

**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:**

<b>Bylaw No.</b>	<b>Legal Description</b>	<b>Date of Adoption</b>
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 14 DAY OF MAY, 2024.

READ A SECOND TIME IN COUNCIL THIS 11 DAY OF JUNE, 2024.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 11 DAY OF JUNE, 2024.

  
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MAYOR

  
\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

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





**Legend**

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



**Land Use District Map**  
Bylaw # 891-22

