

BYLAW No. 953

A BYLAW OF THE TOWN OF CARSTAIRS to amend Land Use Bylaw 941.

WHEREAS, an application has been made to amend Land Use Bylaw 941, the R1S Special Low Density Residential District Minimum Front Parcel Width to 20 meters, to accommodate proper setback distances.

AND WHEREAS, the requirements of the ***Municipal Government Act*** Revised Statutes of Alberta 2000, Chapter M-26 regarding the advertising of this Bylaw have been complied with;

AND WHEREAS, copies of this Bylaw and related documents were made available for inspection by the public at the Town office as required by the ***Municipal Government Act*** Revised Statutes of Alberta 2000, Chapter M-26;

AND WHEREAS, a public hearing with respect to this Bylaw was held in the Council Chambers at the Town office on October 13, 2009 at 7:00 pm;

NOW THEREFORE, Council of the Town of Carstairs duly assembled and pursuant to the ***Municipal Government Act*** Revised Statutes of Alberta 2000, Chapter M-26 enacts as follows:

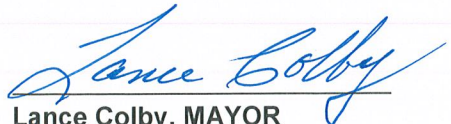
Schedule "A"

1. Map illustrating the setbacks:

READ A FIRST TIME THIS 28th DAY OF September A.D., 2009

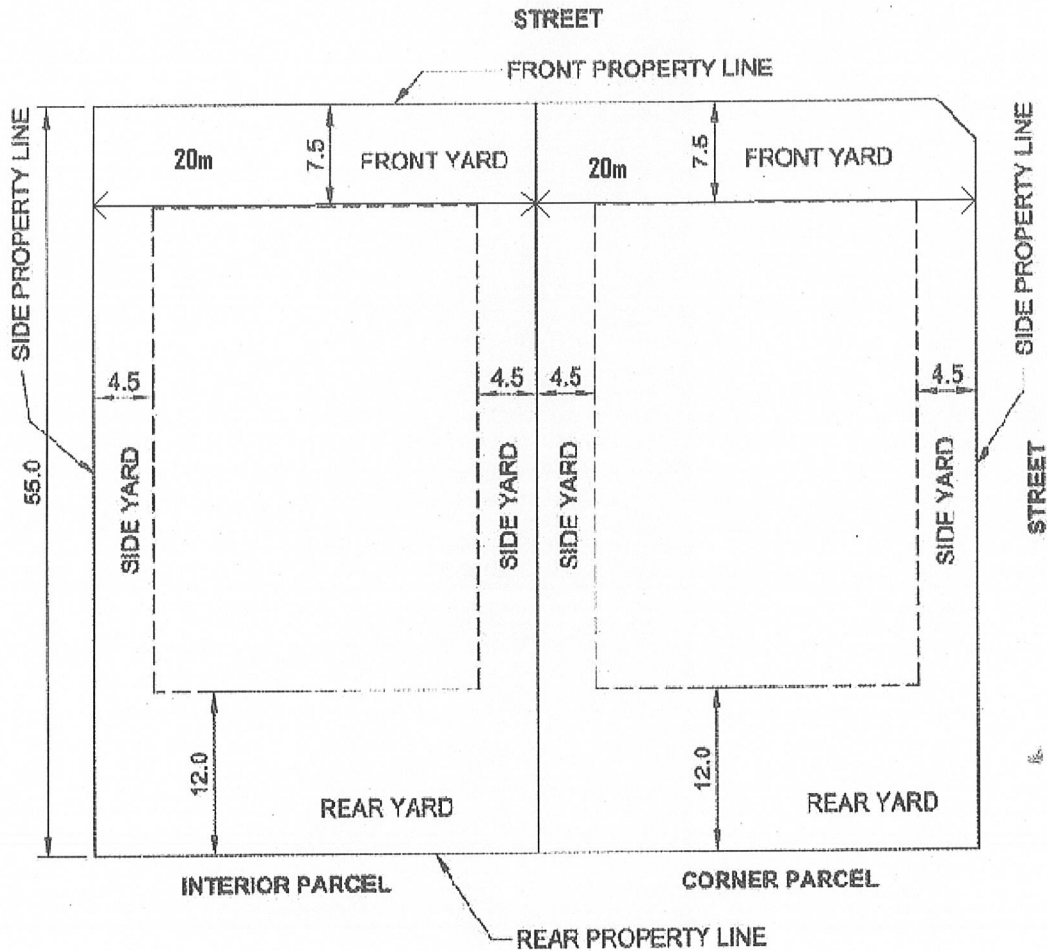
READ A SECOND TIME THIS 13TH DAY OF OCTOBER A.D., 2009

READ A THIRD AND FINAL TIME THIS 13TH DAY OF OCTOBER A.D., 2009


Lance Colby, MAYOR


Carl McDonnell, CAO

R1S - Minimum Requirements For Main Building



- | | |
|-------------------------------|---------------------|
| 1. MINIMUM PARCEL AREA: | 0.186 ha (0.460 ac) |
| 2. MINIMUM FRONT YARD: | 7.5 m (24.6 ft) |
| 3. MINIMUM SIDE YARD: | 4.5 m (14.76 ft) |
| 4. MINIMUM REAR YARD: | 12 m (29.37 ft) |
| 5. MINIMUM FRONT PARCEL WIDTH | 20 m (65.6 ft) |
| 6. MINIMUM PARCEL DEPTH: | 55 m |
| 7. MAXIMUM PARCEL COVERAGE: | 20% |

NOTE: THE BUILDABLE AREA SHOWN IN THE ILLUSTRATION SUBSTANTIALLY EXCEEDS THE 20% MAXIMUM PARCEL COVERAGE

*ALL DIMENSIONS ARE SHOWN IN METRES (m).