

TOWN OF RAYMOND BYLAW NO. 1145-25

BEING a bylaw of the Town of Raymond, in the Province of Alberta, to amend Bylaw No. 987-11, being the municipality's Land Use Bylaw.

AND WHEREAS the Council of the Town of Raymond deems it prudent to update certain minimum notification requirements within the Land Use Bylaw to ensure sufficient time of receipt by adjacent landowners and persons likely to be affected and to update certain development standards within the General Residential – R-1 land use district to enhance compatibility of development and efficiency in use of land.

AND WHEREAS THE PURPOSE of Bylaw No. 1145-25 is to amend section 36, Part 1, to increase the minimum notification requirement to 14 days (21 days where notice is provided by postal service) when notification is required in advance of issuance of a decision on a development permit; amend section 2(4), General Residential – R-1, Part 4, to remove “Group care facility” as a use within the district and the accompanying use specific standards in section 21; and amend section 4, General Residential – R-1, Part 4, to reduce the minimum lot width requirement for a single-detached dwelling to 15.3 metres (50 feet) and adjust the corresponding lot area accordingly.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

THEREFORE, under the authority and subject to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council duly assembled does hereby enact the following:

1. That section 36 Notification of Adjacent Landowners and Persons Likely Affected, subsection (1), Part 1: Administrative, is amended as follows (text to be deleted identified in ~~strikethrough~~; text to be added identified in underline):
 - (1) Where notification of adjacent landowners and other persons likely to be affected is required or undertaken under Part 1, sections 31 to 35, the Development Officer shall, at least ~~seven days~~ 21 days (when notification is provided by postal service), or 14 days (when notification is provided by any other means), before the meeting of the Municipal Planning Commission or the decision of the Development Officer:
2. That section 2. Uses, subsection (4) Discretionary Uses – Municipal Planning Commission within the General Residential – R-1 land use district, Part 4: Land Use Districts, is amended to delete “Group care facility” from the list of uses.
3. That section 4. Minimum Lot Size, Dwelling, single-detached (all types) within the General Residential – R-1 land use district, Part 4: Land Use Districts, is amended as follows (text to be deleted identified in ~~strikethrough~~; text to be added identified in underline):

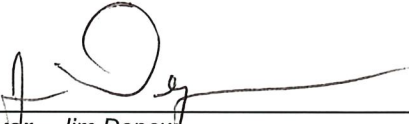
Use	Width		Length		Area	
	m	ft	m	ft	m	ft
Dwelling, single-detached	48.3	60	33.5	110	643.4	6600
(all types)	<u>15.2</u>	<u>50</u>			<u>511.0</u>	<u>5500</u>

4. That section 21. Group Care Facilities within the General Residential – R-1 land use district, Part 4: Land Use Districts, is deleted in its entirety.
5. Bylaw No. 987-11, being the Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting bylaw amendment 1145-25 is authorized to be prepared, including formatting, page numbering, table of contents, and any necessary section numbering throughout.
6. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 4th day of March, 2025.

READ a **second** time this 1st day of April, 2025.

READ a **third** time and finally passed this 1st day of April, 2025.



Mayor – Jim Depew



Chief Administrative Officer – Kurtis Pratt