)(b)(i) ~ **R-MHS** ~ Mobile Home Subdivision

Currently reads:

The minimum side yard setback shall be no less than 3.0m to the adjacent parcel boundary from either one of the long sides containing the main entrance door, and 1.5m on the other side yard.

Amendment:

The minimum side yard setback shall be no less than 3.0m to the adjacent parcel boundary from either one of the long sides containing the main entrance door, and 2.4m on the other side yard.

10. Section 123.2(9)(a) ~ **R-RU** ~ Estate Residential

Currently reads:

Side yard setbacks to the principle building shall be a minimum of 2.3m.

Amendment:

The minimum side yard setback to the principal building shall be 2.4m.

11. Section 124(5)(b)(i) ~ **R-GR** ~ Glenwood Residential

Currently reads:

In the case of one storey dwellings, the minimum side yard setback to the principal building shall be 1.5m and in the case of dwellings greater than one storey, the minimum side yard setback to the principal building shall be 2.3m.

Amendment:

The minimum side yard setback to the principal building shall be 2.4m.

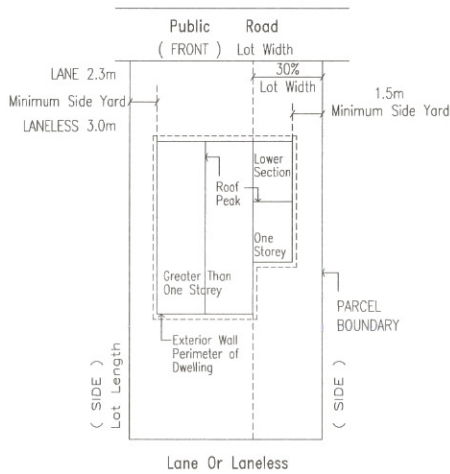


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12. Section 124(5)(b)(iii) ~ **R-GR** ~ Glenwood Residential

Currently reads:

Notwithstanding Section 124(5)(b)i), in the case where the dwelling is greater than one storey and a section of the dwelling is one storey on one full side, then a 1.5m side yard is permitted on the one storey section, provided that the average width of the part of the lot containing the one storey section is not less than 30% of the average lot width as illustrated below:



Amendment:

Delete Section 124(5)(b)(iii) in its entirety, along with the illustration.

13. Section 124(5)(g)(i) ~ **R-GR** ~ Glenwood Residential

Currently reads:

In no case shall the total measurement of the side yards be less than 20% of the width of the lot provided that no side yard is less than 1.2m.

Amendment:

Delete in its entirety.

14. Section 124(5)(g)(iii) ~ **R-GR** ~ Glenwood Residential

Currently reads:

Where the side yard abuts a utility lot or walkway, the side yard abutting the utility lot or walkway shall not be less than 1.5m.

Amendment:

Delete in its entirety.

MJD

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15. Section 124(5)(g)(vi) ~ **R-GR** ~ Glenwood Residential

Currently reads:

In the case where a lane flanks the side of the site, the minimum side yard shall be 10% of the width of the site; however, such side yard need not exceed 3.0m.

Amendment:

Delete in its entirety.

16. Section 71(2)(d)(iii) ~ Garages, Accessory Buildings and Structures

Currently reads:

no closer than 1.0m to the rear parcel boundary, provided there is no encroachment of any part of the building onto public utility easements or onto adjacent property maintenance easements;

Amendment:

no closer than **1.2m** to the rear parcel boundary, provided there is no encroachment of any part of the building onto public utility easements or onto adjacent property maintenance easements;

17. Section 71(2)(d)(iv) ~ Garages Accessory Buildings and Structures

Currently reads:

no closer than 1.0m to the side parcel boundary, excepting where an agreement exists between the owners of adjoining parcels to build using a common parcel boundary, in which case they shall build to the requirements of the Safety Code Act, Alberta Building Code Regulations, and any amendments made from time to time; (also see Section 61(3)(a)).

Amendment:

no closer than **1.2m** to the side parcel boundary, excepting where an agreement exists between the owners of adjoining parcels to build using a common parcel boundary, in which case they shall build to the requirements of the Safety Code Act, Alberta Building Code Regulations, and any amendments made from time to time; (also see Section 61(3)(a)).

