

Residential Land Use Districts

8.1. **Application**

Sections 8.2 through 8.29 shall apply to all residential land use districts under this Bylaw.

8.2. **Accessory Buildings (BL31/2013)**

Except as otherwise provided in this Bylaw, an accessory building:

- (a) must not be located in a front yard;
- (b) must be located a minimum of 1.0 m from side and rear property lines when located in a rear yard;
- (c) may be located in a screened side yard, provided it is a minimum of 1.2 m from the side property line; **(BL31/2013, BL 22/2020)**
- (d) must not be more than 3.7 m in height above finished grade;
- (e) must be located a minimum of 1.5 m from the principal building unless determined otherwise by the Development Officer; and **(BL2/2018, BL 22/2020)**
- (f) must be located a minimum of 1.5 m from another accessory structure unless determined otherwise by the Development Officer. **(BL2/2018)**

8.3. **Air Conditioners**

A freestanding exterior air conditioner must not be:

- (a) located in a front yard; or
- (b) located less than 1 m from side and rear property lines.

8.4. **Amenity Area, Common (BL2/2018)**

In R3, R3A, R4, or DR Districts:

- (a) notwithstanding the requirements of Section 8.5, up to 25% of the required amenity area, private may be substituted for an amenity area, common that is accessible to all residents, at the discretion of the Development Officer. Common amenity areas may include:
 - (i) a rooftop amenity area and/or rooftop garden;
 - (ii) a balcony or terraced balcony;
 - (iii) an at grade amenity area, including a common garden area; and/or
 - (iv) some other common amenity area including an interior amenity area not less than 30 sq. m which is common to and accessible by all residents, excluding parking lot and pedestrian walkways.

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- (b) An amenity area, common at ground level adjacent to public areas must have a landscape buffer at least 1 m wide, or fence with a minimum height of 1.2 m.

8.5. Amenity Area, Private (BL2/2018)

- (a) In R3, R3A, R4, or DR Districts, each dwelling unit must provide at least one of the following forms of private amenity area:
 - (i) a balcony;
 - (ii) a patio; or
 - (iii) a recessed balcony or sunroom enclosed with exterior windows.
- (b) An amenity area, private must be located next to a habitable room.
- (c) An amenity area, private that is located at ground level must have a minimum depth of 6 m, except where a dwelling unit is adjacent to a P District, in which case a minimum depth of 5 m must be provided.
- (d) An amenity area, private that is located in a dwelling unit located above ground level must have a minimum area of 5 sq. m.
- (e) An amenity area, private at ground level must be screened with a fence or wall with a minimum height of 1.2 m.
- (f) An amenity area, private at ground level adjacent to public areas must have a landscape buffer at least 1 m wide or fence with a minimum height of 1.2 m.

8.6. Apartment Development (BL2/2018)

(1) **Location of Buildings**

In R3, R3A, R4, and DR Districts; the minimum separation distances for apartment buildings are:

- (a) 10 m between the exterior wall of an apartment building and any other residential building; and
- (b) 4 m between the exterior wall of each apartment building; and
 - (i) a common walkway;
 - (ii) a roadway; and
 - (iii) a common or visitor parking stall located on-site; and
- (c) 1.5 m between a principal building and an accessory building, except for a common amenity building which has a separation distance determined by the Development Officer; and

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- (d) separation distances may be determined by the Development Officer for any portion or portions of a building containing ground floor non-residential uses.

8.7 **Architectural Projections** (BL2/2018)

- (a) Architectural projections shall be permitted to extend into a required yard up to 0.6 m, with the exception of required minimum side yards, within which no architectural projections shall be permitted.
- (b) The architectural projection shall not extend the entire length of a room.

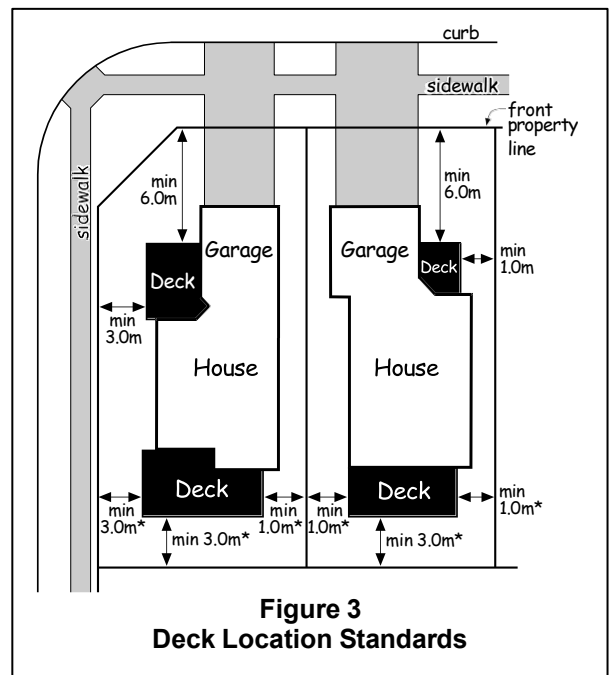
8.8. **Below Grade Development**

Stairways and steps attached to the principal building that are located below finished grade must not:

- (a) project more than 1 m into a required side yard setback unless the yard provides or is required to provide driveway access to a detached garage or carport in a rear yard setback in which case no projection is allowed; or
- (b) be located less than 1 m from the side property line.

8.9. **Decks**

- (1) A deck must:
 - (a) meet the required front yard setback of the principal building;
 - (b) be located at least 1 m from a side property line; and
 - (c) be located at least 3 m from the rear property line (Figure 3).
 - (d) notwithstanding the provisions under clause (b), a deck may be developed to a 0 m setback along the common property line on semi-detached dwellings, and townhousing. (BL2/2018)
- (2) An unenclosed deck located in a side yard that adjoins a public roadway in a corner lot must be located at least 3 m from a property line adjoining a public roadway (Figure 3).



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- (3) If a deck is more than 1.5 m above finished grade, it must be located at least 5 m from all property lines, unless:
 - (a) the Development Officer determines that a 5 m separation from all property lines is not required due to site conditions; and
 - (b) the deck complies with the side yard setback of the principal building.
- (4) If a covered deck is attached to a principal structure, the deck shall meet the minimum setback requirements for the principal structure.
- (5) Decks less than 0.6 m above finished grade may be built to the interior side property line.

8.10. Design Criteria (BL2/2018)

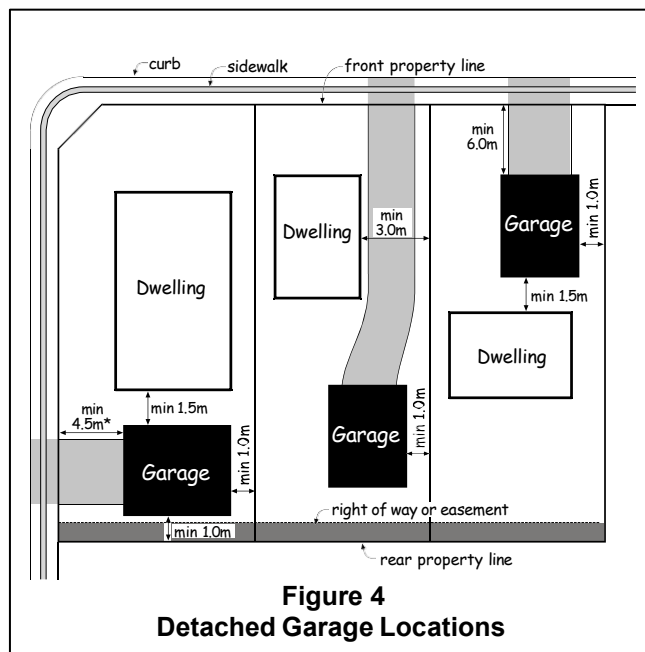
- (1) In R3, R3A, R4, or DR Districts:
 - (a) no building façade shall exceed 60 m in length, at the discretion of the Development Officer;
 - (b) building façade(s) shall be articulated by a combination of recesses, entrances, windows, projections, change in building materials, colours, roof design, or physical breaks in building mass, to create attractive streetscapes and interfaces at the discretion of the Development Officer. A continuous building façade without recess, balcony or other form of articulation shall not exceed 15 m in horizontal direction;
 - (c) building massing must respect the existing topography of the site by terracing the building where appropriate;
 - (d) rooftop mechanical equipment must be screened on all sides and on top to the specification and satisfaction of the Development Officer;
 - (e) walls, including retaining walls, for general landscaping, amenity areas, private and amenity areas, common, and perimeter walls must be constructed or finished in a similar material and colour to that used for the principal building exterior; at the discretion of the Development Officer.
- (2) In R3A, R4, or DR Districts:
 - (a) all exterior pedestrian entrances to an apartment building must have overhead weather protection;
 - (b) walkways must be at least 1.5 m wide; and
 - (c) the principal pedestrian entrance to an apartment building must have barrier-free access.

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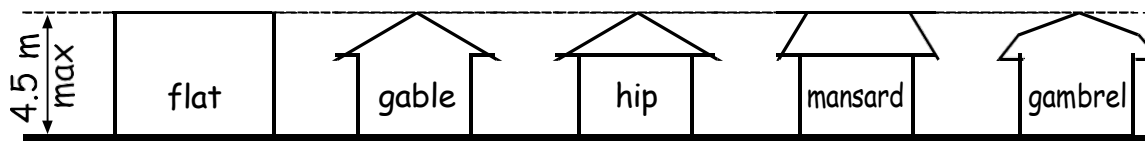
8.11. Detached Garage and Detached Carport

(1) A detached garage or detached carport (Figure 4) must not be:

- (a) located less than 1 m from the side or rear property lines of the lot;
- (b) notwithstanding clause (a),
 - (i) a garage may be developed to a 0 m setback along the common property line for semi-detached dwellings and townhousing; **(BL2/2018)**
 - (ii) for a garage on a zero lot-line development in the RX and RXL Districts, a garage may be developed to a 0 m side yard setback on one side. **(BL33/2020)**



- (c) located less than 4.5 m from the rear property line of the lot for a laned lot or a lesser setback at the discretion of the Development Officer, who shall have consideration for the space needed between the garage and laneway;
- (d) notwithstanding clause (c),
 - (i) a garage must not be located less than 1.5 m from the rear property line of the lot with vehicular access provided from a rear lane in the RXL or RFB District; **(BL2/2018; BL21/2020)**
- (e) located less than 1.5 m from the principal building on the lot;
- (f) more than 4.5 m in height (Figure 5); or
- (g) encroaching onto a required front yard.



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- (2) In addition to the requirements in subsection (1), on a corner lot, a detached garage or carport must be located at least 4.5 m from the side property line adjoining the public roadway where there is no sidewalk or 6 m from the edge of the sidewalk nearest the property line, whichever is greater; and the face of the garage must be located at least 6 m from the edge of the sidewalk closest to the development.
- (3) The Development Officer may approve a breezeway that connects a detached garage to a principal building if it is built in compliance with the Alberta Building Code and does not exceed 13.5 sq. m in gross floor area.

8.12. Dwelling, Garage Suite (BL2/2018)

- (1) A dwelling, garage suite shall be accessory to the principal dwelling unit and shall:
 - (a) be located in a rear or side yard;
 - (b) meet side yard setback requirements for the principal building;
 - (c) meet the rear yard setback requirements for a detached garage;
 - (d) have a maximum habitable net floor area of 75 sq. m; and
 - (e) be architecturally compatible with the principal dwelling unit.
- (2) Consideration should be given to privacy for the suite, the principal dwelling unit, and dwelling unit(s) on adjacent properties through the placement of windows, decks and balconies.
- (3) A garage containing a dwelling, garage suite shall have a maximum height of 7.0 m from finished grade; or 6.5 m with a roof slope equal to or less than 2/12 (Figure 5a).
- (4) Only one dwelling, garage suite; dwelling, garden suite; or dwelling, secondary suite; is permitted on a lot with a single-detached house. **(BL 22/2020)**
- (5) A dwelling, garage suite must be located a minimum of 4 m from the principal dwelling.
- (6) A dwelling, garage suite shall not be subject to separation from the principal dwelling by registration of a condominium or subdivision plan.
- (7) A dwelling, garage suite shall not be considered in the calculation of densities as outlined in statutory plans.

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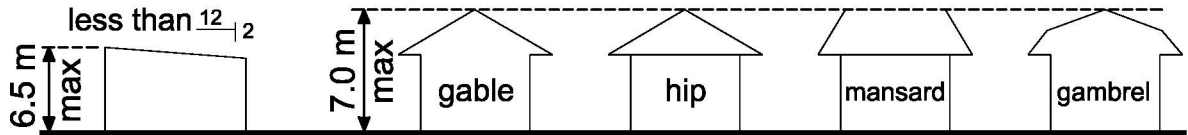


Figure 5a
Maximum Height for Detached Garage with Garage Suite

8.13. Dwelling, Garden Suite (BL2/2018)

- (1) A dwelling, garden suite shall be accessory to the principal dwelling unit and shall:
 - (a) be located in a rear or side yard;
 - (b) meet side yard setback requirements for the principal building;
 - (c) meet rear yard setback requirements for a detached garage, as per Section 8.11;
 - (d) have a maximum floor area of 50 sq. m; and
 - (e) be architecturally compatible with the principal dwelling unit.
- (2) Consideration should be given to privacy for the suite, the principal dwelling unit, and dwelling unit(s) on adjacent properties through the placement of windows, decks and balconies.
- (3) A dwelling, garden suite shall have a maximum height of 4.5 m from finished grade or 4.0 m with a roof slope of 2/12 or less.
- (4) Only dwelling, garage suite; dwelling, garden suite; or dwelling, secondary suite; is permitted on a lot with a single-detached house. **(BL 22/2020)**
- (5) A dwelling, garden suite must be located a minimum of 4 m from the principal dwelling.
- (6) A dwelling, garden suite shall not be subject to separation from the principal dwelling by registration of a condominium or subdivision plan.
- (7) A dwelling, garden suite shall not be considered in the calculation of densities as outlined in statutory plans.

8.14. Dwelling, Secondary Suite (BL2/2018)

- (1) A dwelling, secondary suite shall be accessory to the principal dwelling unit.
- (2) Only dwelling, garage suite; dwelling, garden suite; or dwelling, secondary suite; is permitted on a lot with a single-detached house. **(BL 22/2020)**
- (3) A dwelling, secondary suite shall have a maximum of three bedrooms.

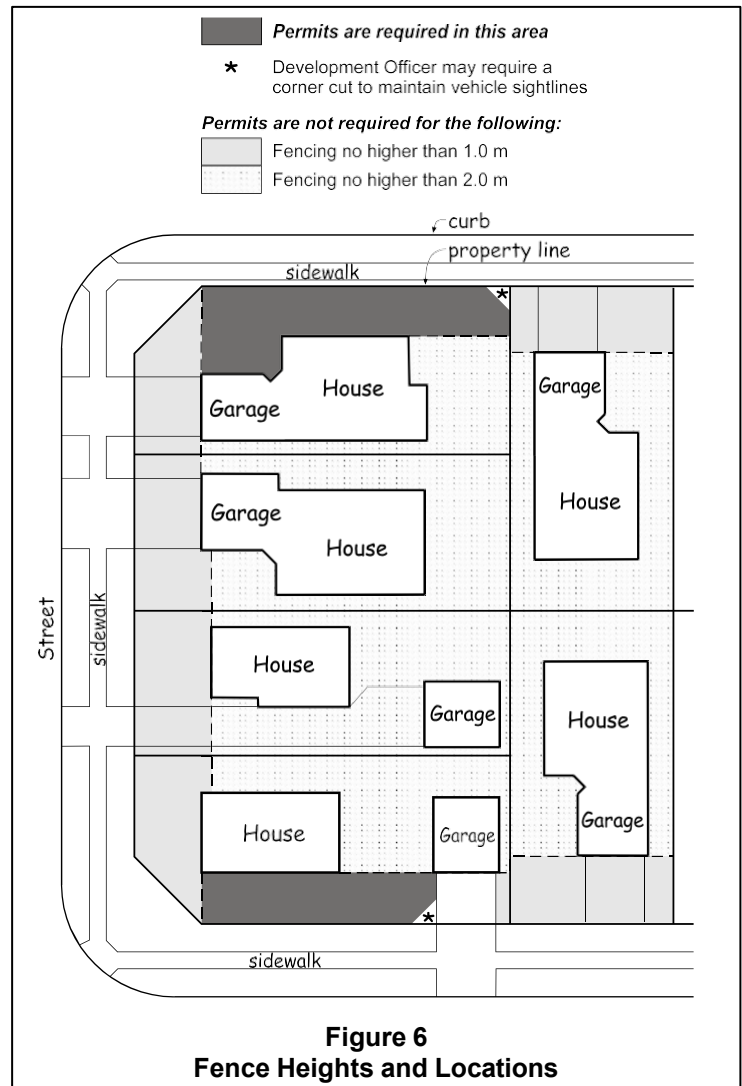
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- (4) The minimum area of a dwelling, secondary suite shall be not less than 30 sq. m.
- (5) A dwelling, secondary suite shall not be considered in the calculation of densities as outlined in statutory plans.
- (6) A dwelling, secondary suite shall have a separate entry from the principal dwelling unit, either from a common indoor landing or from the exterior. If the entry is from the exterior, it shall be located on the side or rear of the principal dwelling unit.
- (7) A dwelling, secondary suite shall not be subject to separation from the principal dwelling by registration of a condominium or subdivision plan.

8.15. Fences

(Figure 6)

- (1) A fence in or around a front yard must not exceed 1 m in height except where required under Section 6.5.
- (2) Any other fence must not exceed 2 m in height.
- (3) For the purposes of subsection (1) only, the depth of a front yard shall be the distance from the front property line to the foremost portion of the on-site principal building or the principal building on the lot adjacent to the fence, whichever is greater.
- (4) For a fence that is to be constructed on top of a retaining wall or within 1 m of the top of a retaining wall, the maximum height of the fence shall be determined from a point that is one-half the height of the subject retaining wall.
- (5) Notwithstanding anything in this section, no fence is permitted in the front or side yard of a corner lot if, in the opinion of the Development Officer, the fence will block or impede traffic sight lines.



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8.16. **Fire Pits and Barbecues**

A fixed outdoor fire pit, barbecue, fireplace or stove must not be:

- (a) located in a front or side yard;
- (b) located less than 3 m from side and rear property lines; or
- (c) located less than 3 m from any building.

8.17. **Group Homes**

A group home shall comply with the following regulations:

- (a) the Development Officer shall establish the maximum number of residents, to a maximum of 6 residents, having regard for the nature of the group home and the density of the district in which it is located;
- (b) the group home shall not generate pedestrian or vehicular traffic or parking in excess of that which is characteristic of the district in which it is located; and
- (c) **DELETED (BL 12/2019)**

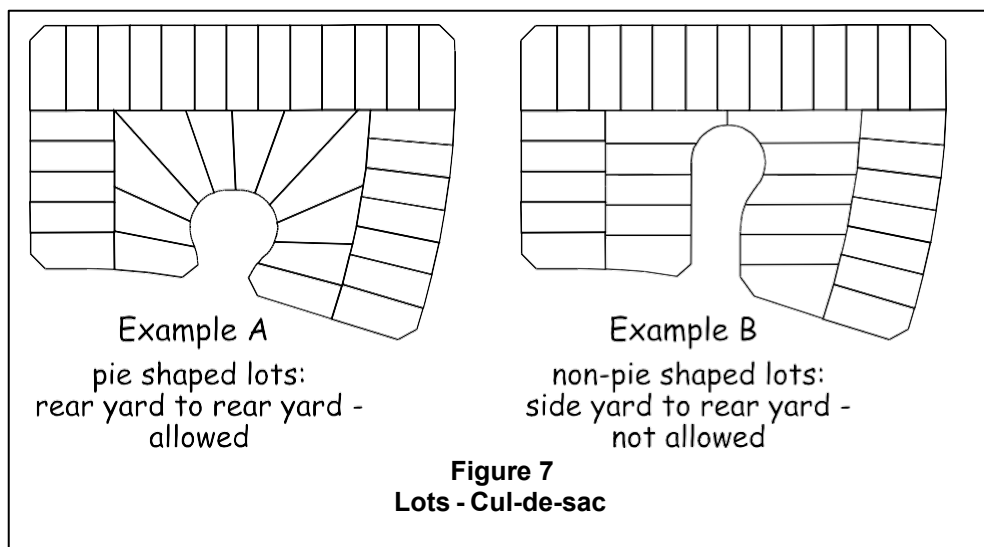
8.18. **Lot Coverage**

Notwithstanding Section 1.9(8), the Development Officer shall include the area of the principal building and accessory buildings including, but not limited to, gazebos, sheds, attached or detached garages and carports; covered or enclosed decks and verandas; dwelling, garage suites; and dwelling, garden suites in the calculation of lot coverage. **(BL2/2018)**

8.19. **Lots - Cul-de-sac (BL2/2018)**

Where a lot is located on a cul-de-sac bulb adjacent to another existing or future residential development, the lot shall be a pie-shaped lot sharing a rear property with the adjacent residential development (Figure 7).

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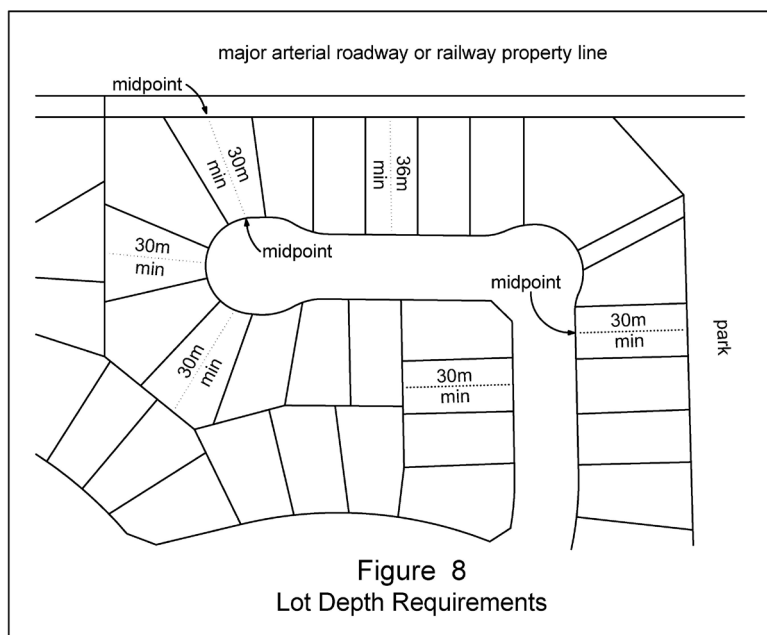


8.20. Lot Depth (BL2/2018)

In R1, R2, R3, RX, RXL, and RFB Districts, and for fee simple street-oriented townhousing, the minimum lot depth is: **(BL21/2020)**

- (a) 36 m, if the lot is adjacent to or backs onto a major roadway identified in Schedule B **(BL6/2021)**; or backs onto a railway property line;
- (b) 30 m, if the lot is pie-shaped and is located on a bulb of a cul-de-sac, or on a partial bulb on an outside corner of a public roadway, and is adjacent to or backs onto a major arterial roadway identified in Schedule B **(BL6/2021)**; and
- (c) 30 m in all other cases (Figure 8).

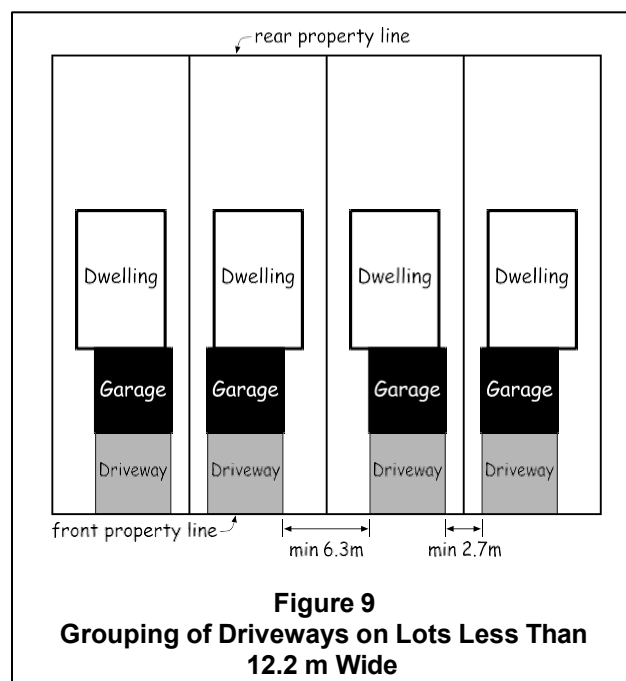
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8.21. Lots less than 12.2 m wide (BL2/2018)

For all dwelling types on lots less than 12.2 m wide, including single-detached houses, dwellings, duplex; dwellings, semi-detached; and street-oriented townhousing, the following regulations apply:

- (a) Garages and driveways shall be grouped to maximize on-street parking with a minimum of one on-street parking space to every two lots (Figure 9).
- (b) Driveways shall not exceed 5.5 m in width at the front property line when located on a lot less than 11.5 m in width.
- (c) Lots less than 11.5 m in width shall be located on through streets only.

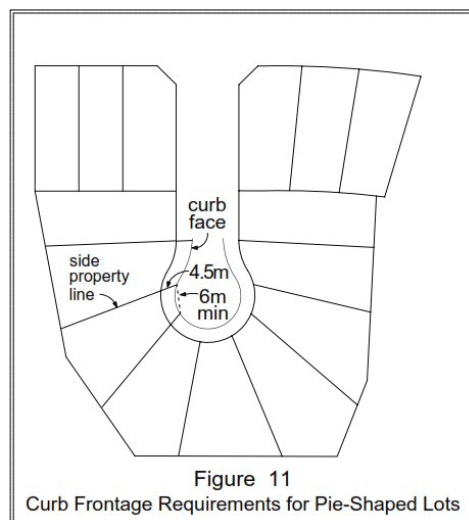
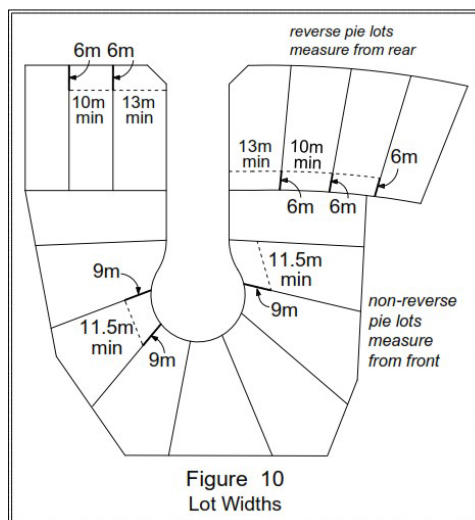


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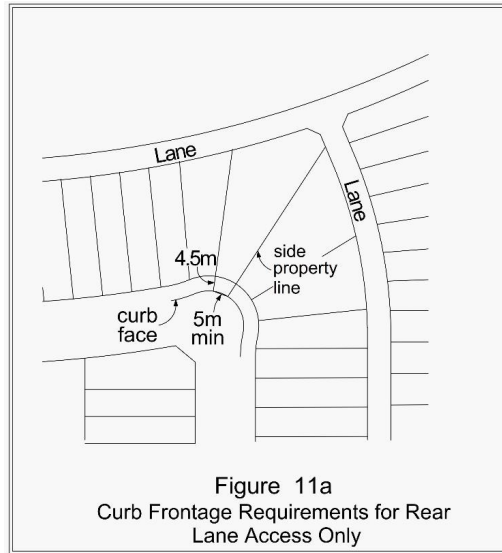
8.22. Lot Width Measurements (BL2/2018)

The location of measuring a lot width varies on rectangular, pie, reverse pie, and irregular lot:

- (a) On a rectangular lot, lot width is measured by offsetting the front property line 6 m (Figure 10);
- (b) For a pie-shaped lot located on a bulb of a cul-de-sac or a partial bulb on an outside corner of a public roadway:
 - (i) lot width is measured along a line 9 m back from the front property line (Figure 10);
 - (ii) the curb frontage must be a minimum of 6 m as measured between the points determined by the intersection of the side property lines and the line of the curb face. For the purposes of this subsection, the side property lines are extended to the curb face (Figure 11); and
 - (iii) where the lot is accessed by a rear lane, the curb frontage must be a minimum of 5 m as measured between the points determined by the intersection of the side property lines and the line of the curb face. For the purposes of this subsection, the side property lines are extended to the curb face (Figure 11a); **(BL 22/2020)**
- (c) On a reverse pie lot where the front of the lot is wider than the back, lot width is measured along a line 6 m from the rear property line (Figure 10); and
- (d) For irregular lot configuration; where the lot width cannot be reasonably calculated by these methods, at the discretion of the Subdivision Approving Authority or the Development Officer, lot width shall be determined having regard, but not limited to, access, shape and buildable area of the lot and location of the adjacent buildings. **(BL13/2012)**



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(BL 22/2020)

8.23. **Lot Width Distribution** ~~(BL 2/2018)~~ DELETED (BL 3/2022)

8.24. **Motor Vehicle Access**

- (1) In the R1, R2, RX, RXL, and RFB Districts and street-oriented townhousing, only 1 motor vehicle access per lot is allowed. (BL2/2018; BL21/2020)
- (2) Notwithstanding subsection (1),
 - (a) on a corner lot that does not have rear lane access, the Development Officer may permit one motor vehicle access on each side adjoining a public roadway; (BL2/2018)
 - (b) on a lot which can be accessed from a rear lane, and has existing vehicular access to the front street, the Development Officer may permit 1 additional motor vehicle access from the rear lane; or (BL21/2020)
 - (c) on a lot that provides a minimum of 30 m of frontage, the Development Officer may permit a circular driveway with two vehicle accesses.

8.25. **Outdoor Storage**

- (1) There shall be no outdoor storage of inoperable, dilapidated, wrecked or dismantled:
 - (a) motor vehicles;
 - (b) recreation equipment;
 - (c) recreation vehicles; or
 - (d) other equipment of any kind.
- (2) There shall be no outdoor storage of materials or goods that are associated with a business or home occupation.

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8.26. **Private Pools (Including Hot Tubs) and Decorative Ponds** (BL 22/2020)

- (1) A private pool or decorative pond must be:
 - (a) at least 1 m from the side and rear property lines;
 - (b) located in a rear or side yard in an interior lot; and
 - (c) on a corner lot, located in a rear yard or the side yard not adjacent to a public roadway.
- (2) A decorative pond must not be located in a front yard, unless:
 - (a) the decorative pond is 600 mm or less in depth; and
 - (b) the decorative pond is located a minimum of 1 m from the front and side property lines.
- (3) Deleted (BL 22/2020)

8.27. **Radio Antennas**

- (1) Subject to the requirements of the Canadian Radio-television and Telecommunications Commission, a radio antenna must not be:
 - (a) located in a front yard;
 - (b) located less than 1.5 m from side and rear property lines;
 - (c) more than 12 m in height above finished grade; or
 - (d) used for commercial purposes.
- (2) There shall be no more than 1 freestanding radio antenna on a lot.
- (3) There shall be no more than 2 roof top radio antennas on a lot.

8.28. **Satellite Dish Antennas**

- (1) A satellite dish antenna must not be:
 - (a) roof-top mounted, if it has a diameter greater than 0.5 m;
 - (b) located in a front or side yard;
 - (c) less than 1 m from side and rear property lines;
 - (d) more than 4 m in height from finished grade unless it is roof-top mounted; or
 - (e) greater than 3.5 m in diameter.

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8.29. Townhousing Development (BL2/2018)

The following regulations are applicable to townhousing development:

(1) **Building Setback (BL2/2018)**

- (a) The minimum principal building setback for a townhousing development, excluding street-oriented townhousing, is:
 - (i) 5 m from any property line adjoining a P District;
 - (ii) 7.5 m from any property line adjacent to a major roadway listed in Schedule B (**BL6/2021**), if a dwelling unit faces that roadway; and
 - (iii) 6 m from a property line in all other cases.
- (b) The minimum principal building setback for street-oriented townhousing is:
 - (i) 7.5 m from any property line adjacent to a major roadway, listed in Schedule B (**BL6/2021**) if a dwelling unit faces that roadway;
 - (ii) from front property lines:
 - (A) 4.5 m if parking is provided from a rear yard or side yard;
 - (B) 6 m in all other cases;
 - (iii) from side property lines:
 - (A) 0 m for an internal dwelling unit;
 - (B) 1.25 m for an end dwelling unit;
 - (C) 4 m on a corner lot in the R3, R3A, and R4 Districts when building heights are greater than 11.5 m for a walkout or a structure with a drive-under garage, and greater than 11 m in all other cases; (**BL4/2022**)
 - (D) 3 m on a corner lot in the RX and RXL Districts;
 - (E) 3 m on a corner lot in the R3, R3A, and R4 Districts when building heights are less than or equal to 11.5m for a walkout or a structure with a drive-under garage, and less than or equal to 11 m in all other cases. (**BL4/2022**)
 - (iv) from the rear property line:
 - (A) 13 m where a detached garage is being provided from a rear lane; and (**BL 22/2020**)
 - (B) 6 m in all other cases.

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(2) Location of Buildings

The minimum separation distances for townhousing developments, excluding street-oriented townhousing are: **(BL2/2018)**

- (a) 10 m between the exterior of the front or rear wall of each building and the rear or front wall of any other building; **(BL2/2018)**
- (b) 6 m between the exterior of the front or rear wall of each building and
 - (i) any separate wall of a residential building;
 - (ii) a common walkway except that portion of the walkway that provides direct access to the building;
 - (iii) an on-site roadway; and
 - (iv) a common or visitor parking stall located on-site.
- (c) 3 m between the exterior of the side wall of each building and
 - (i) the side wall of any other building unless a greater separation is required by the Development Officer;
 - (ii) a common walkway except that portion of the walkway that provides direct access to the building;
 - (iii) an on-site roadway; or
 - (iv) a common or visitor parking stall located on-site; and
- (d) 1.5 m between a principal building and an accessory building, except for a common amenity building which has a separation distance determined by the Development Officer.

(3) Lot Width **(BL2/2018)**

The minimum lot width for street-oriented townhousing is:

- (a) 5.5 m per dwelling, interior unit;
- (b) 6.75 m per dwelling, end unit on an interior lot;
- (c) 8.5 m per dwelling, end unit on a corner lot in the RX and RXL District; and
- (d) 9.5 m per dwelling, end unit on a corner lot in the R3, R3A, and R4 District.

(4) Lot Coverage For Street-Oriented Townhousing **(BL2/2018)**

- (a) The maximum lot coverage for a street-oriented townhouse dwelling, interior unit is 55%.
- (b) The maximum lot coverage for a street-oriented townhouse dwelling, end unit is 47%.

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- (c) The maximum lot coverage for a street-oriented townhouse dwelling, end unit on a corner lot is 47%.
- (d) The maximum lot coverage for any other townhousing development shall be determined by the Development Officer after taking into account site density, site constraints, and the total size of the development.

(5) **Lot Depth (BL2/2018)**

For minimum lot depth requirements refer to Section 8.20.

(6) **Density**

Notwithstanding Sections 8.29(3), 8.29(4), and 8.29(5) any townhousing product must meet the required density listed in the applicable Land Use District. **(BL 22/2020)**

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Section 8.30. Low Density Residential (R1) Land Use District

(1) **Application**

This section applies to the District designated as Low Density Residential (R1) on the Land Use District Map, Schedule A, of this Bylaw. Additional requirements are outlined in the Established Neighbourhood Overlay District, Schedule E, for development taking place in established neighbourhoods outlined in Figure 29. **(BL19/2006, BL2/2018)**

(2) **Purpose**

The purpose of the Low Density Residential (R1) Land Use District is to provide an area for single-detached dwellings and other development compatible with the low density residential nature of the District. **(BL2/2018)**

(3) **Permitted Land Uses**

The following are permitted uses:

- (a) dwelling, secondary suite; **(BL2/2018)**
- (b) dwelling, single-detached house; **(BL2/2018)**
deleted; **(BL29/2017)**
- (c) group home; **(BL29/2017)**
- (d) park; and
~~basement suite; (BL7/2007)~~ **(BL2/2018)**
- (e) accessory development to any use listed in subsection (3), excluding decks that are greater than 1.5 m above finished grade, and private pools. **(BL2/2018)**

(4) **Discretionary Land Uses**

The following are discretionary land uses:

- (a) bed and breakfast;
- (b) dwelling, duplex; **(BL2/2018)**
- (c) dwelling, garage suite; **(BL2/2018)**
- (d) dwelling, garden suite; **(BL2/2018)**
- (e) dwelling, semi-detached; **(BL2/2018)**
~~family day home; (BL2/2018)~~
deleted; **(BL29/2017)**
- (f) home occupation;
- (g) public utility building;
- (h) raffle home;

Section 8.30. Low Density Residential (R1) Land Use District

- (i) residential sales centre;
~~semi-detached housing; (BL2/2018)~~
- (j) show home;
- (k) supportive housing; and (BL2/2018)
~~wall mural; and (BL2/2018)~~
- (l) accessory developments to any use listed in subsection (4), and deck that are greater than 1.5 m above finished grade, and private pools. (BL2/2018)

(5) Floor Area

- (a) The minimum gross floor area per principal dwelling unit is 90 sq. m, excluding the area of an attached garage.
- (b) The area comprising the gross floor area must be enclosed, but does not require interior finishing.

deleted (BL11/2009)

(6) Lot Width for a Single-Detached House (BL2/2018)

The minimum lot width for a single-detached house is:

- (a) 10 m for an interior lot;
- (b) 13 m for a corner lot; and
- (c) notwithstanding clause (a) and (b), refer to Section 8.21 for additional regulations on lots less than 12.2 m in width.

(7) Maximum Lot Size

The maximum lot size is 2,000 sq. m.

(8) Lot Coverage

The maximum lot coverage is 40% for the principal building and garage, and 42% including accessory buildings. (BL2/2018)

(9) Building Height

The maximum building height is

- (a) 11.5 m for a walkout lot or a structure with a drive-under garage; and (BL2/2018)
- (b) 11 m in all other cases.

Section 8.30. Low Density Residential (R1) Land Use District

(10) Attached Garage or Carport (BL2/2018)

An attached garage or carport must comply with the building setback requirements that apply to the principal building.

(11) Front Yard Setbacks

- (a) The minimum front yard building setback is 6 m.
- (b) The minimum setback to an architectural projection is 5.4 m.
- (c) Notwithstanding clause (a), for the purpose of providing a variation to improve the overall amenity of an area, the Development Officer may require that front yard setbacks be varied by an amount between 0.5 m and 1.5 m for 1 in 6 new dwellings proposed for construction on continuously adjoining sites. **(BL2/2018)**

(12) Side Yard Setbacks

In this subsection:

- (a) a side yard building setback shall be provided on each side or portion of a side of a principal building as follows: **(BL2/2018)**

Lot Width	Building Sideyard Setback	Walkout Basement Sideyard Setback
<10 m	1.25 m	1.25 m
10 m - ≤12.5 m	1.25 m	1.25 m
>12.5 m	1.8 m	1.8 m

- (b) notwithstanding clause (a),
 - (i) a development without an attached garage must have a minimum side yard building setback of 3 m on one side to provide unobstructed vehicle access to the rear yard if there is no lane; **(BL2/2018)**
 - (ii) on a corner lot, the side of the lot that adjoins a flanking public roadway must have a minimum side yard building setback of **(BL2/2018)**

Section 8.30. Low Density Residential (R1) Land Use District

- (A) 4 m, or
- (B) 6 m from the edge of the sidewalk nearest the property line, to the face of the garage where a garage faces the flanking public roadway, excluding a lane; or **(BL2/2018)**
- (C) 6 m from the closest edge of the roadway, where there is no sidewalk, to the face of the garage, where a garage faces the flanking public roadway, excluding a lane; **(BL2/2018)**
- (c) the minimum setback to an architectural projection is 1.2 m on the interior side of the lot; and **(BL2/2018)**
- (d) on a corner lot, the minimum setback to an architectural projection is 3.4 m on the side facing the flanking public roadway. **(BL2/2018)**

(13) Rear Yard Setback

- (a) The minimum rear yard principal building setback is:
 - (i) 6 m if there is an attached garage or carport located on the lot;
 - (ii) 4.5 m on a corner lot when the principal dwelling with an attached garage faces the flanking public roadway; and **(BL2/2018)**
 - (iii) 10 m in all other cases.
- (b) An architectural projection may encroach into the minimum rear yard setback no more than 0.6 m. **(BL2/2018)**

(14) Duplex or Semi-Detached Housing

A duplex or semi-detached dwelling in an R1 District shall comply with the following requirements for a development in the R2 District: **(BL2/2018)**

- (a) floor area;
~~lot area;~~ **(BL2/2018)**
- (b) lot width;
~~lot width — pie shaped lot;~~ **(BL2/2018)**
- (c) lot depth;
- (d) lot coverage;
- (e) building height; and
- (f) all setbacks.

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Section 8.31. Low Density Residential (R2) Land Use District

(1) Application

This section applies to the District designated as Low Density Residential (R2) on the Land Use District Map, Schedule A, of this Bylaw. Additional requirements are outlined in the Established Neighbourhood Overlay District, Schedule E, for development taking place in established neighbourhoods outlined in Figure 29. **(BL19/2006, BL2/2018)**

(2) Purpose

The purpose of the Low Density Residential (R2) Land Use District is to provide an area for single-detached, duplex, and semi-detached dwellings and other developments compatible with the low density residential nature of the District. **(BL2/2018)**

(3) Permitted Land Uses

The following are permitted uses:

- (a) dwelling, duplex; **(BL2/2018)**
- (b) dwelling, secondary suite; **(BL2/2018)**
deleted **(BL29/2017)**
- (c) dwelling, semi-detached; **(BL2/2018)**
- (d) dwelling, single-detached house; **(BL2/2018)**
- (e) group home; **(BL29/2017)**
~~basement suite associated with a single detached house, and;~~ **(BL7/2007; BL2/2018)**
- (f) park; and
- (g) accessory development to any use listed in subsection (3), excluding decks that are greater than 1.5 m above finished grade, and private pools. **(BL2/2018)**

(4) Discretionary Land Uses

The following are discretionary uses:

- (a) bed and breakfast;
~~family day home;~~ **(BL2/2018)**
- (b) dwelling, garage suite; **(BL2/2018)**
- (c) dwelling, garden suite; **(BL2/2018)**
deleted **(BL29/2017)**
- (d) home occupation;

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- (e) public utility building;
- (f) raffle home;
- (g) residential sales centre;
- (h) show home;
- (i) supportive housing; and **(BL2/2018)**
~~wall mural; and (BL2/2018)~~
- (j) accessory developments to any use listed in subsection (4), and decks that are greater than 1.5 m above finished grade, and private pools. **(BL2/2018)**

(5) **Floor Area**

- (a) The minimum gross floor area per principal dwelling unit is 75 sq. m, excluding the area of an attached garage.
- (b) The area comprising gross floor area must be enclosed, but does not require interior finishing.

(6) **Lot Width**

- (a) The minimum lot width of an interior lot is:
 - (i) 8 m for each dwelling unit of a semi-detached dwelling; and **(BL2/2018)**
 - (ii) 13 m for a duplex building.
- (b) The minimum lot width of a corner lot is:
 - (i) 10 m for each dwelling unit of a semi-detached dwelling; and **(BL2/2018)**
 - (ii) 15 m for a duplex building.

(7) **Lot Coverage**

The maximum lot coverage is 47%. **(BL2/2018)**

(8) **Building Height**

The maximum building height is:

- (a) 11.5 m for a walkout lot or a structure with a drive-under garage; and
- (b) 11 m in all other cases.

Section 8.31. Low Density Residential (R2) Land Use District

(9) Attached Garage or Carport (BL2/2018)

An attached garage or carport must comply with the building setback requirements that apply to the principal building.

(10) Front Yard Setback

- (a) The minimum front yard building setback is 6 m.
- (b) The minimum setback to an architectural projection is 5.4 m.
- (c) Notwithstanding clause (a), for the purpose of providing a variation to improve the overall amenity of an area, the Development Officer may require that front yard setbacks be varied by an amount between 0.5 m and 1.5 m for 1 in 6 new dwellings proposed for construction on continuously adjoining sites. (BL2/2018)

(11) Side Yard Setback

In this subsection

- (a) a side yard building setback shall be provided on each side or portion of a side of a principal building as follows: (BL2/2018)

Lot Width	Building Sideyard Setback	Walkout Basement Sideyard Setback
<10 m	1.25 m	1.25 m
10 m - ≤12.5 m	1.25 m	1.25 m
>12.5 m	1.8 m	1.8 m

- (b) notwithstanding clause (a),
 - (i) a development without an attached garage must have a minimum side yard building setback of 3 m on one side to provide unobstructed vehicle access to the rear yard if there is no lane; (BL2/2018)
 - (ii) on a corner lot, the side of the lot that adjoins a flanking public roadway must have a minimum side yard building setback of (BL2/2018)
 - (A) 4 m; or
 - (B) 6 m from the edge of the sidewalk nearest the property line, to the face of the garage where a garage faces a flanking public roadway, excluding a lane; or (BL2/2018)

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- (C) 6 m from the closest edge of the roadway, where there is no sidewalk, to the face of the garage, where a garage faces the flanking public roadway, excluding a lane; **(BL2/2018)**
- (iii) semi-detached dwellings and decks associated with semi-detached dwellings may develop to a 0 m setback along the property line, common; **(BL2/2018)**
- (c) the minimum setback to an architectural projection is 1.2 m on the interior side of the lot; and **(BL2/2018)**
- (d) on a corner lot, the minimum setback to an architectural projection is 3.4 m on the side facing the flanking public roadway. **(BL2/2018)**

(12) Rear Yard Setback

- (a) The minimum rear yard principal building setback is:
 - (i) 6 m, if an attached garage or a carport is located on the lot;
 - (ii) 4.5 m on a corner lot when the primary dwelling with an attached garage faces onto the flanking public roadway; and **(BL2/2018)**
 - (iii) 10 m in all other cases.
- (b) An architectural projection may encroach into the minimum rear yard setback no more than 0.6 m. **(BL2/2018)**

(13) Single-Detached House

A single-detached house in an R2 district shall comply with the following requirements for a development in the R1 District:

- (a) floor area;
- (b) lot width;
~~lot width — pie shaped lot;~~ **(BL2/2018)**
- (c) lot width distribution;
- (d) lot depth;
- (e) lot coverage;
- (f) building height; and
- (g) all setbacks.

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Section 8.32. Medium Density Residential (R3) Land Use District

(1) **Application**

This section applies to the District designated as Medium Density Residential (R3) on the Land Use District Map, Schedule A, of this Bylaw.

(2) **Purpose**

The purpose of the Medium Density Residential (R3) Land Use District is to provide an area for housing compatible with the medium density residential nature of the district. **(BL2/2018)**

(3) **Permitted Land Uses**

The following is a permitted use:

- (a) townhousing.

(4) **Discretionary Land Uses**

The following are discretionary uses:

- (a) apartment building with up to 8 units;
- (b) day care facility;
~~family day home~~; **(BL2/2018)**
- (c) home occupation;
- (d) long-term care housing;
- (e) public utility building;
- (f) raffle home;
- (g) residential sales centre;
- (h) semi-detached housing on lands districted R3, as shown on Schedule D;
(BL 21/2009)
- (i) show home;
- (j) supportive housing; and
~~wall mural~~ **(BL2/2018)**
- (k) accessory developments to any use listed in subsections (3) and (4).

(5) **Lot Area**

The minimum lot area is 0.075 ha excluding street-oriented townhousing. **(BL2/2018)**

Section 8.32. Medium Density Residential (R3) Land Use District

(6) **Lot Frontage**

The minimum lot frontage is 25 m from a townhousing or apartment development on a single titled parcel, excluding street-oriented townhousing. **(BL2/2018)**

(7) **Lot Width** (BL2/2018)

For the minimum lot width for street-oriented townhousing, refer to Section 8.29.

(8) **Site Density**

- (a) The minimum site density for the site is 35 dwelling units per ha., and cannot exceed a maximum of 42 dwelling units per ha. **(BL2/2018)**
- (b) For the purpose of calculating the site area, 27.5 sq. m may be added to the lot area for every parking stall which is constructed underground or under a dwelling at finished grade if the Development Officer considers this to be appropriate given site constraints. **(BL2/2018)**

(9) **Site Density Bonus** (BL2/2018)

- (a) Notwithstanding clause (8), the maximum site density may be increased up to 54 dwelling units per ha if, in the opinion of the Development Officer, given site constraints, the following criteria related to higher quality site design, energy efficiency, sustainable building features, or aesthetics are provided:
 - (i) for every 6 required parking stalls that are constructed underground, or under a dwelling at finished grade, the maximum site density may be increased by 1 dwelling unit up to a maximum of 54 dwelling units per ha; and
 - (ii) at least two of the following site improvements:
 - (A) wider sidewalks or walkways internal to the site, together with street furniture to the satisfaction of the Development Officer;
 - (B) enhanced landscaping;
 - (C) landscaping that is drought tolerant, reducing the need for irrigation;
 - (D) green building products or technologies that reduce the carbon footprint, or increase energy efficiency; or
 - (E) an outdoor common amenity area of not less than 90 sq. m for building residents.

Section 8.32. Medium Density Residential (R3) Land Use District

(10) Landscaping

- (a) In addition to the requirements under Section 6.14, the Development Officer may require additional landscaping or fencing between:
 - (i) the exterior wall of any habitable room and the closest edge of an on-site roadway or parking space; and
 - (ii) the property line and the closest edge of an on-site roadway or parking space.
- (b) A development located adjacent to a major roadway listed in Schedule B **(BL6/2021)** must have a berm and fencing to the satisfaction of the Development Officer.
- (c) For the berm under clause (b), planting requirements shall be determined by the Development Officer taking into consideration site characteristics and this Bylaw.

(11) Lot Coverage

- (a) For the maximum lot coverage for street-oriented townhousing, refer to Section 8.29. **(BL2/2018)**
- (b) The maximum lot coverage for any other development shall be determined by the Development Officer after taking into account site density, accessory buildings, and site constraints. **(BL2/2018)**

(12) Building Height

The maximum building height of a principal building is 13 m. **(BL2/2018)**

(13) Building Setbacks

- (a) For the minimum building setback for townhousing, refer to Section 8.29. **(BL2/2018)**
- (b) An apartment building must have a minimum building setback as follows:

Yard		Setback
(i)	Front	6 m
(ii)	Side	1.8 m, unless it is the street side of a corner lot in which case it must be 4 m if there is a garage or 6 m if there is no garage. On a two-storey building, the second storey shall have a minimum 2 m setback.

Section 8.32. Medium Density Residential (R3) Land Use District

(iii)	Rear	7.5 m	(BL2/2018)
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- (c) A public utility building must have a minimum setback from any property line as determined by the Development Officer.
- (d) Unless otherwise specified in this Bylaw, a discretionary use listed in subsection (4) must be set back from any property line as required by the Development Officer.
- (e) For an underground parking structure below finished grade, a lessor building setback may be permitted if the Development Officer considers this to be appropriate given site constraints. **(BL2/2018)**

(14) Location of Buildings

- (a) For the minimum separation distances for apartment buildings, refer to Section 8.6. **(BL2/2018)**
- (b) For the minimum separation distances for townhousing, refer to Section 8.29. **(BL2/2018)**

(15) Attached Garage or Carport **(BL2/2018)**

An attached garage or carport must comply with the building setback and separation distance requirements that apply to a principal building.

(16) Townhousing Parking and Vehicular Access **(BL2/2018)**

- (a) Driveways and vehicular access for townhousing development shall only be provided from lane or common internal roadway.
- (b) Surface parking must not encroach into any required front yard setback.

(17) Dwelling, Semi-Detached

A dwelling, semi-detached shall comply with the following requirements for a development in the R2 District: **(BL2/2018)**

- (a) floor area;
~~lot area;~~ **(BL2/2018)**
~~lot width;~~ **(BL2/2018)**
~~lot width — pie shaped lot;~~ **(BL2/2018)**
~~lot depth;~~ **(BL2/2018)**
- (b) lot coverage;
- (c) building height; and
- (d) all setbacks.

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Section 8.33. Medium Density Residential (R3A) Land Use District

(1) **Application**

This section applies to the District designated as Medium Density Residential (R3A) on the Land Use District Map, Schedule A, of this Bylaw.

(2) **Purpose**

The purpose of the Medium Density Residential (R3A) Land Use District is to provide an area for housing compatible with the medium density residential nature of the District. (BL2/2018)

(3) **Permitted Land Uses**

The following are permitted uses:

- (a) apartment building; and
- (b) townhousing.

(4) **Discretionary Land Uses**

- (a) day care facility;
~~family day home~~; (BL2/2018)
- (b) home occupation;
- (c) long term care housing;
- (d) public utility building;
- (e) raffle home;
- (f) residential sales centre;
- (g) show home;
- (h) supportive housing; and
~~wall mural~~; and (BL2/2018)
- (i) accessory developments to any use listed in subsections (3) and (4).

(5) **Lot Area**

The minimum lot area is 0.075 ha excluding street-oriented townhousing. (BL2/2018)

(6) **Frontage**

The minimum lot frontage is 25 m. (BL2/2018)

Section 8.33. Medium Density Residential (R3A) Land Use District

(7) **Site Density**

- (a) The minimum site density for the site is 40 dwelling units per ha and cannot exceed a maximum of 94 dwelling units per ha. **(BL28/2010, BL2/2018)**
- (b) For the purpose of calculating the site area, 27.5 sq. m may be added to the lot area for every parking stall which is constructed underground or under a dwelling at finished grade if the Development Officer considers this to be appropriate given site constraints. **(BL2/2018)**

(8) **Site Density Bonus (BL2/2018)**

- (a) Notwithstanding clause (7), the maximum site density may be increased up to 125 dwelling units per ha if, in the opinion of the Development Officer, given site constraints, the following criteria related to higher quality site design, energy efficiency, sustainable building features or aesthetics are provided:
 - (i) a minimum of 75% of required parking stalls are provided underground, or within a parkade structure integrated within the building including high quality exterior finishing that matches or complements the principal building exterior, where site design permits; and
 - (ii) a minimum of 1.5 sq. m of indoor or outdoor common amenity area per dwelling unit is provided, not located in any required setback, and aggregated into areas of not less than 30 sq. m in addition to private amenity area requirements; and
 - (iii) at least two of the following site improvements:
 - (A) wider sidewalks or walkways internal to the site, together with street furniture to the satisfaction of the Development Officer;
 - (B) enhanced landscaping;
 - (C) landscaping that is drought tolerant, reducing the need for irrigation;
 - (D) green building products or technologies that reduce the carbon footprint, or increase energy efficiency; or
 - (E) an outdoor common amenity area of not less than 90 sq. m for building residents.

(9) **Landscaping**

- (a) In addition to the requirements of Section 6.14, the Development Officer may require additional landscaping or fencing between;

Section 8.33. Medium Density Residential (R3A) Land Use District

- (i) the exterior wall of any habitable room and the closest edge of an on-site roadway or parking space; and **(BL2/2018)**
 - (ii) the property line and the closest edge of an on-site roadway or parking space.
- (b) A development located adjacent to a major roadway listed in Schedule B **(BL6/2021)**, must have a berm and fencing to the satisfaction of the Development Officer.
- (c) For the berm under clause (b), planting requirements shall be determined by the Development Officer taking into consideration site characteristics and this Bylaw.

(10) **Lot Coverage** **(BL2/2018)**

- (a) For the maximum lot coverage for street-oriented townhousing, refer to Section 8.29.
- (b) The maximum lot coverage for any other development shall be determined by the Development Officer after taking into account site density, accessory buildings, and site constraints.

(11) **Building Height**

The maximum building height of a principal building is 15 m. **(BL2/2018)**

(12) **Building Setbacks**

- (a) For the minimum building setback for townhousing, refer to Section 8.29.
- (b) The minimum front yard building setback is 6 m.
- (c) The minimum side yard building setback is 3 m plus an additional 1 m for each m or portion thereof in height that the building exceeds 9 m from finished grade to a maximum side yard setback of 6 m. **(BL2/2018, BL 22/2020)**
- (d) If a lot is not serviced by a rear access lane, at least 1 side yard must have a minimum building setback of 3.5 m to provide unobstructed vehicle access to the rear yard.
- (e) The minimum rear yard building setback is 7.5 m. **(BL2/2018)**
- (f) Notwithstanding the requirements of Section 8.2, the minimum building setback for an accessory building is 3 m. **(BL2/2018)**
- (g) A public utility building must have a minimum setback from any property line as determined by the Development Officer. **(BL2/2018)**
- (h) Unless otherwise specified in this Bylaw, a discretionary use listed in subsection (4) must be set back from any property line as required by the Development Officer. **(BL2/2018)**

Section 8.33. Medium Density Residential (R3A) Land Use District

- (i) For an underground parking structure below finished grade, a lessor building setback may be permitted if the Development Officer considers this to be appropriate given site constraints. **(BL2/2018)**

(13) Location of Buildings

- (a) For the minimum separation distances for apartment buildings, refer to Section 8.6. **(BL2/2018)**
- (b) For the minimum separation distances for townhousing, refer to Section 8.29. **(BL2/2018)**

(14) Attached Garage or Carport (BL2/2018)

An attached garage or carport must comply with the building setback and separation distance requirements that apply to a principal building.

(15) Townhousing Parking and Vehicular Access (BL2/2018)

- (a) Driveways and vehicular access for townhousing development shall only be provided from lane or common internal roadway.
- (b) Surface parking must not encroach into any required front yard setback.

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Section 8.34 High Density Residential (R4) Land Use District (BL4/2008, BL 22/2020)

(1) **Application**

This section applies to the District designated as High Density Residential (R4) on the Land Use District Map, Schedule A, of this Bylaw. **(BL 22/2020)**

(2) **Purpose**

The purpose of the High Density Residential District is to provide an area for higher density residential development. **(BL 22/2020)**

(3) **Permitted Land Uses**

The following are permitted uses:

- (a) apartment building.
- (b) Deleted **(BL2/2018, BL 22/2020)**

(4) **Discretionary Land Uses**

The following are discretionary uses:

- ~~family day home; (BL2/2018)~~
- (a) home occupation;
- (b) long term care housing;
- (c) residential sales centre;
- (d) show home;
- (e) supportive housing;
- (e.1) townhousing; **(BL16/2016, BL2/2018, BL 22/2020)**
- (f) the following uses if they are accessory to an apartment building use and integrated within the lower level(s) of the building:
 - (i) art gallery;
 - (ii) convenience store;
 - (iii) day care facility;
 - ~~family day home; (BL2/2018)~~
 - (iv) general retail store;
 - (v) general service; **(BL2/2018)**
 - (vi) health service **(BL32/2013)**

Section 8.34 High Density Residential (R4) Land Use District
(BL4/2008, BL 22/2020)

- (vii) restaurant;
- (viii) specialty store; and
- (g) accessory developments to any use listed in subsections (3) and (4).

(5) Lot Area

The minimum lot area is 0.075 ha, excluding street-oriented townhousing. **(BL2/2018)**

(6) Frontage

The minimum lot frontage is 25 m. **(BL2/2018)**

(7) Site Density (BL2/2018)

- (a) The minimum site density for the site is 94 dwelling units per ha and cannot exceed a maximum of 141 dwelling units per ha.
- (b) For the purpose of calculating the site area, 27.5 sq. m may be added to the lot area for every parking stall which is constructed underground or under a dwelling at finished grade if the Development Officer considers this to be appropriate given site constraints.
- (b.1) Notwithstanding clauses (a) and (b) the maximum density cannot exceed 200 dwelling units per net residential hectare for the property legally described as Lot 1, Block 1B, Descriptive Plan 142 3673.

(including any future revisions to this legal land description based on a subdivision or condominium plan) and the density shall be in the same location as the maximum building heights shown in Schedule F – Map 3. **(BL20/2023)**

(8) Site Density Bonus (BL2/2018)

- (a) Notwithstanding clause (7), the maximum site density may exceed 141 dwelling units per ha if, in the opinion of the Development Officer, given site constraints, the following criteria related to higher quality site design, energy efficiency, sustainable building features or aesthetics are provided:
 - (i) a minimum of 75% of required parking stalls are provided underground, or within a parkade structure integrated within the building including high quality exterior finishing that matches or complements the principal building exterior; where site design permits, and
 - (ii) a minimum of 1.5 sq. m of indoor or outdoor common amenity area per dwelling unit, not located in any required setback, and aggregated into areas of not less than 30 sq. m in addition to private amenity area requirements; and
 - (iii) at least two of the following site improvements:

Section 8.34 High Density Residential (R4) Land Use District
(BL4/2008, BL 22/2020)

- (A) wider sidewalks or walkways internal to the site, together with street furniture to the satisfaction of the Development Officer;
 - (B) enhanced landscaping;
 - (C) landscaping that is drought tolerant, reducing the need for irrigation; or
 - (D) green building products or technologies that reduce the carbon footprint or increase energy efficiency.
- (b) For any development that contains a building in excess of 20 m in height and/or densities greater than 141 dwelling units per ha, and/or sites greater than 1.5 ha, the Development Officer may impose any of the following requirements in addition to the requirements of clause (8)(a):
 - (i) non-residential land uses, as outlined in Section 8.34(4)(f);
 - (ii) a distinct building base or podium, a minimum of three (3) storeys in height, with a 3 m minimum setback provided for upper floors, measured from the building face of the lower storeys, with consideration for the transitions between adjacent building designs and heights;
 - (iii) orientation of the building to face the public roadway with a reduced front yard setback to create a continuous ground level street front;
 - (iv) highly visible direct entrances to ground floor commercial uses to help promote a pedestrian oriented streetscape and commercial activity adjacent to the street and sidewalk;
 - (v) accessible transit shelters together with convenient, barrier-free pedestrian connections between transit zones and the development; or
 - (vi) an outdoor common amenity area of not less than 90 sq. m for building residents.

(9) Visitor Parking Bonus

Notwithstanding the requirements of Section 7.3 of this Bylaw, for any development that employs four (4) or more of the criteria identified in Section 8.34(8) hereof, the minimum visitor parking requirement may be reduced at the discretion of the Development Officer but shall not be less than a ratio of 1 parking stall per 7 dwelling units. **(BL2/2018)**

(10) Landscaping

- (a) In addition to the requirements under Section 6.14, the Development Officer may require additional landscaping or fencing between:

Section 8.34 High Density Residential (R4) Land Use District
(BL4/2008, BL 22/2020)

- (i) the exterior wall of any habitable room and the closest edge of an on-site roadway or parking space; and
- (ii) the property line and the closest edge of an on-site roadway or parking space.
- (b) A development located adjacent to a major roadway listed in Schedule B **(BL6/2021)** must have a berm and fencing to the satisfaction of the Development Officer.
- (c) For the berm under clause (b), planting requirements shall be determined by the Development Officer taking into consideration site characteristics and this Bylaw.

(11) Lot Coverage (BL2/2018)

- (a) For the maximum lot coverage for street-oriented townhousing, refer to Section 8.29.
- (b) The maximum lot coverage for any other development shall be determined by the Development Officer after taking into account site density, accessory buildings, and site constraints.

(12) Building Height

- (a) The maximum building height of a principal building is 25 m. **(BL2/2018)**
- (b) Notwithstanding clause (a), at the discretion of the Development Officer the maximum building height may be increased up to 35 m subject to the provisions of Section 8.34(8) of this Bylaw. **(BL2/2018)**
- (c) For any building that is proposed to exceed 20 m in height, a building height impact assessment, prepared by a registered Architect or Professional Engineer, shall be required. The assessment shall address the shading impact of the proposed building on adjacent properties and buildings and where applicable, the impact of glare and noise reverberation associated with façades that are to contain a substantial proportion of glass. **(BL2/2018)**
- (c. 1) Notwithstanding clause (a) and (b) the maximum building heights shown in Schedule F – Map 3 for this bylaw shall apply to the property legally described as Lot 1, Block 1B, Descriptive Plan 142 3673.

Including any future revisions to this legal land description based on a subdivision or condominium plan. **(BL20/2023)**

(13) Building Setbacks

- (a) The minimum front yard setback is 6 m.
- (b) The minimum side yard building setback is 5 m, unless otherwise determined by the Development Officer taking into account adjacent uses and on-site constraints.

Section 8.34 High Density Residential (R4) Land Use District
(BL4/2008, BL 22/2020)

- (c) The minimum rear yard setback is 7.5 m. **(BL2/2018)**
- (d) Notwithstanding the requirements of Section 8.2, the minimum building setback for an accessory building is 3 m. **(BL2/2018)**
- (e) For developments subject to the site density bonus of Section 8.34(8) of this Bylaw, the Development Officer may determine the minimum building setbacks taking into account adjacent uses. **(BL2/2018)**
- (f) For an underground parking structure below finished grade, a lesser building setback may be permitted if the Development Officer considers this to be appropriate given site constraints. **(BL2/2018)**
- (g) For the minimum building setback for townhousing, refer to Section 8.29. **(BL4/2022)**

(14) Location of Buildings

- (a) For the minimum separation distances for apartment buildings, refer to Section 8.6. **(BL2/2018)**
- (b) For the minimum separation distances for townhousing, refer to Section 8.29. **(BL2/2018)**

(15) Attached Garage or Carport (BL2/2018)

An attached garage or carport must comply with the building setback and separation distance requirements that apply to a principal building.

(16) Townhousing Parking and Vehicular Access (BL2/2018)

- (a) Driveways and vehicular access for townhousing development shall only be provided from lane or common internal roadway.
- (b) Surface parking must not encroach into any required front yard setback.

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Section 8.35. Residential (RX) Land Use District (BL2/2018, BL33/2020)

(1) **Application**

This section applies to the District designated as Residential (RX) on the Land Use District Map, Schedule A, of this Bylaw.

(2) **Purpose**

The purpose of the Residential (RX) Land Use District is to provide an area for a low density residential mix of single family, two family, and multiple family townhouse dwellings, and other development compatible with supporting diverse streetscapes in new comprehensively planned neighbourhoods. Vehicular access provided from the front or side of the lot. Some single-detached houses may be developed with a zero lot-line to allow for increased density. (BL33/2020)

(3) **Permitted Land Uses**

The following are permitted uses:

- (a) dwelling, duplex;
- (b) dwelling, garage suite;
- (c) dwelling, garden suite;
- (d) dwelling, secondary suite;
- (e) dwelling, semi-detached;
- (f) dwelling, single-detached house;
- (g) group home;
- (h) park;
- (i) townhousing; and
- (j) accessory developments to any use listed in clause (3) excluding decks that are greater than 1.5 m above finished grade, and private pools.

(4) **Discretionary Land Uses**

The following are discretionary uses:

- (a) bed and breakfast;
- (b) home occupation;
- (c) public utility building;
- (d) raffle home;
- (e) residential sales centre;
- (f) show home;

Section 8.35. Residential (RX) Land Use District (BL2/2018, BL33/2020)

- (g) supportive housing; and
- (h) accessory developments to any use listed in subsection (4), and decks that are greater than 1.5 m above finished grade, and private pools.

(5) Floor Area

- (a) The minimum gross floor area per principal dwelling unit is 75 sq. m, excluding the area of an attached garage.
- (b) The area comprising the gross floor area must be enclosed, but does not require interior finishing.

(6) Lot Width

- (a) The minimum lot width for a dwelling, single-detached house is:
 - (i) 10 m on an interior lot; and
 - (ii) 13 m on a corner lot.
- (b) Notwithstanding clause (a), the minimum lot width for a dwelling, single-detached house developed with a zero lot-line is: **(BL33/2020)**
 - (i) 8.9 m on an interior lot; and
 - (ii) 12.2 m on a corner lot.
- (c) The minimum lot width for a dwelling, duplex is:
 - (i) 13 m on an interior lot; and
 - (ii) 15 m on a corner lot.
- (d) The minimum lot width for dwelling, semi-detached is:
 - (i) 8 m per dwelling unit on an interior lot; and
 - (ii) 10 m per dwelling unit on a corner lot.
- (e) Notwithstanding clauses (a), (b), and (c), refer to Section 8.21 for additional regulations on lots less than 12.2 m in width.

(7) Lot Frontage

The minimum lot frontage is 25 m for townhousing when developed on a single titled parcel.

(8) Lot Area

- (a) The maximum lot area is 1,000 sq. m. for single-detached, semi-detached, and duplex dwellings; and

Section 8.35. Residential (RX) Land Use District (BL2/2018, BL33/2020)

- (b) The minimum lot area is 0.075 ha for townhousing, when developed as multiple dwelling units on a single titled parcel.

(9) **Lot Coverage**

- (a) The maximum lot coverage for a single-detached house is 40% for the principal building and garage, and 42% including accessory buildings.
- (b) Notwithstanding clause (a), the maximum lot coverage for a single-detached house developed with a zero lot-line is 45% for the principal building and garage, and 47% including accessory buildings. **(BL33/2020)**
- (c) The maximum lot coverage for a duplex or semi-detached dwelling is 47%.
- (d) For the maximum lot coverage for townhousing, refer to Section 8.29.

(10) **Building Height**

The maximum building height of the principal building is:

- (a) 11.5 m for a walkout lot or a structure with a drive-under garage; and
- (b) 11 m in all other cases.

(11) **Attached Garage or Carport**

An attached garage or carport must comply with the building setback requirements that apply to the principal building.

(12) **Front Yard Setback**

- (a) The minimum front yard building setback is 6 m.
- (b) The minimum setback to an architectural projection is 5.4 m.
- (c) Notwithstanding clause (a), for the purpose of providing a variation to improve the overall amenity of an area, the Development Officer may require that front yard setbacks be varied by an amount between 0.5 m and 1.5 m for 1 in 6 new dwellings proposed for construction on continuously adjoining sites.

(13) **Side Yard Setback**

In this subsection

- (a) a side yard building setback shall be provided on each side or portion of a side of a principal building, or on one side of a single-detached house developed with a zero lot-line, as follows: **(BL33/2020)**

Section 8.35. Residential (RX) Land Use District (BL2/2018, BL33/2020)

Lot Width	Building Sideyard Setback	Walkout Basement Sideyard Setback	Zero Lot-Line Sideyard Setback
<10 m	1.25 m	1.25 m	1.5 m
10 m - ≤12.5 m	1.25 m	1.25 m	1.5 m
>12.5 m	1.8 m	1.8 m	2.05 m

- (b) notwithstanding clause (a),
 - (i) a development without an attached garage must have a minimum side yard building setback of 3 m on one side to provide unobstructed vehicle access to the rear yard;
 - (ii) on a corner lot, the side of the lot that adjoins a flanking public roadway must have a minimum side yard building setback of:
 - (A) 3 m, or
 - (B) 6 m from the edge of the sidewalk nearest the property line, to the face of the garage where a garage faces the flanking public roadway, excluding a lane; or
 - (C) 6 m from the closest edge of the roadway, where there is no sidewalk, to the face of the garage, where a garage faces the flanking public roadway, excluding a lane;
 - (iii) semi-detached dwellings and townhousing units, and decks associated with semi-detached dwellings and townhousing units may develop to a 0 m setback along the property line, common;
 - (iv) the minimum sideyard setback for a townhouse dwelling, end unit, adjoining a single-detached dwelling property line is 1.8 m;
- (c) the minimum setback to an architectural projection is 1.2 m on the interior side of the lot; and
- (d) notwithstanding clause (c),
 - (i) on a corner lot, the minimum setback to an architectural projection is 2.4 m on the side facing the flanking public roadway; and
 - (ii) there shall be no architectural projections into the side yard for a single-detached house developed with a zero lot-line. **(BL33/2020)**

Section 8.35. Residential (RX) Land Use District (BL2/2018, BL33/2020)

(14) Rear Yard Setback

- (a) The minimum rear yard principal building setback is:
 - (i) 6 m, if an attached garage or a carport is located on the lot; and
 - (ii) 10 m in all other cases.
- (b) An architectural projection may encroach into the minimum rear yard setback by no more than 0.6 m.

(15) Townhousing Parking and Vehicular Access

- (a) Driveways and vehicular access for townhousing development shall only be provided from a common internal roadway.
- (b) Surface parking must not encroach into any required front yard setback.

(16) Dwelling Mix

- (a) Townhousing dwellings shall not exceed 25% of total number of dwellings within the combined areas districted RX and RXL on lands governed by an Area Structure Plan.
- (b) Notwithstanding clause (a), the dwelling mix in clause (a) may apply to an existing Area Structure Plan, as long as any dwelling, single-detached house; dwelling, two family, or townhousing located on a lot less than 10 m in width is located at least 90 m away from any lot within said neighbourhood that was registered prior to the date that this Bylaw came into force.

(17) Zero Lot-Line (BL33/2020)

A single-detached house developed with a zero lot-line shall only be permitted where:

- (a) all roof drainage from the dwelling, garage, and accessory buildings, shall be directed away from buildings and towards a public roadway, including a lane, or to a drainage swale;
- (b) no roof leader discharge shall be directed to the maintenance easement;
- (c) the owner of a lot developed with a zero lot-line and the owner of an adjacent lot shall register, against all titles at the time of subdivision, a minimum 1.5 m private maintenance easement (shown in Figure 11a) along the entire lot line utilizing the 0.0 m side yard setback that ensures:
 - (i) an unobstructed minimum 0.3 m wide drainage pathway to be free and clear of all objects;
 - (ii) a 0.3 m eave encroachment easement with the requirement that the eaves shall not be closer than 0.9 m to the eaves on the adjacent building;
 - (iii) a 0.6 m footing encroachment easement;

Section 8.35. Residential (RX) Land Use District (BL2/2018, BL33/2020)

- (iv) sufficient access for the owner's or tenant's maintenance of both properties;
 - (v) that the garage, parking area or driveway shall not encroach on the private maintenance easement;
 - (vi) no principal dwellings shall be placed within this area;
 - (vii) no accessory structures, including air conditioning units, shall be placed within this area;
 - (viii) no trees or shrubs shall be placed within this area; and
 - (ix) the easement shall be registered in perpetuity against the title of such lots.
- (d) a restrictive covenant and easement are registered at the time of subdivision that:
 - (i) requires a drainage swale constructed to Municipal Engineering Standards; and
 - (ii) provides for the protection of drainage of the site, including the right for water to flow across lots and the requirement not to inhibit the flow of water across lots.
- (e) a utility easement(s) is registered on all lots within a zero lot-line development, including the adjacent lots, to ensure adequate access for utility maintenance, when utilities cross over another titled lot;
- (f) lots developed with a zero lot-line within the RX District shall be located only on one side of a public roadway. The other side of the public roadway shall be:
 - (i) lane-oriented land uses; or
 - (ii) Public Park District; and
- (g) each lot planned for zero lot-line development must be indicated on the tentative plan of subdivision at the time of subdivision application.

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Section 8.36. Residential Lane (RXL) Land Use District (BL2/2018, BL33/2020)

(1) **Application**

This section applies to the district designated as Residential Lane (RXL) on the Land Use District Map, Schedule A, of this Bylaw.

(2) **Purpose**

The purpose of the Residential Lane (RXL) Land Use District is to provide an area for a low density residential mix of single family, two family, and multiple family townhouse dwellings, and other development compatible with supporting diverse streetscapes in new comprehensively planned neighbourhoods. Vehicular access shall only be provided from a rear lane. Some single-detached houses may be developed with a zero lot-line to allow for increased density. (BL33/2020)

(3) **Permitted Land Uses**

The following are permitted uses:

- (a) dwelling, duplex;
- (b) dwelling, garage suite;
- (c) dwelling, secondary suite;
- (d) dwelling, semi-detached;
- (e) dwelling, single-detached house;
- (f) group home;
- (g) park;
- (h) street-oriented townhousing; and
- (i) accessory developments to any use listed in subsection (3), excluding decks that are greater than 1.5 m above finished grade, and private pools.

(4) **Discretionary Land Uses**

The following are discretionary uses:

- (a) bed and breakfast;
- (b) home occupation;
- (c) public utility building;
- (d) raffle home;
- (e) residential sales centre;
- (f) show home;
- (g) supportive housing; and

Section 8.36. Residential Lane (RXL) Land Use District (BL2/2018, BL33/2020)

- (h) accessory developments to any use listed in subsection (4), and decks that are greater than 1.5 m above finished grade, and private pools.

(5) Floor Area

- (a) The minimum gross floor area per principal dwelling unit is 75 sq. m.
- (b) The area comprising the gross floor area must be enclosed, but does not require interior finishing-

(6) Lot Width

- (a) The minimum lot width for a dwelling, single-detached house is:
 - (i) 8.6 m on an interior lot; and
 - (ii) 10.4 m on a corner lot.
- (b) Notwithstanding clause (a), the minimum lot width for a dwelling, single-detached house developed with a zero lot-line is: **(BL33/2020)**
 - (i) 7.7 m on an interior lot; and
 - (ii) 9.2 m on a corner lot.
- (c) The minimum lot width for a dwelling, duplex is:
 - (i) 13 m on an interior lot; and
 - (ii) 15 m on a corner lot.
- (d) The minimum lot width for dwelling, semi-detached is:
 - (i) 7.4 m per dwelling unit on an interior lot; and
 - (ii) 9.1 m per dwelling unit on a corner lot.
- (e) Notwithstanding clauses (a), (b), and (c), refer to Section 8.21 for additional regulations on lots less than 12.2 m in width.
- (f) For the minimum lot width for street-oriented townhousing, refer to Section 8.29.

(7) Lot Frontage

The minimum lot frontage is 25 m for townhousing when developed on a single titled parcel.

(8) Lot Area

- (a) The maximum lot area is 1,000 sq. m. for single-detached, semi-detached, and duplex dwellings; and
- (b) The minimum lot area is 0.075 ha for townhousing, when developed as multiple dwelling units on a single titled parcel.

Section 8.36. Residential Lane (RXL) Land Use District (BL2/2018, BL33/2020)

(9) Lot Coverage

- (a) The maximum lot coverage for a single-detached house is 40% for the principal building and garage, and 42% including accessory buildings.
- (b) Notwithstanding clause (a), the maximum lot coverage for a single-detached house developed with a zero lot-line is 45% for the principal building and garage, and 47% including accessory buildings. **(BL33/2020)**
- (c) The maximum lot coverage for a duplex or semi-detached dwelling is 47%.
- (d) For the maximum lot coverage for street-oriented townhousing, refer to Section 8.29.

(10) Building Height

The maximum building height is:

- (a) 11.5 m for a walkout lot or a structure with a drive-under garage; and
- (b) 11 m in all other cases.

(11) Front Yard Setback

- (a) The minimum front yard building setback is 4.5 m.
- (b) The minimum setback to an architectural projection is 3.9 m.
- (c) Notwithstanding clause (a), for the purpose of providing a variation to improve the overall amenity of an area, the Development Officer may require that front yard setbacks be varied by an amount between 0.5 m and 1.5 m for 1 in 6 new dwellings proposed for construction on continuously adjoining sites.

(12) Side Yard Setback

In this subsection

- (a) a side yard building setback shall be provided on each side or portion of a side of a principal building, or on one side of a single-detached house developed with a zero lot-line, as follows: **(BL33/2020)**

Lot Width	Sideyard Building Setback	Walkout Basement Sideyard Setback	Zero Lot-Line Sideyard Setback
<10 m	1.25 m	1.25 m	1.5 m
10 m - ≤12.5 m	1.25 m	1.25 m	1.5 m
>12.5 m	1.8 m	1.8 m	2.05 m

Section 8.36. Residential Lane (RXL) Land Use District (BL2/2018, BL33/2020)

- (b) notwithstanding clause (a),
 - (i) on a corner lot, the side of the lot that adjoins a flanking public roadway must have a minimum side yard building setback of 3 m;
 - (ii) semi-detached dwellings and townhousing units, and decks associated with semi-detached dwellings and townhousing units, may develop to a 0 m setback along the property line, common;
 - (iii) the minimum sideyard setback for a townhouse dwelling, end unit; adjoining a single-detached dwelling property line is 1.8 m;
- (c) the minimum setback to an architectural projection is 1.2 m, on the interior side of the lot, and
- (d) notwithstanding clause (c),
 - (i) on a corner lot, the minimum setback to an architectural projection is 2.4 m on the side facing the flanking public roadway; and
 - (ii) there shall be no architectural projections into the side yard for a single-detached house developed with a zero lot-line. **(BL33/2020)**

(13) Rear Yard Setback

- (a) The minimum rear yard principal building setback is:
 - (i) 6 m if there is an attached garage or carport located on the lot; and
 - (ii) 10 m in all other cases.
- (b) An architectural projection may encroach into the minimum rear yard setback by no more than 0.6 m.
- (c) The minimum detached garage setback from the rear property line is 1.5 m.
- (d) The design elements on the front house façade shall be duplicated on the detached garage façade facing the lane.
- (e) Notwithstanding the requirements of Section 8.15, a fence in or around a rear yard must not exceed 1 m in height for the portion between the rear property line and the 1.5 m minimum detached garage setback.

(14) Parking and Vehicular Access

- (a) Vehicular access shall only be provided from a lane or common internal roadway, and shall be hard surfaced.
- (b) If a garage is not constructed at the same time as the principal dwelling, a two-vehicle hard surfaced parking pad shall be provided on-site. The minimum width and depth of the parking pad shall include an allowance for the support of

Section 8.36. Residential Lane (RXL) Land Use District (BL2/2018, BL33/2020)

a future garage, including wall thickness, and be in conformance with the minimum interior width and depth clear space requirements of Section 7.2(4).

- (c) A hard surface parking pad must be set back from the rear property line by a minimum of 1.5 m, and shall include an underground electrical power connection with an outlet on a post approximately 1 m in height located within 1 m of the hard surfaced parking pad.

(15) Dwelling Mix

- (a) Townhousing dwellings shall not exceed 25% of total number of dwellings within the combined areas districted RX and RXL on lands governed by an Area Structure Plan.
- (b) Notwithstanding clause (a), the dwelling mix in clause (a) may apply to an existing Area Structure Plan, as long as any dwelling, single-detached house; dwelling, two family, or townhousing located on a lot less than 10 m in width is located at least 90 m away from any lot within said neighbourhood that was registered prior to the date that this Bylaw came into force.

(16) Zero Lot-Line (BL33/2020)

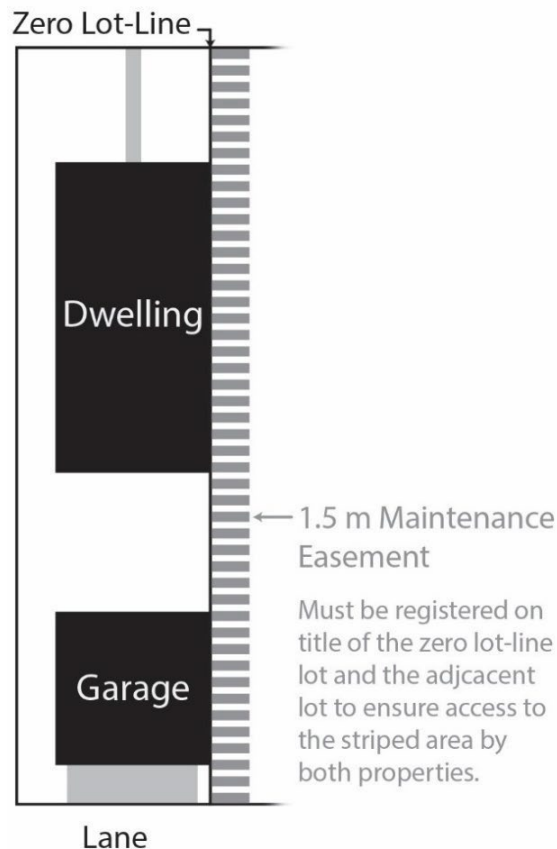
A single-detached house developed with a zero lot-line shall only be permitted where:

- (a) all roof drainage from the dwelling, garage, and accessory buildings, shall be directed away from buildings and towards a public roadway, including a lane, or to a drainage swale;
- (b) no roof leader discharge shall be directed to the maintenance easement;
- (c) the owner of a lot developed with a zero lot-line and the owner of an adjacent lot shall register, against all titles a minimum 1.5 m private maintenance easement (shown in Figure 11b) along the entire lot line utilizing the 0.0 m side yard setback that ensures:
 - (i) an unobstructed minimum 0.3 m wide drainage pathway to be free and clear of all objects;
 - (ii) a 0.3 m eave encroachment easement with the requirement that the eaves shall not be closer than 0.9 m to the eaves on the adjacent building;
 - (iii) a 0.6 m footing encroachment easement;
 - (iv) sufficient access for the owner's or tenant's maintenance of both properties;
 - (v) that the garage, parking area or driveway shall not encroach on the private maintenance easement;
 - (vi) no principal dwellings shall be placed within this area;

Section 8.36. Residential Lane (RXL) Land Use District (BL2/2018, BL33/2020)

- (vii) no accessory structures, including air conditioning units, shall be placed within this area;
 - (viii) no trees or shrubs shall be placed within this area; and
 - (ix) the easement shall be registered in perpetuity against the title of such lots.
- (d) a restrictive covenant and easement are registered that:
- (i) requires a drainage swale constructed to Municipal Engineering Standards; and
 - (ii) provides for the protection of drainage of the site, including the right for water to flow across lots and the requirement not to inhibit the flow of water across lots.
- (e) a utility easement(s) is registered on all lots within a zero lot-line development, including the adjacent lots, to ensure adequate access for utility maintenance, when utilities cross over another titled lot; and
- (f) each lot planned for zero lot-line development must be indicated on the tentative plan of subdivision at the time of subdivision application.

Figure 11b



Section 8.36. Residential Lane (RXL) Land Use District (BL2/2018)

Section 8.37. Downtown Residential (DR) Land Use District

(1) **Application**

This section applies to the District designated as Downtown Residential (DR) on the Land Use District Map, Schedule A, of this Bylaw.

(2) **Purpose**

The purpose of the Downtown Residential District is to provide an area for a high density residential development in the downtown area.

(3) **Permitted Land Uses (BL2/2018)**

The following is a permitted use:

- (a) apartment building.

(4) **Discretionary Land Uses**

The following are discretionary uses:

- ~~apartment building; (BL2/2018)~~
- (a) day care facility;
- ~~family day home; (BL2/2018)~~
- (b) raffle home;
- (c) residential sales centre;
- (d) show home;
- (e) townhousing; (BL2/2018)
- (f) wall mural; and
- (g) accessory development to any use listed in subsection (3).

(5) **Site Density**

- (a) The site density must be more than 94 dwelling units per ha and less than 141 dwelling units per ha.
- (b) The maximum site density may be increased, at the discretion of the Development Officer, taking into account the effect on adjacent uses.

(6) **Landscaping**

In addition to the requirements set out in Section 6.13, a landscaped area shall be designed to complement buildings and building materials and to complement City furniture and downtown streetscapes.

Section 8.37. Downtown Residential (DR) Land Use District

(7) Building Height Design Criteria

- (a) The maximum building height is 15 m;
- (b) Notwithstanding clause (a), at the discretion of the Development Officer, the maximum building height may be increased up to 25 m if a development provides at least two of the following: **(BL2/2018)**
 - (i) superior or innovative building style;
 - (ii) high quality exterior finishing;
 - (iii) terracing of upper storeys above the third floor; **(BL2/2018)**
 - (iv) green building products or technologies that reduce the carbon footprint, or increase energy efficiency; **(BL2/2018)**
 - (v) peaked roof; or
 - (vi) high quality landscaping.

(8) Additional Design Criteria

In addition to the requirements of Section 8.10, the following are required: **(BL2/2018)**

- (a) the view corridor to St. Albert Place must be maintained as per Figure 12;
- (b) a minimum of 60% of the non-glazed area of the exterior finish must be brick similar in material and complementary colour to that used for St. Albert Place;
- (c) exterior lighting fixtures and furnishings must be similar, in terms of quality, style, size and colour, to the municipal streetscape improvements in the downtown; and
- (d) fences for general landscaping and perimeter fencing must be constructed of wrought iron.

(9) Building Setbacks

- (a) The front and rear yard building setback shall be determined by the Development Officer with regard to adjacent uses and on-site constraints.
- (b) The minimum side yard building setback is 5 m, unless otherwise determined by the Development Officer taking into account adjacent uses and on-site constraints.
- (c) The minimum building setback for an accessory building is 3 m from the property line. **(BL2/2018)**

Section 8.37. Downtown Residential (DR) Land Use District

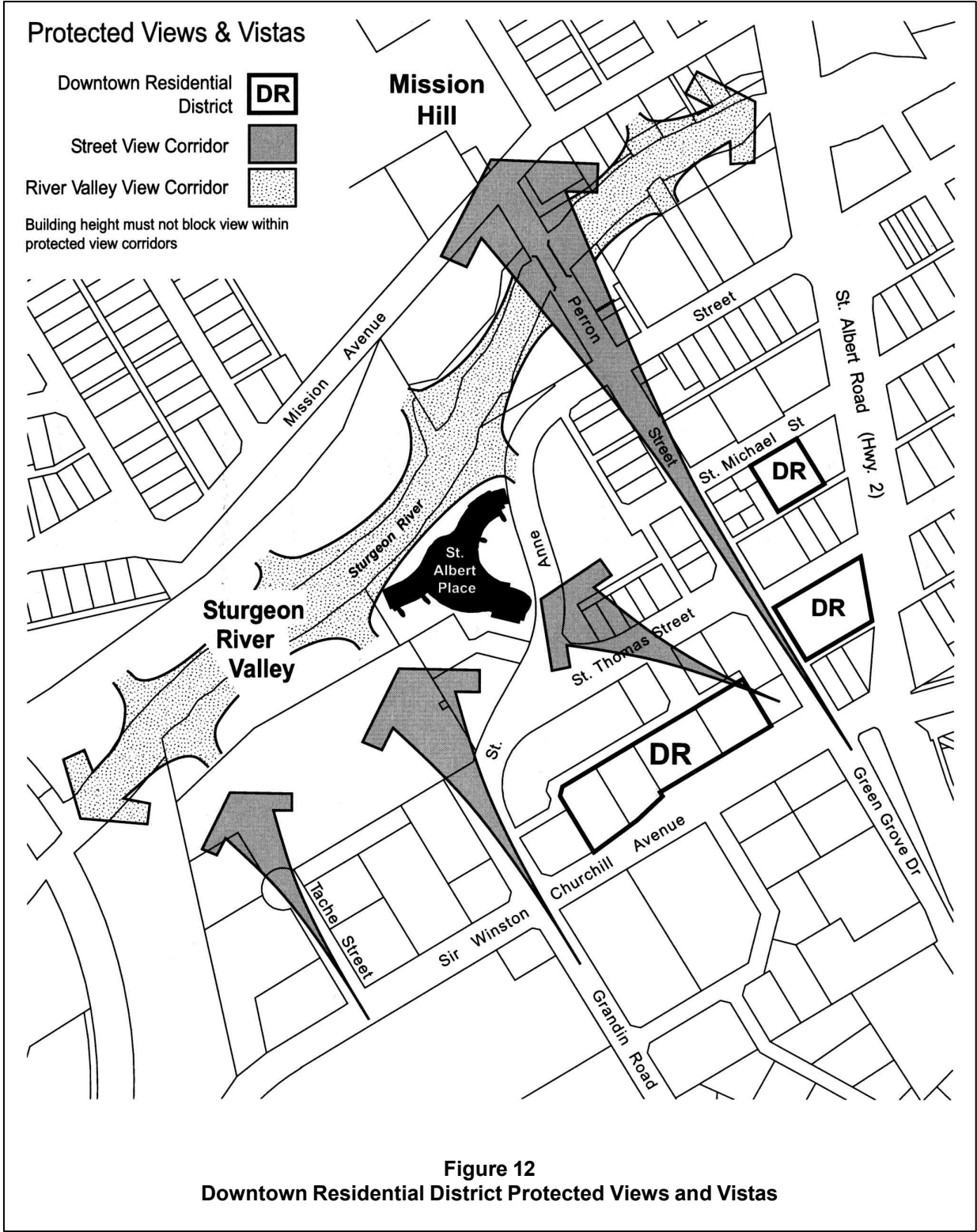
(10) Location of Buildings (BL2/2018)

- (a) For minimum separation distances for apartment buildings, refer to Section 8.6.
- (b) For minimum separation distances for townhousing, refer to Section 8.29.
- (c) Separation distances may be determined by the Development Officer for any portion or portions of a building containing ground floor non-residential uses.

(11) Parking

In addition to the requirements under Part 7:

- (a) the maximum height of a parking structure must not exceed 5 m above finished grade; and
- (b) on-site surface parking shall be conveniently located and shall complement the overall design of the development to the satisfaction of the Development Officer.



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Section 8.38. Midtown (MT) Land Use District

(1) Application

This section applies to the District designated as Midtown (MT) on the Land Use District Map, Schedule A, of this Bylaw. The area designated as MT District encompasses Residential Areas A, and B, and Mixed Use Area C, as identified in Figure 12a. Municipal Reserves owing within the MT District will be districted Public Park (P) to align with the South Riel Area Structure Plan. The regulations of the MT Land Use District, as described within the South Riel Area Structure Plan, shall apply to Lot A, Block 1, Plan 082 8697 only, including any future revisions to this legal description based on a subdivision or condominium plan. Development of the land uses within the MT District shall comply with the provisions of this Bylaw, except as otherwise stated within the MT District in which case the MT District shall prevail.

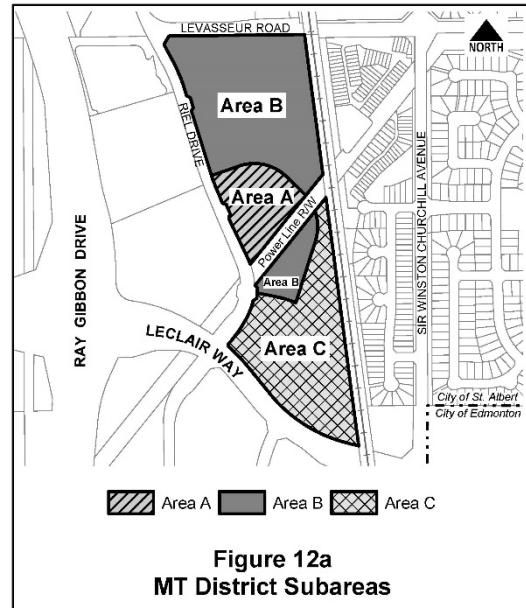


Figure 12a
MT District Subareas

(2) Purpose

The purpose of the Midtown (MT) Land Use District is to develop a vibrant community that includes a mixture of commercial and medium to high density residential land uses in a comprehensively planned neighbourhood. The district shall be developed as bare land or conventional condominium. The community will feature high-quality design, a broad mix of housing forms, employment opportunities, pedestrian accessibility, and a variety of public spaces. The neighbourhood will be developed into three character areas, Residential Areas A and B located north of the AltaLink right-of-way and Mixed Use Area C, including residential and commercial uses, located south of the AltaLink right-of-way. The transition between these character areas is expected to be seamless and connected through various pedestrian walkways and public and private roadways. The key attributes associated with the character areas include:

- (a) Residential Areas A and B:
The Residential areas will provide a variety of housing types that are built in a compact form and have direct pedestrian accesses to community amenities.
- (b) Mixed Use Area C:
The Mixed Use area will provide high density residential areas and commercial uses that are integrated through high quality design. The residential uses can be in standalone forms or integrated vertically with commercial uses. The commercial uses will provide goods and services to the local and surrounding neighbourhoods as well as provide employment opportunities.

Section 8.38. Midtown (MT) Land Use District

(3) **Permitted Land Uses - Residential Areas A and B**

The following are permitted uses in Areas A and B of the MT District:

- (a) dwelling, duplex;
- (b) dwelling, semi-detached;
- (c) group home (except in an apartment building);
- (d) townhousing, notwithstanding Section 8.29 of this Bylaw; and
- (e) accessory development to any use listed in subsection (3), excluding decks that are greater than 1.5 m above finished grade, and private pools.

(4) **Discretionary Land Uses**

The following are discretionary uses in Areas A and B of the MT District:

- (a) apartment building (Area B only);
- (b) home occupation;
- (c) long term care housing;
- (d) parking lot at finished grade;
- (e) public utility building;
- (f) raffle home;
- (g) residential sales centre;
- (h) show home;
- (i) supportive housing; and
- (j) accessory development to any use listed in subsection (4), and decks that are greater than 1.5 m above finished grade, and private pools.

(5) **Permitted Land Uses – Mixed Use Area C**

No non-residential use is permitted above a residential use.

The following are permitted uses in Area C of the MT District:

- (a) apartment building;
- (b) art gallery;
- (c) business support service;
- (d) communal amenity area;
- (e) convenience store;
- (f) dwelling units above a ground floor commercial use;
- (g) dwelling, live/work unit;
- (h) financial institution;
- (i) general retail store;

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- (j) general service;
- (k) government service;
- (l) grocery store;
- (m) health service;
- (n) indoor recreation service;
- (o) liquor store;
- (p) mixed use building – all uses within the building must meet the requirements of Section 8.38, and non-residential uses shall be integrated within the lower levels of the building;
- (q) long term care housing;
- (r) parking lot at finished grade;
- (s) parking structure;
- (t) plaza;
- (u) professional office;
- (v) public market;
- (w) public utility building;
- (x) restaurant;
- (y) shopping centre;
- (z) specialty store;
- (aa) supportive housing; and
- (bb) take-out restaurant.

(6) **Discretionary Land Uses – Mixed Use Area C**

No non-residential use is permitted above a residential use.

The following are discretionary uses in Area C of the MT District:

- (a) amusement arcade;
- (b) animal service without outdoor kennels, pens, runs, or other similar enclosures;
- (c) artist studio;
- (d) broadcasting studio;
- (e) cannabis retail store;
- (f) cinema;
- (g) community hall;
- (h) day care facility;
- (i) drinking establishment;
- (j) home occupation;
- (k) hotel;

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- (l) household repair service;
- (m) pool hall;
- (n) raffle home;
- (o) religious assembly;
- (p) residential sales centre;
- (q) school, commercial;
- (r) show home;
- (s) theatre;
- (t) veterinary clinics without outdoor kennels, pens, runs, or other similar enclosures;
- (u) wall mural (mixed use building only); and
- (v) accessory developments to any use listed in subsection (5) and (6).

(7) **Pre-Application Requirements**

In addition to the application requirements of Section 3.3 of this Bylaw, an applicant for development permit must submit to the satisfaction of the Development Officer:

- (a) an overall conceptual site development plan for:
 - (i) the area designated as MT District; or
 - (ii) if the applicant is only developing a portion of the area designated as MT District, a site development plan showing the area to be developed, illustrating how the development will be integrated with the entire area designated as MT District.

The overall conceptual site development plan, considered to be non-binding, must identify the proposed building types and locations, development phasing, density calculations, vehicular and pedestrian routes, and amenity areas in accordance with the purpose of this District.
- (b) details regarding the architectural guidelines proposed for the development, including design drawings illustrating the colour scheme and building materials.
- (c) any other studies that may be requested by the Development Officer including but not limited to:
 - (i) a traffic impact analysis that demonstrates that traffic impacts are compatible with the purpose of the MT District and do not prejudice safety and traffic movements within the MT District or on adjacent public roadways;
 - (ii) Crime Prevention Through Environmental Design (CPTED) study to be submitted at the time of a development permit application; or
 - (iii) geotechnical report.
- (d) Changes to an approved overall conceptual site development plan may require re-submission for review by the Development Officer.

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(8) **Urban Design Review – Area C**

There are two types of reviews:

(a) **External Urban Design Review**

An External Urban Design Review is required for any development that:

- (i) has a total building footprint greater than 2,500 sq. m;
- (ii) is greater than eight (8) storeys in height; or
- (iii) in the opinion of the Development Officer is deemed to have significant impact on the subject Character Area's urban design.

This review will result in an Urban Design Review Recommendations Report from a City-designated reviewer. This Urban Design Review Recommendations Report is a requirement of the development permit application and will include recommendations from the reviewer that may range from acknowledgement of positive design qualities of the proposal to suggestions for a design that better complies with the City's policies and plans related to surrounding development.

Applicants are expected to consider and implement, wherever possible, any recommendations of the Urban Design Recommendations Report into the final application.

(b) **Internal Urban Design Review**

If a development does not require an External Urban Design Review, but an applicant wishes to receive recommendations related to urban design, they may request an Internal Urban Design Review by Planning and Development staff prior to submission of an application. This review will result in an Urban Design Review Recommendations Report from staff designated by the Development Authority and will include recommendations that may range from acknowledgement of positive design qualities of the proposal, to suggestions for design that better complies with the City's policies and plans related to surrounding development.

(c) **Performance Standards**

In addition to the Urban Design Review Recommendations Report, all applications shall be considered with regard to the following Performance Standards:

- (i) site design contribution to streetscape and the character area;
- (ii) appropriate location of uses to support active streetscapes and fit within the character areas;
- (iii) high quality building design integrated with streetscape and surrounding buildings;
- (iv) pedestrian orientation; and
- (v) well-designed amenity areas.

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(9) Site Density

The minimum site density for the MT District is as follows:

- (a) 40-54 dwelling units per hectare for Residential Area A;
- (b) 40-94 dwelling units per hectare for Residential Area B;
- (c) 120-250 dwelling units per hectare for Mixed Use Area C;
- (d) notwithstanding clauses (a), (b), and (c), the overall density for the MT District shall be 81 dwelling units per net hectare.

(10) General Regulations

(a) Amenity Area

Amenity areas shall be provided through amenity area, private and amenity area, common.

- (i) Each dwelling unit must be provided with at least one of the following forms of an amenity area, private:
 - (A) a balcony;
 - (B) a patio; or
 - (C) a recessed balcony or sunroom enclosed with exterior windows.
- (ii) An amenity area, private must be located next to a habitable room.
- (iii) An amenity area, private that is located at ground level must have a minimum depth of 3 m.
- (iv) An amenity area, private that is located in a dwelling unit located above ground level must have a minimum area of 4 sq. m.
- (v) An amenity area, private at ground level adjacent to public areas must have a landscape buffer at least 1 m wide, or fence with a minimum height of 1.2 m.
- (vi) Notwithstanding the requirements of clauses (i) to (v):
 - (A) up to 25% of the required amenity area, private may be substituted for an on-site amenity area, common that is accessible to all residents, at the discretion of the Development Officer for all dwelling units except long term care housing;
 - (B) up to 100% of the required amenity area, private may be substituted for an on-site amenity area, common that is accessible to all residents, at the discretion of the Development Officer for long term care housing;
 - (C) Common amenity areas may include:
 - (l) a rooftop amenity area and/or rooftop garden, not less than 30 sq. m.;

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- (II) a balcony or terraced balcony, not less than 30 sq. m.;
 - (III) an at grade amenity area, including a common garden area, not less than 30 sq. m.; and
 - (IV) some other common amenity area including an interior amenity area not less than 30 sq. m which is common to and accessible by all residents, excluding parking lot and pedestrian walkways.
- (vii) In addition to the minimum required amenity area, private, the MT District shall provide outdoor amenity area, common as follows:
 - (A) Areas A, B, and C shall each provide at least two (2) amenity area, common spaces;
 - (B) Each amenity area, common shall have a minimum area of 500 sq. m, excluding parking lots and pedestrian walkways;
 - (C) Each amenity area, common shall have a minimum width of 6 m at its narrowest point;
 - (D) The amenity area, common shall not be located in any required setback;
 - (E) the amenity area, common required under subsection 10(a)(vii) is in addition to an amenity area, common that may be provided under Section 10(a)(vi);
 - (F) the Development Officer may, at its discretion, vary the requirements of clauses (vii)(B) and (C) above, taking into account site constraints, adjacent uses, and urban design considerations.
- (b) Decks and Balconies
 - (i) Notwithstanding Section 8.9(1) of this bylaw, balconies and decks must be located at least 1 m from:
 - (A) all property lines;
 - (B) a roadway;
 - (C) a common or visitor parking stall; and
 - (D) a common walkway, except that portion of the walkway that provides direct access to the building.
 - (ii) Notwithstanding the provisions under clause (i), a deck may be developed to a 0 m setback along the centre line of the common firewalls on duplex dwellings, semi-detached dwellings, and townhousing.
- (c) Walkways
 - (i) All common walkways shall have a minimum width of 1.5 m, except that portion of the walkway that provides direct access to the building.

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(11) Lot Width

For residential bare land condominium development:

- (a) when vehicular access is provided from the front:
 - (i) the minimum lot width for a dwelling, duplex is:
 - (A) 11.0 m on an interior lot; and
 - (B) 15.8 m on a corner lot.
 - (ii) the minimum lot width for a dwelling, semi-detached is:
 - (A) 5.5 m per dwelling unit on an interior lot; and
 - (B) 10.3 m per dwelling unit on a corner lot.
 - (iii) the minimum lot width for townhousing is:
 - (A) 4.3 m per dwelling, interior unit;
 - (B) 5.5 m per dwelling, end unit on an interior lot; and
 - (C) 10.3 m per dwelling, end unit on a corner lot.
- (b) when vehicular access is provided from the rear:
 - (i) the minimum lot width for a dwelling, duplex is:
 - (A) 14.7 m on an interior lot; and
 - (B) 19.5 m on a corner lot.
 - (ii) the minimum lot width for a dwelling, semi-detached is:
 - (A) 7.4 m per dwelling unit on an interior lot; and
 - (B) 12.2 m per dwelling unit on a corner lot.
 - (iii) the minimum lot width for townhousing is:
 - (A) 6.2 m per dwelling, interior unit;
 - (B) 7.4 m per dwelling, end unit on an interior lot; and
 - (C) 12.2 m per dwelling, end unit on a corner lot.

(12) Lot Depth

For residential bare land condominium development, the minimum lot depth is:

- (a) 16 m when vehicular access is provided from the front for:
 - (i) dwelling, duplex;
 - (ii) dwelling, semi-detached; and
 - (iii) townhousing.
- (b) 12 m when vehicular access is provided from a rear lane for:
 - (i) dwelling, duplex;
 - (ii) dwelling, semi-detached; and
 - (iii) townhousing.

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(13) **Lot Coverage**

The maximum lot coverage for bare land condominium development is:

- (a) 58% for dwelling, duplex; dwelling, semi-detached; and townhouse dwelling, end unit;
- (b) 70% for townhouse dwelling, interior unit;

(14) **Lot Frontage**

The minimum lot frontage is 25 m for:

- (a) conventional condominium development;
- (b) apartment building; and
- (c) mixed use building.

(15) **Lot Area**

The minimum lot area is 0.075 ha for:

- (a) conventional condominium development;
- (b) apartment building; and
- (c) mixed use building.

(16) **Building Height**

- (a) The maximum height of a principal building:
 - (i) dwelling, duplex; and dwelling, semi-detached is 15 m;
 - (ii) townhousing is 18 m;
 - (iii) apartment building (Area B only) is 18 m; and
 - (iv) apartment building or mixed use building (Area C only) is 25 m.
- (b) Notwithstanding clause (a)(iv), at the discretion of the Development Officer, the maximum building height may be increased up to 35 m if a development provides at least two of the following:
 - (i) superior or innovative building style;
 - (ii) high quality exterior finishing, including, but not limited to: brick, brick veneer, wood, natural stone, tinted or textural concrete, glass or concrete masonry units;
 - (iii) a distinct building base or podium, a minimum of three (3) storeys in height, with a 3 m minimum stepback provided for upper floors, measured from the building face of the lower storeys, with consideration for the transitions between adjacent building designs and heights;

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- (iv) green building products or technologies that reduce the carbon footprint, or increase energy efficiency;
- (v) peaked roof; or
- (vi) enhanced landscaping.
- (c) For any building that is proposed to exceed 20 m in height, a building height impact assessment, prepared by a registered Architect or Professional Engineer, shall be required. The assessment shall address the shading and wind impact of the proposed building on adjacent properties and buildings and, where applicable, the impact of glare and noise reverberation associated with façades that are to contain a substantial proportion of glass.

(17) **Building Setbacks**

- (a) For a residential bare land condominium development of dwelling, duplex; dwelling, semi-detached; and townhousing:
 - (i) the minimum front yard building setback is:
 - (A) 3 m when vehicular access is provided from the rear;
 - (B) 6 m when vehicular access is provided from the front;
 - (C) 6 m when development is fronting LeClair Way, Levasseur Road, and Riel Drive; and
 - (D) Notwithstanding clause C, for development fronting LeClair Way, Levasseur Road, and Riel Drive, a covered stairway which only serves to provide direct access to the dwelling may project up to 2.5 m into the minimum required 6 m front yard setback.
 - (I) The projection shall not span the entire width of the dwelling.
 - (ii) the minimum side yard building setback is:
 - (A) 0 m to the centre line of the interior common firewalls;
 - (B) 1.2 m to the outside of the exterior wall on an interior lot; and
 - (C) 2.4 m to the outside of the exterior wall on a corner lot.
 - (iii) the minimum rear yard building setback is:
 - (A) 1.5 m when vehicular access is provided from a rear lane;
 - (B) 3 m when vehicular access is provided from the front; and
 - (C) 0 m for back-to-back townhousing.
 - (iv) notwithstanding clause (iii)(B):
 - (A) a development without an attached garage and no lane must have a minimum side yard building setback of 3 m

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on one side to provide unobstructed vehicle access to the rear yard.

- (b) For a residential conventional condominium development of dwelling, duplex; dwelling, semi-detached; and townhousing:
 - (i) the minimum setback from a property line to the exterior of the front wall of a building is:
 - (A) 3 m when vehicular access is provided from a rear lane;
 - (B) 6 m when vehicular access is provided from the front;
 - (C) 6 m when development is fronting LeClair Way, Levasseur Road, and Riel Drive; and
 - (D) Notwithstanding clause C, for development fronting LeClair Way, Levasseur Road, and Riel Drive, a covered stairway which only serves to provide direct access to the dwelling may project up to 2.5 m into the minimum required 6 m front yard setback.
 - (I) The projection shall not span the entire width of the dwelling.
 - (ii) the minimum setback from the exterior of the side wall of a building is:
 - (A) 0 m to the centre line of the interior common firewalls;
 - (B) 1.2 m to the outside of the exterior wall on an interior lot; and
 - (C) 2.4 m to the outside of the exterior wall on a corner lot.
 - (iii) the minimum setback from the exterior of the rear wall of a building is:
 - (A) 1.5 m when vehicular access is provided from a rear lane;
 - (B) 3 m when vehicular access is provided from the front; and
 - (C) 0 m for back-to-back townhousing.
- (c) For a dwelling, duplex; dwelling, semi-detached; and townhousing, on a corner lot, the side of the lot that adjoins a flanking public roadway must have a minimum side yard building setback of:
 - (A) 6 m from the edge of the sidewalk nearest the property line, to the face of the garage where a garage faces the flanking public roadway, excluding a lane; or
 - (B) 6 m from the closest edge of the roadway, where there is no sidewalk, to the face of the garage, where a garage faces the flanking public roadway, excluding a lane;
- (d) For an apartment building and mixed use building:
 - (i) the minimum front yard building setback is 3 m;

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- (ii) the minimum side yard building setback is 3 m; and
- (iii) the minimum rear yard building setback is 3 m.
- (e) An attached garage or carport must comply with the building setback requirements that apply to the principal building.
- (f) For an underground parking structure below finished grade, a lessor building setback may be permitted if the Development Officer considers this to be appropriate given site constraints.
- (g) A public utility building must have a minimum setback from any property line as determined by the Development Officer.

(18) Location of Buildings

- (a) The minimum separation distance for residential buildings in Areas A and B is:
 - (i) 10 m between the exterior of the front or rear wall of each building and any separate wall of any other building;
 - (ii) 2.4 m between the exterior side wall of each building and the exterior side wall of any other building unless a greater separation is required by the Development Officer.
 - (iii) 1.5 m between a building and:
 - (A) a roadway;
 - (B) a common or visitor parking stall; and
 - (iv) 1.0 m between a building and a common walkway, except that portion of the walkway that provides direct access to the building;
 - (v) 1.5 m between a principal building and an accessory building, except for a common amenity building which has a minimum separation distance of 2.4 m.
- (b) The minimum separation distance for an apartment building and mixed use building in Area C is:
 - (i) 7.5 m between the exterior wall of an apartment building or mixed use building and any separate wall of any other apartment building or mixed use building;
 - (ii) 1.5 m between a principal building and an accessory building, except for a common amenity building which has a minimum separation distance of 2.4 m;
 - (iii) 3 m between the exterior wall of an apartment building or mixed use building and:
 - (A) a roadway;
 - (B) a common or visitor parking stall; and
 - (C) a common walkway except that portion of the walkway that provides direct access to the building;

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(19) **Design, Character, and Appearance of Buildings**

In addition to the requirements in Section 6.7, all buildings must be finished as follows to the satisfaction of the Development Officer:

- (a) no building façade shall exceed 60 m in length, at the discretion of the Development Officer;
- (b) to reduce building massing, building façade(s) shall be articulated by a combination of recesses, entrances, windows, projections, change in building materials, colours, roof design, or physical breaks in building mass, to create attractive streetscapes and interfaces at the discretion of the Development Officer. A continuous building façade without recess, balcony or other form of articulation shall not exceed 15 m in horizontal direction;
- (c) building massing must respect the existing topography of the site by terracing the building where appropriate;
- (d) rooftop mechanical equipment must be screened on all sides to the satisfaction of the Development Officer;
- (e) walls, including retaining walls, for general landscaping, amenity areas, private and amenity areas, common, and perimeter walls must be constructed or finished in a similar material and colour to that used for the principal building exterior; at the discretion of the Development Officer;
- (f) all exterior pedestrian entrances to an apartment building or mixed use building must have overhead weather protection; and
- (g) the principal pedestrian entrance to an apartment building or mixed use building must have barrier-free access.

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(20) Parking

Notwithstanding Section 7.3 On-Site Parking and Loading of this Bylaw, on-site parking shall be provided as follows:

(a) Residential Use

Land Use	Minimum Parking Requirement
(i) dwelling, duplex; dwelling, semi-detached; and townhousing.	(A) 2 stalls per dwelling unit; plus (B) 1 stall per 7 dwelling units for visitor parking.
(ii) apartment building; dwelling units above commercial uses.	(A) 1.5 stalls per dwelling unit; plus (B) 1 stall per 7 dwelling units for visitor parking.
(iii) group home	(A) 1 parking space per 3 sleeping units and 1 parking space per resident staff member.
(iv) dwelling, live/work unit	(A) a minimum of 1.5 stalls for the residential component; and (B) 1 stall per 45 sq. m of gross floor area for the commercial component. (C) Notwithstanding clauses (A) and (B), a Development Officer may vary the parking requirements based upon the number of bedrooms in the residential component, or the provision of adjacent parking on a public roadway or in a common parking area accessible to the public.
(v) long term care housing	(A) a minimum of 1 stall per 6 dwelling units, plus (B) 1 stall per 7 dwelling units for visitor parking, plus (C) 1 stall per 1.5 employees required during the maximum working shift.

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Land Use	Minimum Parking Requirement
(vii) supportive housing	(A) 1 stall per dwelling unit or 1 stall per 6 dwelling units for each non-self-contained supportive housing unit, plus (B) 1 stall per 7 dwelling units for visitor parking; plus (C) 1 stall per 1.5 employees required during the maximum working shift.

(b) Non-residential Use

Land Use	Minimum Parking Requirement
(i) non-residential, except hotel.	(A) 1 stall per 45 sq. m of gross floor area; (B) the Development Officer may, at its discretion, determine the parking requirements based on a parking and transportation study required under Part 3 of this Bylaw.
(ii) hotel	(A) 1 stall per guest room, plus (B) additional stalls in accordance with the parking requirements of this section for any other uses which form part of the hotel.

- (c) If a calculation under Sections (20)(a) and (20)(b) results in a fractional number, the number shall be rounded upwards to the next whole number.
- (d) There shall no residential vehicular access onto roadways designated as Neighbourhood, Connector, or Crosstown.
- (e) Where a rear lane is provided, vehicular access shall only be provided from the lane, except for front-back semi-detached or front-back duplex product where one dwelling unit has vehicular access from the lane and the other has vehicular access from the roadway.
- (f) Notwithstanding Sections 7.7(2) and 7.7(3) of this Bylaw, parking spaces and drive aisles shall meet the following criteria:
- (i) a parking stall must be a minimum of 2.6 m wide and 5.8 m deep;
 - (ii) a parallel parking stall shall be a minimum 2.6 m wide and 7.0 m deep;
 - (iii) a drive aisle must be a minimum of 7.3 m wide for two-way traffic;
 - (iv) notwithstanding the provisions of clause 20(f)(iii), the Development Officer may reduce the minimum width of a drive

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aisle for parking spaces provided at an angle or for one-way drive aisles.

- (v) required parking stalls for all residential uses that are provided in a private driveway or garage may be located tandem, with no more than 2 of the total required parking spaces located in tandem; and
- (vi) small car parking spaces may comprise a maximum of 20% of required parking for apartment and mixed use development only.

Section 8.39. Residential Front Back (RFB) Land Use District (BL21/2020)

(1) **Application**

This section applies to the District designated as Residential Front Back (RFB) on the Land Use District Map, Schedule A, of this Bylaw.

(2) **Purpose**

The purpose of the Residential Front Back (RFB) Land Use District is to provide an area for a low density residential mix of small scale dwelling forms, that enable quality streetscapes in new comprehensively planned neighbourhoods. Vehicular access is provided from either the front of the lot or rear lane, to minimize curb cuts and maximize on-street parking.

(3) **Permitted Land Uses**

The following are permitted uses:

- (a) dwelling, duplex;
- (b) dwelling, garage suite;
- (c) dwelling, garden suite
- (d) dwelling, secondary suite;
- (e) dwelling, semi-detached;
- (f) dwelling, single-detached house;
- (g) group home;
- (h) park;
- (i) accessory developments to any use listed in subsection (3), excluding decks that are greater than 1.5 m above finished grade, and private pools.

(4) **Discretionary Land Uses**

The following are discretionary uses:

- (a) bed and breakfast;
- (b) home occupation;
- (c) public utility building;
- (d) raffle home;
- (e) residential sales centre;

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- (f) show home;
- (g) supportive housing; and
- (h) accessory developments to any use listed in subsection (4), and decks that are greater than 1.5 m above finished grade, and private pools.

(5) Floor Area

- (a) The minimum gross floor area per principal dwelling unit is 75 sq. m, excluding the area of an attached garage.
- (b) The area comprising the gross floor area must be enclosed, but does not require interior finishing.

(6) Lot Width

- (a) The minimum lot width for a dwelling, single-detached house is:
 - (i) 8.6 m on an interior lot; and
 - (ii) 10.4 m on a corner lot.
- (b) The minimum lot width for a dwelling, duplex is:
 - (i) 13 m on an interior lot; and
 - (ii) 15 m on a corner lot.
- (c) The minimum lot width for a dwelling, semi-detached is:
 - (i) 7.4 m per dwelling unit on an interior lot; and
 - (ii) 9.1 m per dwelling unit on a corner lot.
- (d) Notwithstanding clauses (a) and (c), refer to Section 8.21 for additional regulations on lots less than 12.2 m in width.

(7) Lot Area

The maximum lot area is 1,000 sq. m. for single-detached, semi-detached, and duplex dwellings.

(8) Lot Coverage

- (a) The maximum lot coverage for a single-detached house is 40% for the principal building and garage, and 42% including accessory buildings.
- (b) The maximum lot coverage for a duplex or semi-detached dwelling is 45% for the principal building and garage, and 47% including accessory buildings.

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(9) Building Height

The maximum building height is:

- (a) 11.5 m for a walkout lot or a structure with a drive-under garage; and
- (b) 11 m in all other cases.

(10) Attached Garage or Carport

An attached garage or carport must comply with the building setback requirements that apply to the principal building.

(11) Front Yard Setback

- (a) The minimum front yard building setback for a dwelling with a front attached garage or front vehicle access is 6.0 m.
- (b) The minimum front yard building setback in all other cases is 4.5 m.
- (c) The minimum setback to an architectural projection for a dwelling with a front attached garage or front vehicular access is 5.4 m.
- (d) The minimum setback to an architectural projection in all other cases is 3.9 m.
- (e) Notwithstanding clauses (a) and (b), for the purpose of providing a variation to improve the overall amenity of an area, the Development Officer may require that front yard setbacks be varied by an amount between 0.5 m and 1.5 m for 1 in 6 new dwellings proposed for construction on continuously adjoining sites.

(12) Side Yard Setback

In this subsection:

- (a) a side yard building setback shall be provided on each side or portion of a side of a principal building as follows:

Lot Width	Building Sideyard Setback	Walkout Basement Sideyard Setback
<10 m	1.25 m	1.25 m
10 m - ≤12.5 m	1.25 m	1.25 m
>12.5 m	1.8 m	1.8 m

- (b) notwithstanding clause (a),

Section 8.39. Residential Front Back (RFB) Land Use District (BL21/2020)

- (i) on a corner lot, the side of the lot that adjoins a flanking public roadway must have a minimum side yard building setback of:
 - (A) 3 m; or
 - (B) 6 m from the edge of the sidewalk nearest the property line, to the face of the garage where a garage faces the flanking public roadway, excluding a lane; or
 - (C) 6 m from the closest edge of the roadway, where there is no sidewalk, to the face of the garage, where a garage faces the flanking public roadway, excluding a lane;
- (ii) semi-detached dwellings, and decks associated with semi-detached dwellings, may develop to a 0 m setback along the property line, common;
- (c) the minimum setback to an architectural projection is 1.2 m, on the interior side of the lot, and
- (d) notwithstanding clause (c), on a corner lot, the minimum setback to an architectural projection is 2.4 m on the side facing the flanking public roadway.

(13) Rear Yard Setback

- (a) The minimum rear yard principal building setback is:
 - (i) 6 m, if an attached garage or a carport is located on the lot; and
 - (ii) 10 m in all other cases.
- (b) An architectural projection may encroach into the minimum rear yard setback by no more than 0.6 m.
- (c) The design elements on the front house façade shall be duplicated on the detached garage façade facing the lane.
- (d) Notwithstanding the requirements of Section 8.15, a fence in or around a rear yard must not exceed 1 m in height for the portion between the rear property line and the 1.5 m minimum detached garage setback.

(14) Parking and Vehicular Access

- (a) One vehicular access per lot shall be permitted for a dwelling, single-detached house or a dwelling, semi-detached. For a dwelling, duplex, each primary dwelling unit shall be permitted one vehicular access.
- (b) Vehicular access may either be provided from a lane, or a public road, and shall be hard surfaced.

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- (c) For a dwelling, single-detached house, vehicular access shall be provided from a lane.
- (d) For a dwelling, semi-detached, vehicular access for one dwelling unit may be provided from a rear lane, and vehicular access for the second dwelling unit may be provided from a public road; where
 - (i) vehicular access shall be grouped so that dwellings with rear detached garages are situated adjacent to each other, and dwellings with front attached garages are situated adjacent to each other, in pairs, as shown in Figure 12b.
 - (ii) notwithstanding clause (i), a principal building with a rear detached garage shall be placed at the ends of blocks, as shown in Figure 12b.
 - (iii) notwithstanding clause (ii), up to four mid-block transition lots are permitted per block where garages are not grouped, as shown in Figure 12b.
- (e) For a dwelling, duplex, vehicular access for one dwelling unit may be provided from a rear lane, and vehicular access for the second dwelling unit may be provided from a public road; where
 - (i) vehicular access shall be grouped so that dwellings with rear detached garages are situated adjacent to each other, and dwellings with front attached garages are situated adjacent to each other, in pairs, as shown in Figure 12c.
 - (ii) notwithstanding clause (i), a principal building with rear detached garage shall be placed at the ends of blocks, as shown in Figure 12c.
 - (iii) notwithstanding clause (ii), up to two mid-block transition lots are permitted per block where garages are not grouped, as shown in Figure 12c.
- (f) Access to a single width vehicle garage or a double width vehicle garage may be provided from a lane, or a public road; and
- (g) Access to a triple width vehicle garage or larger shall be provided from a lane.
- (h) If a garage is not constructed at the same time as the principal dwelling, a two-vehicle hard surfaced parking pad shall be provided on-site and shall have vehicular access provided from a lane. The minimum width and depth of the parking pad shall include an allowance for the support of a future garage, including wall thickness, and be in conformance with the minimum interior width and depth clear space requirements of Section 7.2(4).
- (i) A hard surface parking pad must be setback from the rear property line by a minimum of 1.5 m, and shall include an underground electrical power connection with an outlet on a post approximately 1 m in height located within

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1 m of the hard surfaced parking pad. There shall be hard surface material placed between the parking pad and the lane.

(15) **Pedestrian Access**

- (a) Pedestrian access to the principal building shall be provided from a public road, excluding a lane; or a front access driveway.
- (b) Each principal dwelling unit that has direct access at ground level shall have an entrance door facing a public roadway only, not including a lane. On a corner lot, the entrance door may face either the front public roadway or the flanking public roadway.

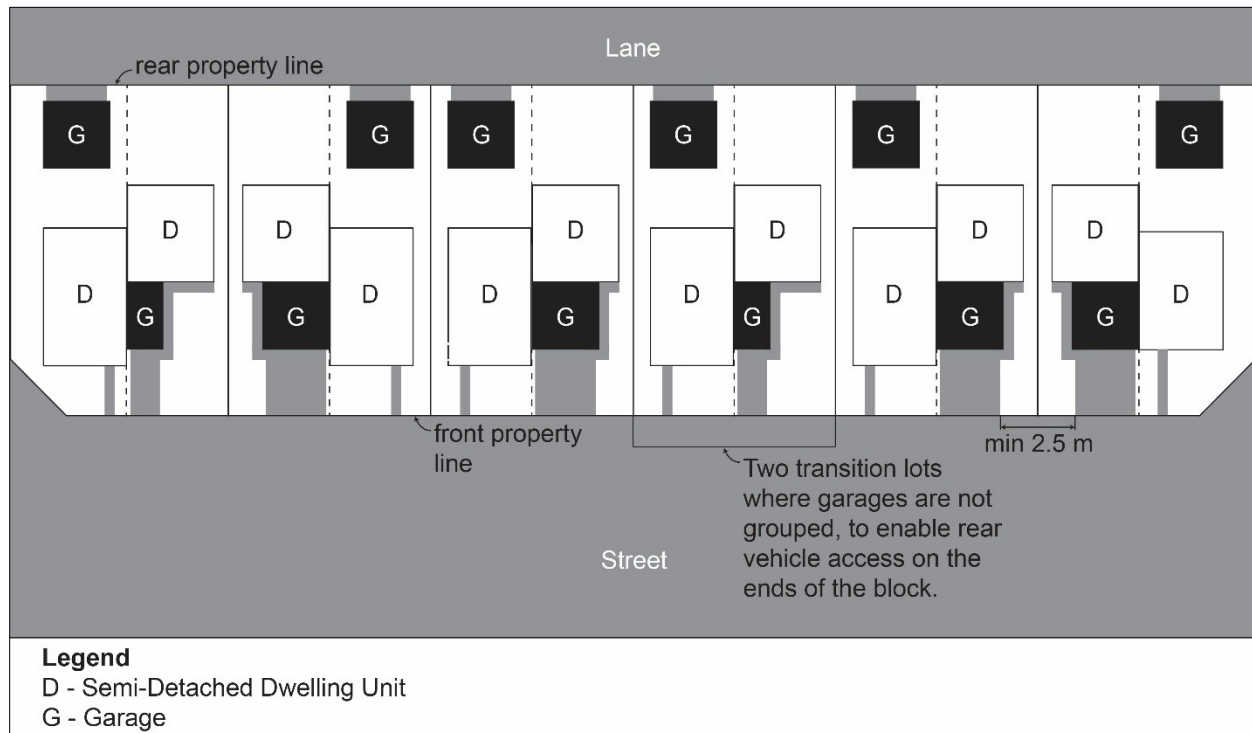


Figure 12b: Grouping of Vehicular Access on Adjacent Lots for a Block of Semi-Detached Dwellings

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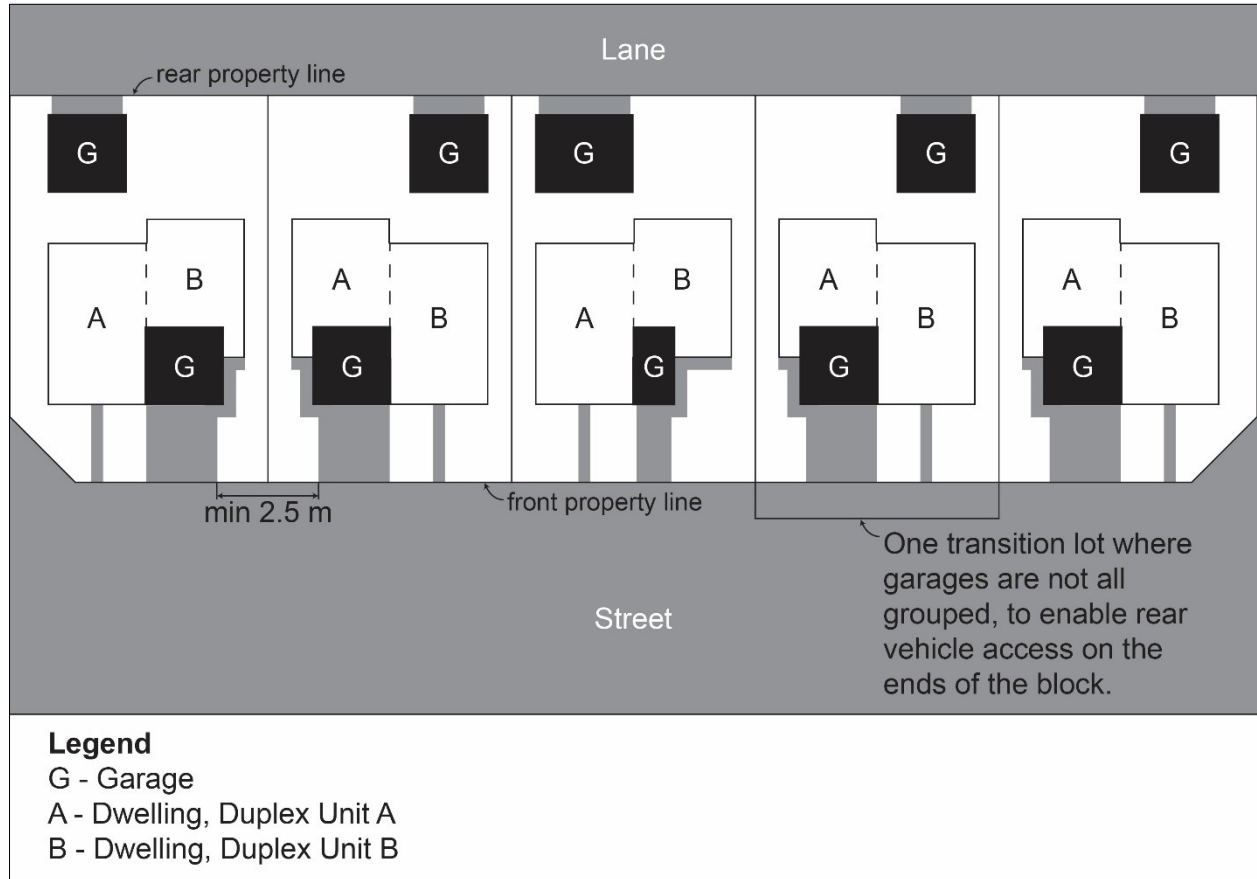


Figure 12c: Grouping of Vehicular Access on Adjacent Lots for a Block of Duplex Dwellings

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