



## BYLAW NO. 04-2016

THIS BEING A BYLAW OF THE VILLAGE OF WABAMUN, IN THE PROVINCE OF ALBERTA, TO AMEND THE VILLAGE OF WABAMUN LAND USE BYLAW 07-2010.

- WHEREAS,** Section 639 of the Municipal Government Act, RSA 2000, Chapter M26 provides for a municipality to adopt a Land Use By-Law, and
- WHEREAS,** Section 640 of the Municipal Government Act, RSA 2000, Chapter M26 provides for a municipality to prohibit, or regulate and control the use and development of land and buildings in a municipality, and
- WHEREAS,** The Council of the Village of Wabamun deems it necessary to amend the Village of Wabamun Land Use Bylaw No. 07-2010;
- NOW THEREFORE,** the Council of the Village of Wabamun, in the Province of Alberta, duly assembled, enacts the following changes to Land Use Bylaw 07-2010:

- the following subsections of Section 7.2 R2 – Residential – Single Unit (Mixed) are to be amended as follows, with additions underlined and items to be removed crossed out:

### 7.2 R2 - RESIDENTIAL - SINGLE UNIT (MIXED)

#### (7) Minimum Parcel Width

- (a) Parcel width for a single detached unit shall be:
- (i) ~~in the case of a lane system, no less than 15.0 m (49.2 ft.); and~~
  - (ii) ~~in the case of laneless systems, no less than 18.0 m (59.0 ft.).~~

#### (8) Minimum Front Yard Setback

- (a) Front yard setbacks shall be at the discretion of the Development Authority who shall have concern for development or potential development on adjacent parcels, but in no case shall a front yard setback be less than 7.6 m (24.9 ft.) or 6.0 m (19.7 ft.) for the attached garage portion of a single detached dwelling.
- (b) Notwithstanding subsection (a) above, front yard setbacks for ~~mobile~~ Single Detached Type B manufactured homes shall be at the discretion of the Development Authority who shall have consideration for the dimensions of the mobile home and the parcel depth.

#### (10) Minimum Rear Yard Setback

- (a) Rear yards shall be no less than 8.0 m (26.2 ft.).
- (b) Notwithstanding subsection 10~~(b)~~ (a) rear yard setbacks for ~~mobile~~ Single Detached Type B manufactured homes shall be at the discretion of the Development Authority who shall have consideration for the dimensions of the mobile home and the parcel depth.

This Bylaw comes into full force and effect upon third and final reading.

READ A FIRST TIME IN COUNCIL THIS 16th DAY OF AUGUST, 2016

READ A SECOND TIME IN COUNCIL THIS 6th DAY OF SEPTEMBER, 2016

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 6th DAY OF SEPTEMBER, 2016

\_\_\_\_\_  
Signed by the CEO this date

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CHIEF ELECTED OFFICIAL

\_\_\_\_\_  
Signed by the CAO this date

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CHIEF ADMINISTRATIVE OFFICER