

VILLAGE OF BERWYN

BYLAW NO. 675

LAND USE BYLAW AMENDMENT

A BYLAW OF THE VILLAGE OF BERWYN IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE VILLAGE OF BERWYN LAND USE BYLAW NO. 601, AS AMENDED.

WHEREAS Pursuant to the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, Council may amend a Land Use Bylaw, and;

WHEREAS the Council of the Village of Berwyn, in the Province of Alberta, has adopted the Village of Berwyn Land Use Bylaw No. 601, as amended, and;

WHEREAS The proposed Land Use Bylaw amendment is to revise the provisions addressing manufactured homes, to increase housing choice and affordability within the Village;

NOW
THEREFORE Pursuant to Sections 230, 606 and 692 of the Province of Alberta *Municipal Government Act*, the Village of Berwyn Council, duly assembled, hereby enacts as follows:

AMENDMENTS

1. Within Section 5.1 Accessory Buildings, add subsection (5) as follows:
 - 5) With the exception of driveways, no accessory building or use shall be located in the front yard of any residential district.
2. Within Section 6.4 Manufactured Homes, replace subsection (8) as follows:
 - 8) Notwithstanding subsection (7), the Development Authority may consider applications for used manufactured homes that are older than ten (10) years, subject to the following additional criteria:
 - a) The manufactured home shall be in a good visual condition, evidenced by pictures of all the exterior sides taken no more than 30 days prior to and submitted as part of the development permit application. The Development Authority may refuse a development permit application on the basis of poor appearance.
 - b) The Development Authority may require a life safety audit or inspection by an Alberta Safety Codes Officer confirming that the manufactured home is safe and/or a stamped report from a qualified structural engineer confirming that the manufactured home is structurally sound, prior to the application being considered complete.
 - c) Where an inspection or stamped report determines that upgrades are necessary, all required upgrades shall be made before the issuance of a development

permit. The Development Authority may require a second report to confirm that the upgrades have been completed prior to issuing the development permit.

3. Within Section 9.6 Additional Requirements, delete subsection (2).

SEVERABILITY

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

EFFECTIVE DATE

9. This Bylaw shall come into force and have effect on the date of third and final reading.

First Reading given on the 23 day of July, 2020.



Ken Montie, Mayor



Greg Gayton, Chief Administrative Officer

Second Reading given on the 27 day of August, 2020.

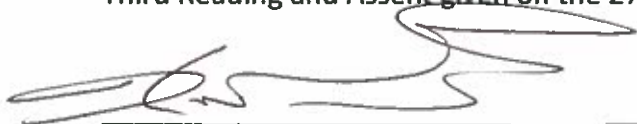


Ken Montie, Mayor



Greg Gayton, Chief Administrative Officer

Third Reading and Assent given on the 27 day of August, 2020.



Ken Montie, Mayor



Greg Gayton, Chief Administrative Officer