

**BYLAW NO. 19-10  
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 Bylaw No. 14-05, being the Land Use Bylaw; and

**WHEREAS** the Council of the Town of Falher, pursuant to the provisions of the *Municipal Government Act*, R.S.A. 2000, deems it advisable to amend the said Bylaw.

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

**Amendments**

1. **Remove Section 6.22 ACCESSORY BUILDINGS AND USES; TEMPORARY MOVABLE STRUCTURES AND USES and replace it with the following:**

**6.22 ACCESSORY BUILDINGS AND USES**

6.22.1 For the sole purpose of calculating yard setbacks and site coverage requirements as provided for in the Bylaw, when an accessory building is attached to the principal building on a site by means of a roof, an open or enclosed structure, a floor or a foundation, it is to be considered a part of the principal building and shall be required to meet the setback distances for that building in the land use district, except for those architectural features allowed to project into the front yard setback under section 6.13.2 of this bylaw.

2. **Revise Section 6.13.2 to the following:**

6.13.2 Notwithstanding subsection 6.13.1 and subject to section 6.22.1, the Development Authority may, without an application for variance, allow the following architectural features that are attached to the principal building by a common roof, foundation, an open or enclosed structure, or any other means of construction, to project up to a maximum of 1.5 metres into the required front yard setback in a residential district:

- (a) eave,
- (b) canopy,
- (c) cornice,
- (d) balcony,
- (e) stairs,
- (f) landings not exceeding 2.5 square metres,
- (g) uncovered deck, and
- (h) other architectural features which, in the opinion of the Development Authority, are of similar nature and considered part of the principal building.

**Severability**

3. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed.

**Enactment**

4. That this bylaw shall take force and effect on the date of its final passage.

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
MAYOR

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

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

READ a third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
MAYOR

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