

**TOWN OF ONOWAY  
LAND USE AMENDMENT BYLAW NO. 717-14**

**BEING A BYLAW OF THE TOWN OF ONOWAY, IN THE PROVINCE OF ALBERTA TO CONTROL LAND USE.**

**WHEREAS** a Council of the Municipality may, pursuant to Section 7 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000, and any amendments thereto, pass bylaws amending the Land Use Bylaw;

**WHEREAS** the Town of Onoway wishes to create a new land use district for the control and use of residential development within the Municipality under Land Use Bylaw No. 712-13; and

**WHEREAS** the existing text of Part 5 – Land Use Districts and Land Uses of the Town of Onoway Land Use Bylaw No. 712-13 does not adequately express the direction of Council on these matters; and

**NOW THEREFORE** the Municipal Council of the Town of Onoway, duly assembled, hereby enacts as follows:

The Town of Onoway Land Use Bylaw No. 712-13 is hereby amended by making the following changes:

**1. Amending Section 5.1.1 District Designation by adding:**

*R1N Residential – Single Family Narrow Lot*

**2. Amending Part 5 – Land Use Districts and Regulations by adding the text of the R1N – Residential – Single Family Narrow Lot District as follows:**

*R1N Residential – Single Family Narrow Lot*

*(1) General Purpose of District*

*The purpose of this district is to provide for Single Detached Dwellings on narrower lots in a residential environment similar to that of the R1 District, but allowing for a slightly higher density.*

*(2) Permitted Uses*

*Discretionary Uses*

*Accessory building.*  
*Modular Home.*  
*Secondary Suite.*  
*Single detached dwelling.*

*Home occupation.*  
*Home day care.*  
*Family care facility.*  
*Small park and/or playground which serves specific residential development.*  
*Utility building, not containing offices, which is required to serve the immediate area.*  
*Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.*

(3) Minimum Parcel Dimensions/Area

(a) *Laneless Subdivision:*

<u>Use</u>	<u>Width</u>	<u>Length</u>
i) <i>One family dwellings</i>	<i>14.0 m</i>	<i>33.0 m</i>

(b) *All Other Uses:*

*For uses not identified in Sections 5.3(3)(a) above, the minimum site dimensions/area shall be as prescribed by the Development Officer or Municipal Planning Commission.*

(4) Minimum Floor Area (not including attached garage)

i) *The minimum floor area shall be 93.0 m<sup>2</sup>.*

(5) Minimum Setback Requirements

(a) *Front Yard:*

i) *Subject to Section 5.3(5)(a)(ii), the minimum front yard setback shall be 6.1 m.*

- ii) *At the discretion of the Development Officer or Municipal Planning Commission, the front yard setback may be varied for corner or double fronting parcels pursuant to Sections 3.6(4) and (5) and Section 4.19 of this Bylaw.*
- iii) *For the purposes of determining the front yard setback for parcels referred to in Section 5.3(5)(a)(ii), the Development Officer or Municipal Planning Commission shall consider that the setback for the flanking front yard should be no less than 4.5 m, or 5.0 m when an attached garage faces the flanking street.*

(b) *Side Yard:*

- i) *In the case of one storey dwellings, the minimum side yard setback to the principal building shall be 1.2 m and in the case of dwellings greater than one storey, the minimum side yard setback to the principal building shall be 2.3 m. At the discretion of the Development Officer or Municipal Planning Commission, the side yard may be varied in the case of dwellings greater than one storey; where such developments are made to conform to the provisions of the Alberta Safety Codes Act.*

(c) *Rear Yard:*

- i) *The minimum rear yard setback to the principal building shall be 7.6 m.*
- ii) *The Development Officer or Municipal Planning Commission may vary the rear yard setback to a maximum of 10% in the case of parcels located on curves or cul-de-sacs.*

6) *Parcel Coverage*

- (a) *The maximum parcel coverage for all buildings shall be 40% of the area of the parcel with all accessory buildings, as referred to in Section 4.17 of this Bylaw, combined, not being larger than the principal building.*
- (b) *Notwithstanding Section 5.3(6)(a), the Development Officer or Municipal Planning Commission may vary the parcel coverage in the*

*case of corner or double fronting parcels pursuant to Sections 3.6(4) and (5) and Section 4.19 of this Bylaw.*

(7) Principal Building Height

*Shall not exceed 9.0 m above grade.*

(8) Other Provisions

(a) *Administrative procedures and regulations: refer to Parts 1-3 of this Bylaw.*

(b) *General Parcel Provisions: refer to Part 4 of this Bylaw.*

(c) *Special Land Use Provisions: refer to Part 4 of this Bylaw.*

(d) *Parking and Loading Regulations: refer to Part 4 of this Bylaw.*


(e) *Sign Regulations: refer to Part 4 of this Bylaw.*

**3. Amending Section 6.4 Schedule "A" Land Use District Map by adding to the list of Districts:**

*R1N Residential – Single Family Narrow Lot*

**AND WHEREAS** this Bylaw comes into full force and effect upon third reading.

First Reading carried this 16th day of October , A.D. 2014.

  
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Mayor

(SEAL)

  
\_\_\_\_\_  
Municipal Administrator

Read a second time this 20 day of Nov, A.D. 2014.

Alan Kasser

Mayor

(SEAL)

W. E. D. ...

Municipal Administrator

Read a third and final time this 20 day of Nov, A.D. 2014.

Alan Kasser

Mayor

(SEAL)

W. E. D. ...

Municipal Administrator