

BYLAW 7-2016

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 6-2015, AS AMENDED, BEING THE LAND USE BYLAW.

WHEREAS it is deemed advisable to amend the Land Use Bylaw;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000, c. M-26*, and amendments thereto, enacts as follows:

That Bylaw 6-2015, as amended, be amended as follows:

1. That Section 7.5A.3 be amended by adding:
 - "b) A lot for a single detached dwelling with one setback from a side lot line of 0.0 m shall only abut:
 - i) another lot for a single detached dwelling with one setback from a side lot line of 0.0 m;
 - ii) a public utility lot;
 - iii) a road right of way; or
 - iv) a reserve lot."
2. That Section 7.5A.4 be amended by adding:
 - "b) Despite 7.5A.4 a), the minimum width of a lot for a single detached dwelling with one setback from a side lot line of 0.0 m shall be 7.6 m, or 9.1 m for a corner lot."
 - "d) A lot for a single detached dwelling with one setback from a side lot line of 0.0 m shall require a minimum 1.5 m wide private maintenance easement be registered on title of the abutting side lot that provides for:
 - i) a 0.30 m eave encroachment easement with the requirement that the eave shall be a minimum 0.90 m to the eave of the abutting building;
 - ii) a 0.60 m footing encroachment easement;
 - iii) drainage in accordance with the Strathcona County Design and Construction Standards;
 - iv) permission to access the easement area for maintenance of both lots; and
 - v) no roof leader discharge directed to the maintenance easement."
3. That Section 7.5A.5 d) be deleted in its entirety.
4. That Section 7.5A.5 be amended by adding:
 - "d) The minimum setback from a side lot line shall be 1.2 m.
 - e) Despite 7.5A.5 d), the setback from one side lot line for a single detached dwelling may be reduced to 0.0 m where the other setback from a side lot line is a minimum of 1.5 m and the abutting lot(s) have an easement registered against title, as required in Section 7.5A.4 d).

- f) Despite 7.5A.5 d), the minimum setback from a side lot line that abuts a flanking road shall be 3.0 m.
 - g) Despite 7.5A.5 d), the minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 3.0 m."
5. That Section 7.5A.6 e) vi be deleted in its entirety.
6. That Section 7.5A.6 e) be amended by adding:
- "vi) The minimum setback from a side lot line shall be 0.6 m, except it shall be 3.0 m from a side lot line that abuts a flanking road.
 - vii) Despite 7.5A.6 e) vi, the setback for one side lot line may be reduced to 0.0 m for the same side as the principal dwelling that is reduced to 0.0 m provided that:
 - 1. the garage or parking area shall not encroach on the private maintenance easement;
 - 2. all roof drainage shall be directed away from buildings and to a public roadway, including a lane, or to a drainage network; and
 - 3. an application for a development permit shall include a detailed drainage plan showing the proposed drainage of the site."
7. This bylaw comes into effect after third reading and upon being signed.

Read a first time this _____ day of _____, 2016.

Read a second time this _____ day of _____, 2016.

Read a third time and finally passed this _____ day of _____, 2016.

Mayor

Director, Legislative and Legal Services

Date Signed: _____