

BYLAW NO. 821
OF THE
TOWN OF KILLAM
IN THE PROVINCE OF ALBERTA

BEING A BYLAW OF THE TOWN OF KILLAM, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE TOWN OF KILLAM LAND USE BYLAW NO. 809.

WHEREAS the Council of the Town of Killam considers it necessary to amend the Land Use Bylaw No. 809, and

WHEREAS the Council has the authority pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M26, to amend the said Land Use Bylaw No. 809.

NOW THEREFORE the Council of the Town of Killam, duly assembled, enacts as follows:

THAT the Land Use By-law No. 809 be hereby amended as follows:

Section 36 Corner Lots

~~36.2 In all districts, a site abutting two streets or more shall have a front yard on each street and two side yards in accordance with the setback requirements of the Bylaw.~~

36.2 In all districts, where the site abuts two streets, the Development Authority shall assign which yard shall be classified as the front yard and which yard shall be classified as the side yard.

Section 40 Fencing and Screening

40.1 Notwithstanding any regulation respecting required yard to the contrary in this Bylaw, A fence may be constructed along a boundary line of a parcel of land. Fences shall complement the character and quality of the principal building.

~~40.2 In a residential district, fences are not permitted in front of the most forward portion of the principal building on the lot (front yard). On corner lots, a site abutting two (2) streets or more shall have a front yard on each street and two (2) side yards.~~

~~40.3 In a residential district a fence, or wall shall not exceed 2 m (6.6 ft.) in height.~~

40.2 In residential front yards, no fence shall be higher than 1 metre (3.3 ft).

40.3 In residential side and rear yards, no fence shall be higher than 2 metres (6.6 ft).

40.4 Where yards are adjacent to a roadway (street or avenue), the setback for the fence shall be 1.0 metre (3.3ft) from the property line.

40.5 On corner lots, the development authority will determine which 1 of the 2 frontages is to be considered the front yard. Once it is determined, no fence shall be higher than 1 metre (3.3 ft) in the front yard and no fence shall be higher than 2 metres (6.6 ft) in the 2 side yards and back yard.

40.6 On corner lots, where the side yard is adjacent to a sidewalk, the setback for the fence shall be 1.0 metre (3.3ft) from the property line.

- 40.7 On corner lots, where an alley intersects with a roadway (street or avenue) no person shall construct a fence within a triangle formed by points setback 2 metres (6.6 ft.) from the corner boundary point on each side of the boundary sides and the straight line connecting the points on each of the said sides.
- 40.8 Commercial/industrial buildings adjacent to residential areas must be screened by a fence of not less than 2.0 m (6.6 ft.) in height on those sides of the commercial lot abutting the residential area.
- 40.9 In the case of drive-in businesses, car washing establishments, service stations and gas bars, landscaping shall be provided and maintained to the satisfaction of the Development Officer. Solid fences shall be provided at least 2.0 m (6.6 ft.) in height adjacent to residential areas.
- 40.10 Notwithstanding 40.4, a higher fence or a fence with barbed or other security features may be approved for public safety, security, privacy or buffering purposes
- 40.11 No barbed wire fences shall be permitted in residential areas.
- 40.12 The electrification of any fences within Killam shall not be permitted.
- 40.13 Unless required as part of the sale, promotion or display of the vehicle, equipment or product, all outdoor storage of vehicles, equipment, or products shall be screened from public view to the satisfaction of the Development Officer/Municipal Planning Commission.
- 40.14 Screening in the form of fences, hedges, landscaped berms or other means is required along the property lines of all commercial and industrial lots where such lines are coterminous with a residential property line or are adjacent to lanes that abut a neighbouring residential property. Such screening shall be at least 2.0 m (6.6 ft.) high. Length and width of the screening shall be at the discretion of the Development Officer/Municipal Planning Commission.

This Bylaw shall come into force and effect upon the date that it is finally passed.

READ a first time this 16th day of May 2013.

READ a second time this 6th day of June 2013.

READ a third and final time and finally passed this 6th day of June 2013.

Mayor

Chief Administrative Officer