

**BYLAW NO. 17-05  
TOWN OF FALHER**

A BYLAW OF THE TOWN OF FALHER, IN THE PROVINCE OF ALBERTA TO AMEND BYLAW NO. 14-05.

**WHEREAS** the Council of the Town of Falher, in the Province of Alberta has adopted the Falher Land Use Bylaw No. 14-05 on December 8<sup>th</sup>, 2014; and

**WHEREAS** the Council, pursuant to the provisions of the Municipal Government Act, R.S.A. 2000, has the authority to amend the Land Use Bylaw.

**NOW THEREFORE**, the Council of the Town of Falher, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. Add the following definition for "Party Wall" to Section 1.5:

"PARTY WALL" means a wall built on the property line of an adjoining structure and shared by both properties.

2. Revise the definition for "Dwelling Unit, (d) Semi-detached" to:

(d) *Semi-detached* means a building that is divided vertically into two (2) dwellings units side by side and separated from each other by a **party** wall extending from foundation to roof, having separate entrances and not attached to any other residential building.

3. Add the following Section to Part 6 General Land Use Provisions:

6.33 STRUCTURES WITH A PARTY WALL

6.33.1 For a parcel containing a structure which shares a party wall with the neighbouring structure, there is no requirement for the building to be setback from the property line upon which the party wall is located. This includes, but is not limited to, semi-detached dwellings, row dwellings, and dwelling groups.

6.33.2 A "Party Wall Agreement" shall be required between the owners of the adjoining units with separate certificates of title to address such matters as encroachment by either party, maintenance and repair, and rebuilding if necessary. The "Party Wall Agreement" shall be registered through a caveat against both affected titles.

4. If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed.
5. That this bylaw shall take force and effect on the date of its final passage.

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
MUNICIPAL ADMINISTRATOR

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

READ a third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
MUNICIPAL ADMINISTRATOR