

**CITY OF COLD LAKE
BYLAW 667-LU-20**

A BYLAW OF THE CITY OF COLD LAKE IN THE PROVINCE OF ALBERTA, TO AMEND LAND USE BYLAW NO. 382-LU-10 TO ALLOW SINGLE DETACHED DWELLINGS ON LOTS WITH A MINIMUM WIDTH OF 8.5 METERS WITHIN THE R2-RESIDENTIAL DISTRICT

PURSUANT to sections 191(1), 639 and 640(2) of the *Municipal Government Act*, RSA 2000, Chapter M-26 as amended, a council must adopt a land use bylaw which divides the municipality into districts which prescribe the use(s) of land and buildings within said districts and where council also has the power to amend such land use bylaw;

WHEREAS section 12.5(3)(a) of the Land Use Bylaw No. 382-LU-10 currently specifies a minimum lot width of 15.00 meters for the development of single detached dwellings;

WHEREAS Council has deemed it necessary to allow the development of single detached dwellings on lots with a minimum width of 8.5 meters within the R2-Residential District subject to certain criteria;

NOW THEREFORE the Council of the City of Cold Lake in the Province of Alberta, in Council duly assembled, hereby enacts as follows:

SECTION 1 – TITLE

1. This Bylaw shall be cited as “Bylaw 667-LU-20, amendment to Bylaw 382-LU-10 to allow the development of single detached dwellings on lots with a minimum width of 8.5 meters within the R2-Residential District.”

SECTION 2 – AMENDMENT

2. The City of Cold Lake Land Use Bylaw No. 382-LU-10 is hereby amended by:
 - 2.1 Inserting “ 12.5(3)(f) Notwithstanding 12.5(3)(a), the Development Authority may allow single detached dwellings on lots with a width of between 8.5 meters to 10.99 meters subject to the following:
 - (i) Two (02) onsite parking spaces must be provided in accordance with Table 10.5-6;
 - (ii) The site shall be designed to avoid placing driveways atop the water or sanitary service;
 - (iii) The site shall be designed to ensure that the placement of the driveway conforms to the requirements of 6.22(3)(b);
 - (iv) No secondary suites shall be allowed.”
 - 2.2 Inserting “12.5(3)(g) Notwithstanding 12.5(3)(a), the Development Authority may allow single detached dwellings on lots with a width of between 11.00 meters to 14.99 meters in accordance with the regulations of the R1B-Residential District.”

SECTION 3 – ENACTMENT

3. This Bylaw shall come into full force and effect at the beginning of the day that it is passed.

FIRST READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta this __ day of ____, A.D. 2020, on motion by Councillor_____.

**CARRIED
UNANIMOUSLY**

SECOND READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta this ____day of ____, A.D. 2020 on motion by Councillor_____.

**CARRIED
UNANIMOUSLY**

THIRD AND FINAL READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta this _ day of ____, A.D. 2020, on motion by Councillor_____.

**CARRIED
UNANIMOUSLY**

Executed this_____ day of _____, 2020.

CITY OF COLD LAKE

MAYOR

CHIEF ADMINISTRATIVE OFFICER