

**TOWN OF OLDS
BYLAW NO. 2017-08**

A bylaw of the Town of Olds, in the Province of Alberta, pursuant to provisions of the Municipal Government Act, being Chapter M-26 of the revised statutes of Alberta 2000 and amendments thereto, to provide for the amendment of the Town of Olds Land Use Bylaw, Bylaw 01-23

WHEREAS the *Municipal Government Act*, Revised Statutes of Alberta 2000 Chapter M-26 and amendments thereto, permit a Council by bylaw to amend a statutory plan, and

AND WHEREAS the Council of the Town of Olds deems it necessary and expedient to amend the Town of Olds Land Use Bylaw, Bylaw 01-23,

AND WHEREAS the requirements of the *Municipal Government Act* RSA 2000, Chapter M-26 regarding the advertising of this Bylaw and public hearing have been complied with;

NOW THEREFORE THE MUNICIPAL CORPORATION OF THE TOWN OF OLDS IN COUNCIL ASSEMBLES, ENACTS THE FOLLOWING:

1. This Bylaw may be cited as **Bylaw 2017-08 – Amend LUB R2N District**.
2. That the General Residential Narrow Lot (R2N) section of Schedule C of the Town of Olds Land Use Bylaw, Bylaw 01-23 be amended, as per **Schedule A**.
3. This Bylaw comes into force on the date it is passed.

Read for a first time on the 24th day of April, 2017.

Public Hearing held on the ____ day of _____, 2017.

Read a second time on the ____ day of _____, 2017.

Read a third and final time on the ____ day of _____, 2017.

Judy Dahl,
Mayor

Michael Merritt,
Chief Administrative Officer

SIGNED by the Chief Elected Official and the Chief Administrative Officer this ____ day of _____ 2017.

BYLAW 2017-08 SCHEDULE 'A'

GENERAL RESIDENTIAL NARROW LOT DISTRICT

(R2N) General Purpose:	To provide an area for dominantly lane accessed single detached and duplex dwellings and other appropriate land uses connected to the municipal sewer and water systems on narrow lots.
Permitted Uses:	Accessory residential buildings Detached dwellings Duplexes
Discretionary Uses:	All discretionary uses in the R1 District Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.
Minimum Parcel Area:	Detached Dwellings: Interior parcels 285 m ² (2691 ft ²) per dwelling unit Corner parcels 320 m ² (3444 ft ²) per dwelling unit Duplexes: Interior parcels 250 m ² (2691 ft ²) per dwelling unit Corner parcels 280 m ² (3014 ft ²) per dwelling unit
Minimum Frontage:	Detached Dwellings: All parcels 8.5 m (28 ft) Duplexes: Interior parcel 7.4 m (24 ft) per dwelling unit, Corner parcel 8.6 m (28 ft) per dwelling unit,
Minimum Parcel Depth:	32.5 m (107 ft)
Minimum Front Yard:	Lane Access 4 m (13 ft) Front Access 6 m (20 ft)
Minimum Rear Yard:	10 m (33 ft)
Minimum Side Yard:	1.2 m (4 ft) Interior parcel; 2.4 m (8 ft) where the parcel abuts a road or lane; or as required by the Alberta Building Code, whichever is greater.
Maximum Building Height:	Two storeys above grade with a maximum of 10 m (33 ft)
Minimum Floor Area:	58 m ² (624 ft ²), excluding basements, per dwelling unit
Building Design:	The external design shall be to the satisfaction of the Development Authority. The following requirements shall be met: 1. variation of building and roof lines, 2. natural facing materials, such as wood and brick, which harmonize with mature townscape, 3. durability in appearance, 4. sloping roofs, 5. a scale sensitive to the adjacent buildings, and 6. retention of mature trees in the minimum front and rear yards.
Landscaped Area:	The minimum amount of site area to be landscaped shall be the front yard, excluding the front driveway (if applicable). Properties with a side yard abutting a street/boulevard shall also be landscaped. [2016-02]
Driveways, Garages, and Parking	Lane Access: All driveways, garages and/or vehicle parking shall be sited in the rear yard and be accessed from the lane. No driveways, garages and/or vehicle parking shall be located in or accessed from the front yard. A two vehicle parking pad shall be constructed in the rear of the parcel to at least a gravel standard. No fencing shall be permitted which prevents access to the two vehicle parking pad from the rear lane.

	<p>Front Access: Where no lane access is available, driveways, garages and/or vehicle parking may be from the front or side yard.</p>
Accessory Buildings	Accessory structures shall be constructed in accordance with Section 1.1(1) of Schedule B except that where the parcel abuts a road or lane, the structure shall not be closer than 2.4 m (8 ft.) from the side parcel boundary.
Projections over Yards	Notwithstanding the provisions of Section 2(1) of Schedule B, no projections shall be permitted which encroach into any easement or right of way.
Supplementary Regulations:	All uses must also comply with the regulations in Schedule B and Schedule D. [2011-01]

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