

**BYLAW 1070-25**  
**The City of Beaumont**  
**Land Use Bylaw Amending Bylaw**

Whereas pursuant to Section 640 of the *Municipal Government Act*, RSA 2000, c M-26, every municipality must pass a land use bylaw; and

Pursuant to the Section 191 of the *Municipal Government Act*, the Council of the City of Beaumont having the power to pass a bylaw includes the power to amend the bylaw;

Council therefore enacts:

Amendments

Bylaw 944-19 is amended as follows:

1. Section 3.4.4(c) "Lot Width" in Integrated Neighbourhood District (IN) is revised to read as follows:
  - (i) Min 4.9 m to max 15 m except for multi-unit buildings or institutional uses where the lot width may be increased, at the discretion of the Development Authority.
  - (ii) Min 4.2 m for internal lots of multi-attached buildings where access is from a lane at the rear of the property.
2. Section 3.4.6(a)(vi) "Lot Coverage" in Integrated Neighbourhood District (IN) is revised to read as follows:
  - (i) Max 55% (including accessory building lot coverage as per Section 3.4.6 (b) (v)).
  - (ii) Max 60%, (including accessory building lot coverage as per Section 3.4.6 (b) (v)) for internal lots of multi-attached buildings.
3. Section 3.4.6(b)(v) "Lot Coverage" under "Accessory Buildings" in Integrated Neighbourhood District (IN) is amended from "Max 15%, except for multi-attached accessory buildings on internal lots may be increased to a maximum of 17% at the discretion of the Development Authority" to "Max 15%, except for multi-attached accessory buildings on internal lots may be increased to a maximum of 18% at the discretion of the Development Authority".
4. Add the following Design Standards after Section 3.4.7(c)(v):
  - (vi) "For multi-attached buildings, including townhouses or buildings with three or more principal dwellings, the façade must incorporate at least two design techniques or features to reduce the perception of massing, eliminate large blank walls, and enhance design variation. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projection or recessions; visual façade breaks into

smaller sections; features such as windows, balconies, or porches; use of a combination of finishing materials; or other similar techniques or features.”

FIRST READING:

PUBLIC HEARING: \_

SECOND READING:

THIRD READING:

SIGNED THIS \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK