

BYLAW 1055-24
The City of Beaumont
Land Use Bylaw Amending Bylaw

Whereas pursuant to Section 640 of the *Municipal Government Act*, every municipality must pass a land use bylaw;

Pursuant to the *Municipal Government Act*, a land use bylaw may prohibit or regulate and control the use and development of land and buildings, and may provide for any other matter council considers necessary to regulate land use within the municipality; and

Pursuant to the *Municipal Government Act*, a municipality may amend or repeal a bylaw;

Council therefore enacts:

Amendments

Bylaw 944-19 is amended as follows:

- 1 Section 3.2.5.b "Maximum" under "Residential Density" in the Agricultural Holdings District (AH) is amended from 4 dwelling units per lot to 3 dwelling units per lot.
- 2 Section 3.3.5.b "Maximum" under "Residential Density" in the Conventional Neighbourhood District (CN) is amended from 4 dwelling units per lot to 3 dwelling units per lot.
- 3 Section 3.4.5.b "Maximum" under "Residential Density" in the Integrated Neighbourhood District (IN) is amended from "No requirement" to "3 dwelling units per lot or as per the applicable Area Structure Plan, Neighbourhood Structure Plan, or Outline Plan".
- 4 Section 3.5.5.b "Maximum" under "Residential Density" in the Mature Neighbourhood District (MN) is amended from "No requirement" to "3 dwelling units per lot or as per the applicable Area Structure Plan, Neighbourhood Structure Plan, or Outline Plan".
- 5 Add the following additional standard to Sections 3.3.8 a), 3.4.8 a), and 3.5.8a):
"ix. Where possible, driveways shall be paired ."
- 6 All references to "Zero Side Yard" shall be replaced with "Single Side Yard".
- 7 Add the following block/subdivision standard to Sections 3.3.4, 3.4.4, and 3.5.4:
"Single Side Yard:
a. Blocks intended for Single Side Yard Dwellings with primary access from the principal frontage shall not be across the thorough intended for

the purposes of Single Side Yard Dwellings with primary access from the principal frontage.”

FIRST READING: June 25, 2024

PUBLIC HEARING: _____

SECOND READING: _____

THIRD READING: _____

SIGNED THIS ___ day of _____, 20__.

MAYOR

CLERK