

BYLAW NO. 1003/DEV/2023

**BEING A BYLAW OF THE MUNICIPAL DISTRICT OF FAIRVIEW NO. 136 IN THE
PROVINCE OF ALBERTA TO AMEND THE
MUNICIPAL DISTRICT OF FAIRVIEW NO. 136 LAND USE BYLAW NO. 876**

- WHEREAS** the Municipal District of Fairview No. 136 has adopted the Municipal District of Fairview No. 136 Land Use Bylaw No. 876 to regulate land use and development within the Municipal District; and
- WHEREAS** the Council of the Municipal District of Fairview No. 136 may amend the Land Use Bylaw; and
- WHEREAS** The Council of the Municipal District of Fairview No. 136, in the Province of Alberta, has deemed it desirable to amend the Municipal District of Fairview No. 136 Land Use Bylaw, to accommodate larger size fully serviced lots within the Hamlet of Whitelaw;
- NOW
THEREFORE,** Pursuant to Sections 230, 606 and 692 of the Province of Alberta *Municipal Government Act*, the Municipal District of Fairview No. 136 Council, duly assembled, hereby enacts as follows:

TITLE

This Bylaw may be referred to as "Land Use Amendment Bylaw No. 1003/DEV/2023"

AMENDMENTS

- 1. Revise Section 9.12 3(a) under HAMLET RESIDENTIAL DISTRICT (H-R), as follows:**
- a) Lot Size (minimum):
 - i. Un-serviced Lot: 1,858 square metres (20,000 square feet)
 - ii. Lots served by piped waterworks system but lacking piped sewerage system: 1,394 square metres (15,000 square feet)
 - iii. Lots served by piped sewerage system but lacking piped waterworks system: 929 square metres (10,000 square feet)
 - iv. Fully serviced lot:
 - 1. All residential uses: 465 square metres (5,000 square feet) or at the discretion of the Development Authority.
 - 2. Other Uses: At the Discretion of the Development Authority.

SEVERABILITY

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed;

ENACTMENT

The adoption of this bylaw is effective upon the date of the passing of the third and final reading of this bylaw.



First reading given on the 27th day of June, 2023

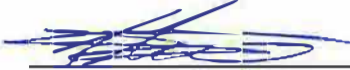


Phil Kolodychuk, Reeve
M.D. of Fairview No. 136

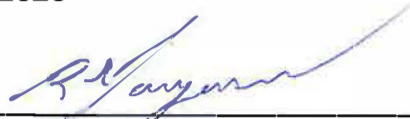


Robert Jorgensen, CAO
M.D. of Fairview No. 136

Second reading given on the 13th day of July, 2023



Phil Kolodychuk, Reeve
M.D. of Fairview No. 136



Robert Jorgensen, CAO
M.D. of Fairview No. 136

Third reading and adoption given on the 13th day of July, 2023



Phil Kolodychuk, Reeve
M.D. of Fairview No. 136



Robert Jorgensen, CAO
M.D. of Fairview No. 136