

TOWN OF OYEN
IN THE PROVINCE OF ALBERTA

BYLAW NO. 917-24

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to pass a Land Use Bylaw;

AND: in accordance with the Act, the Town of Oyen passed Land Use Bylaw No. 891- 22 to regulate and control the use and development of land and buildings in the Town of Oyen, and the Council has deemed it expedient and necessary to amend Bylaw No. 891-22.

AND: notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

THEREFORE: the Council of the Town of Oyen in the Province of Alberta duly assembled hereby enacts as follows:

PART I: APPLICATION

1. THAT: Bylaw No. 891-22, the Land Use Bylaw, is amended by this Bylaw.

2. THAT: the Land Use Map, attached to and being part of the Land Use Bylaw of the Town of Oyen, be amended by reclassifying:

Lot 19,20 Block 6 Plan 0810303

From UR- Urban Reserve

: To: DC(1) - Direct Control - Garage

as shown in Schedule "A", attached hereto and forming part of this bylaw. Section 8 of the Land Use Bylaw amendment #916-24 be amended by adding the following:

3. THAT:

Bylaw No.	Legal Description	Date of Adoption
917-24	Lot 19,20 Block 6 Plan 0810303	

4. **THAT:** Appendix I of the Land Use Bylaw be amended by adding the following DC(1) Development Regulations:

DC(01) Development Regulations

(1) Purpose

To develop a site specific development control district to provide for the development of a garage on property that is not able to be serviced in the normal manner with hook ups to the Municipalities water and sewer services.

(2) Area of Application

The DC District shall apply to lots 19, 20 Block 6 Plan 0810303

(3) Permitted Uses

- Garage
- Accessory Building(s)

(4) Regulations

Notwithstanding any provision of this Bylaw, all development within this District shall be in accordance with the following regulations

(a) Front Yard:

- (i) at the discretion of the Municipal Planning Commission.

(d) Side Yard:

- (i) 1.52 m (5 ft.);
- (ii) One 3.05 m (10 ft.) side yard (excluding corner lots) to provide alternate access to the rear of the buildings in a laneless subdivision;
- (iv) Accessory buildings shall be sited in accordance with **Part VII** of the Land Use Regulations of this bylaw;
- (v) Other uses at the discretion of the Municipal Planning Commission.

(e) Rear Yard:

- (i) 3.048 m (10 ft)
- (ii) Accessory buildings shall be sited in accordance with **Part VII** of the Land Use Regulations of this bylaw.

(5) Maximum Limits

(a) Height

- (i) 10.67 m (35 ft.),
- (ii) Other uses at the discretion of the Municipal Planning Commission

(b) Site Coverage

- (ii) Site Area Coverage maximum 55%

(c) Other uses at the discretion of the Municipal Planning Commission.

(6) Servicing

- (i) These properties cannot be connected to Town water sewer services
- (ii) If services are required they will be at owners expense
- (iii) Water/Sewer services would consist of a water cistern, and a septic tank

PART II: ENACTMENT

This Bylaw shall come into force and effect when it receives third reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS ____ DAY OF _____, 2024.

READ A SECOND TIME IN COUNCIL THIS ____ DAY OF _____, 2024.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS ____ DAY OF _____, 2024.

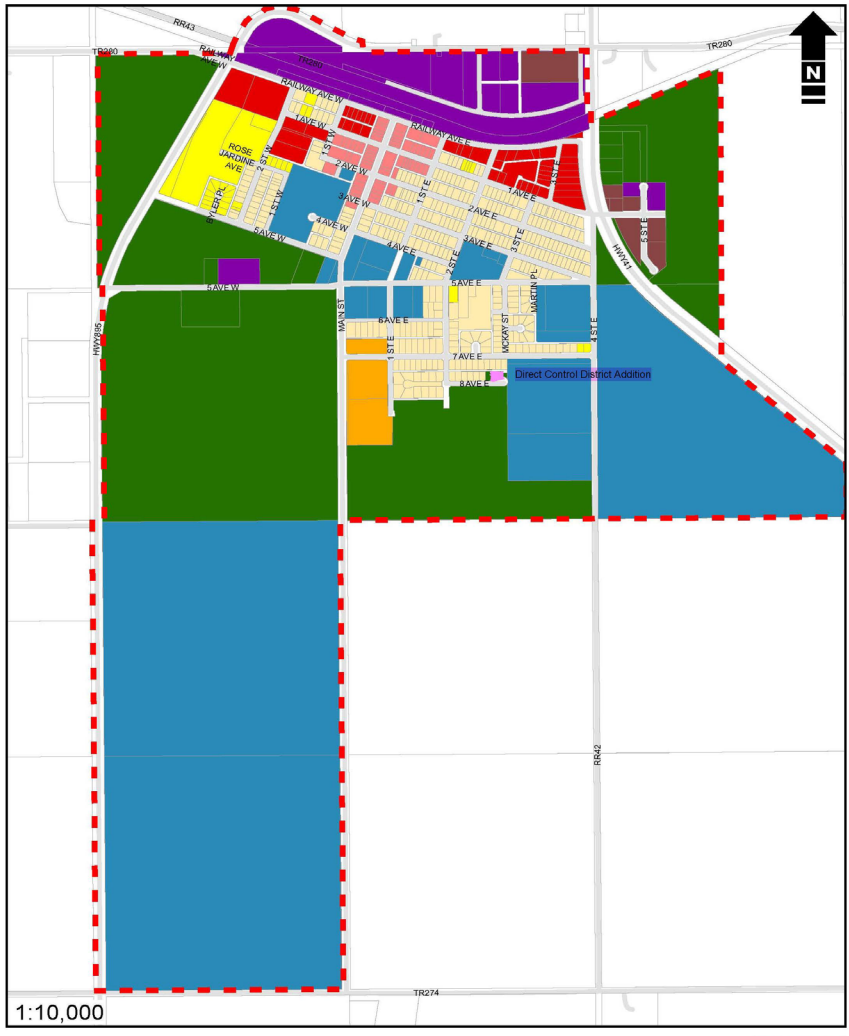
proposed land use bylaw amendment - 316-318 8 Ave E.



The makes no representation as to the completeness, timeliness and accuracy of the information contained on this website. The expressly disclaims liability for any and all damages and losses arising from or in any way related to the use of this website.



OK



Legend

Town Boundary	Industrial	Direct Control District
Legal Parcels	Residential 1 District	
Central Commercial	Residential 2 District	
Community Service	Manufactured Home	
General Commercial	Community Service	
Highway Commercial	Urban Reserve	

Land Use District Map
Bylaw # 891-22

Oyen ALTA
CROSSROADS 41

Palliser
Regional Municipal Services