

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 and a 1.5 m separation is provided from the principal building; **(BL31/2013)**
- (d) must not be more than 3.7 m in height above finished grade;
- (e) must be located a minimum distance of 1.5 m from the principal building unless determined otherwise by the Development Officer; and **(BL2/2018)**
- (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).

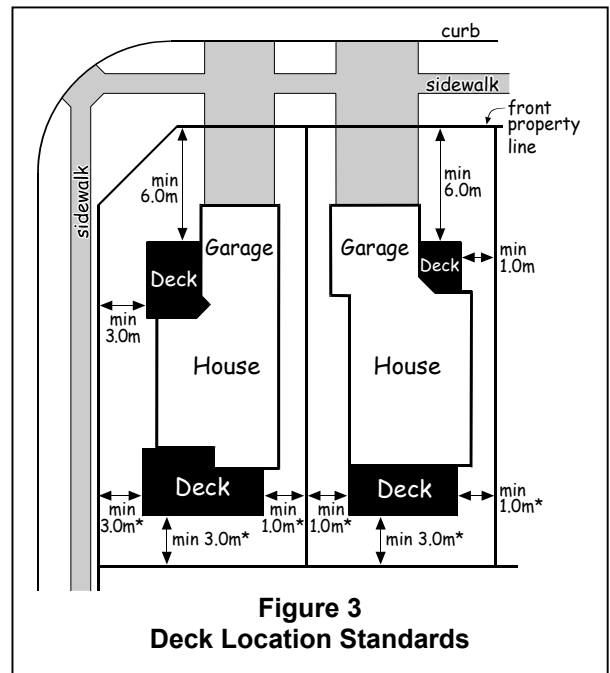


Figure 3
Deck Location Standards

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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)

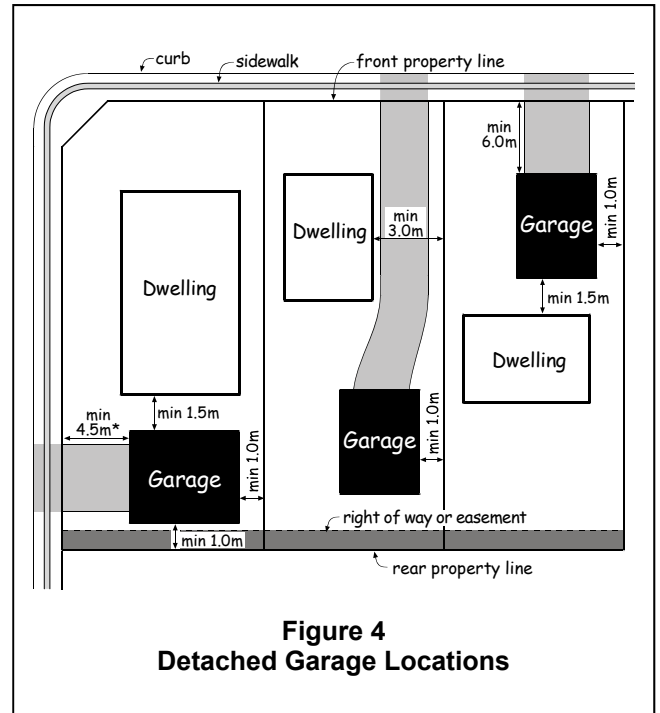
- (1) In R3, R3A, R4, or DR Districts:
 - (a) no building façade shall exceed 60 m in length, at the discretion of the Development Officer;
 - (b) building façade(s) shall be articulated by a combination of recesses, entrances, windows, projections, change in building materials, colours, roof design, 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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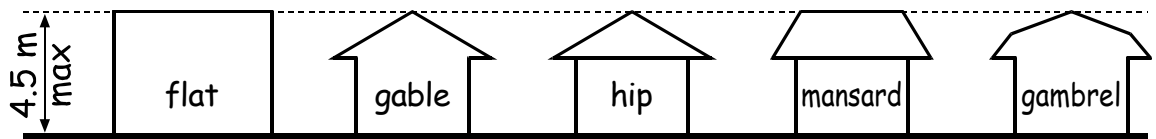
8.11. Detached Garage and Detached Carport

(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)**
- (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 District; **(BL2/2018)**
- (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.



**Figure 4
Detached Garage Locations**



**Figure 5
Maximum Detached Garage Height**

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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, basement suite; dwelling, garage suite; dwelling, garden suite; or dwelling, secondary suite; is permitted on a lot with a single-detached house.
- (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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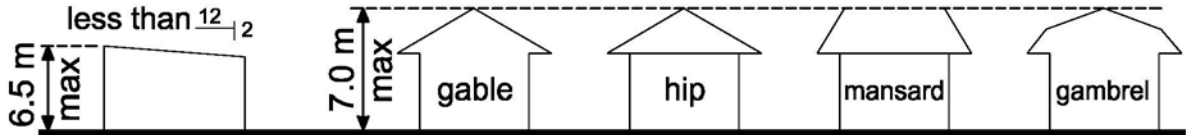


Figure 5a
Maximum Height for Detached Garage with Garage Suite

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 habitable net 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 one dwelling, basement suite; dwelling, garage suite; dwelling, garden suite; or dwelling, secondary suite; is permitted on a lot with a single-detached house.
- (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 one dwelling, basement suite; dwelling, garage suite; dwelling, garden suite; or dwelling, secondary suite; is permitted on a lot with a single-detached house.
- (3) A dwelling, secondary suite shall have a maximum of three bedrooms.

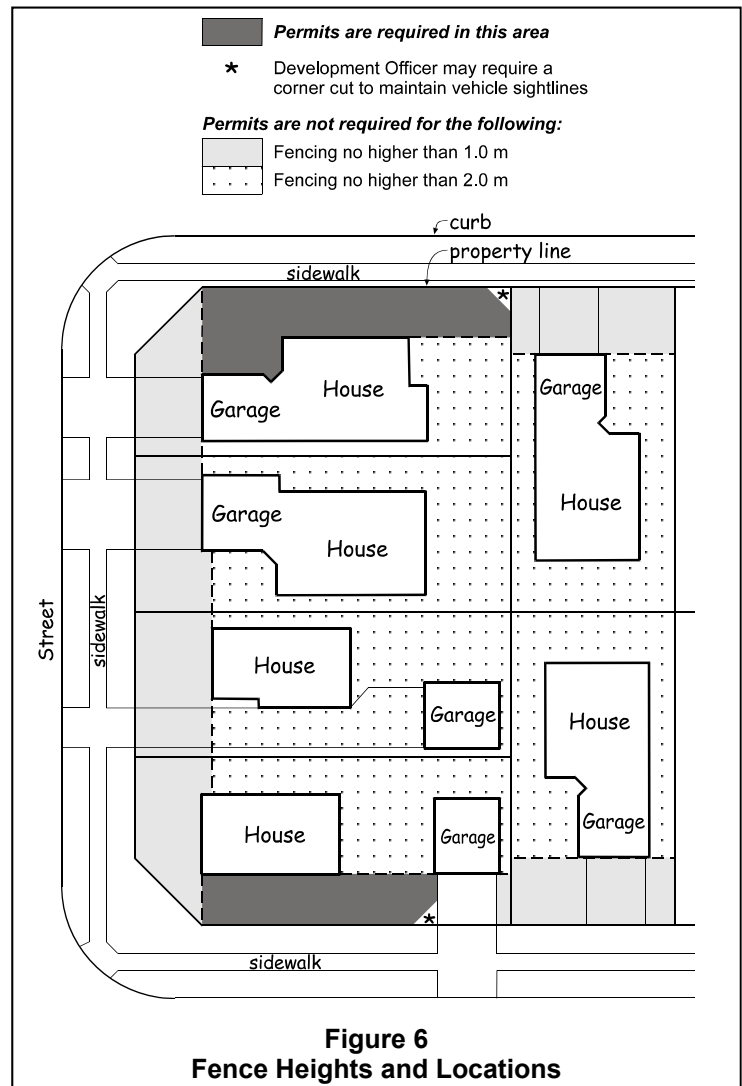
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- (4) The minimum area of a dwelling, secondary suite shall be not less than 30 sq. m.
- (5) A dwelling, secondary suite shall not be considered in the calculation of densities as outlined in statutory plans.
- (6) A dwelling, secondary suite shall 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) a group home shall be located a minimum of 300 m from another group home. Subject to the discretion of the Development Officer, a group home may be located within 300 m of another group home if the group homes in question are located either in different neighbourhoods or are separated by a major arterial roadway listed in Schedule B.

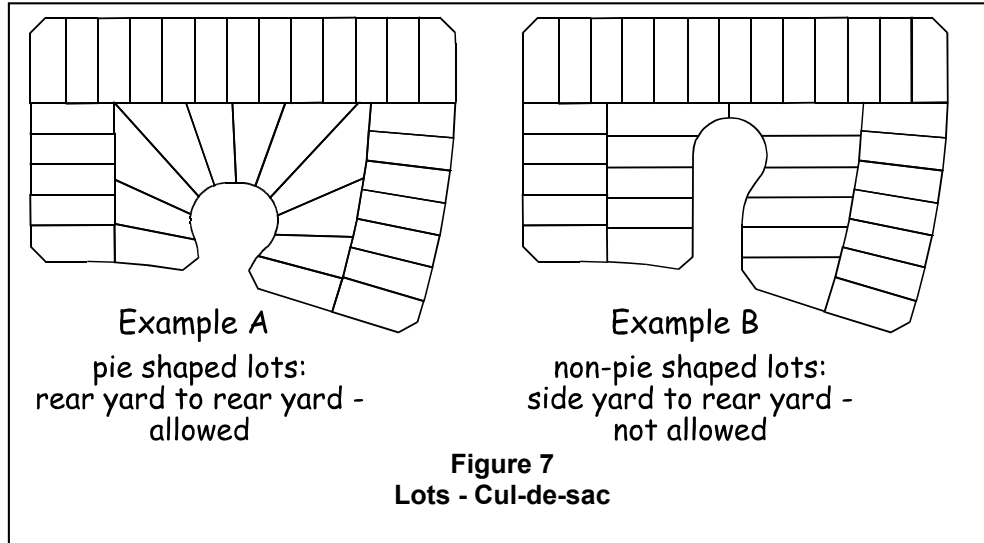
8.18. **Lot Coverage**

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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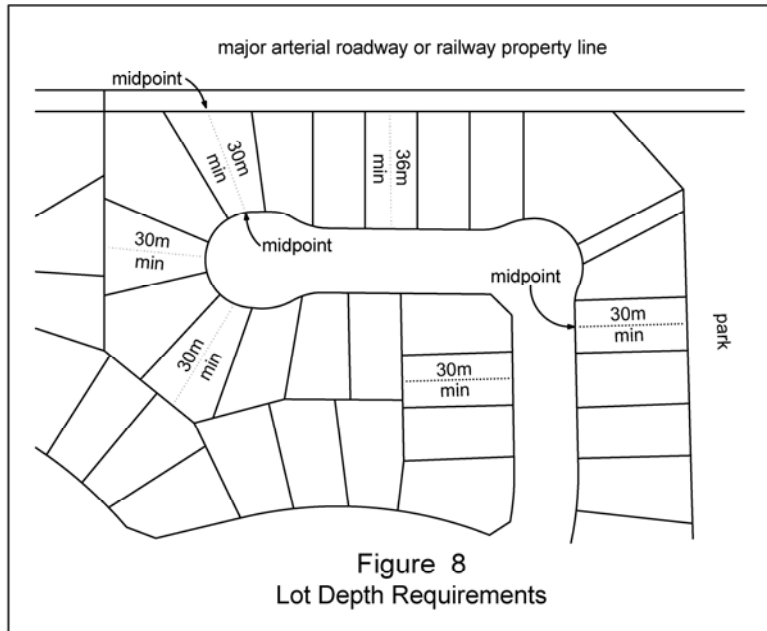


8.20. **Lot Depth** (BL2/2018)

In R1, R2, R3, RX, and RXL Districts, the minimum lot depth is:

- (a) 36 m, if the lot is adjacent to or backs onto a major arterial roadway identified in Schedule B; 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; 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:

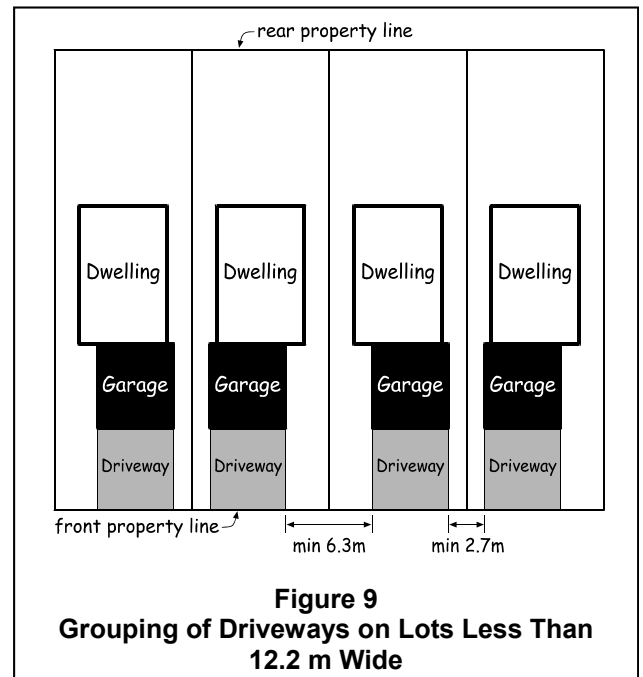
- (a) Garages and driveways shall be grouped to maximize on-street parking with a minimum of one on-street parking space to every two lots (Figure 9).
- (b) Driveways shall not exceed 5.5 m in width at the front property line when located on a lot less than 11.5 m in width.
- (c) Lots less than 11.5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

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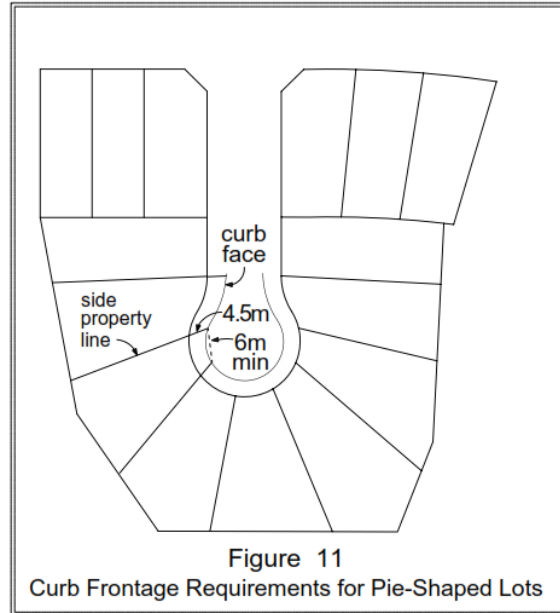
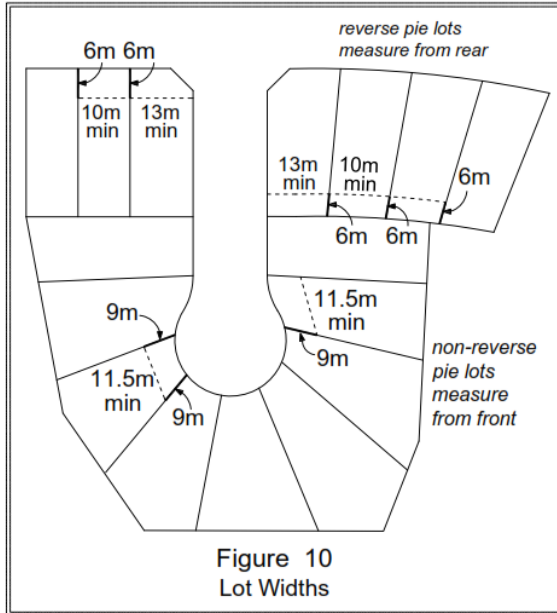
8.22. Lot Width Measurements (BL2/2018)

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); and
 - (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);
- (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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8.23. Lot Width Distribution (BL2/2018)

Applies to lot width distribution for all single-detached houses in the R1, R2, RX, and RXL districts, and is not applicable to dwellings (semi-detached; duplex; or 3 units or more) in the R1, R2, R3, R3A, R4, RX, RXL, or DR Districts.

- (a) Lands governed by an Area Structure Plan adopted prior to the effective date of Bylaw 2/2018.

The amendment shall comply with the requirements defined in Schedule H;

- (b) Lands governed by a new Area Structure Plan or amended Area Structure Plan adopted subsequent to the effective date of Bylaw 2/2018.

If the subdivision forms one stage of a series of subdivisions contemplated within an area under an Area Structure Plan bylaw, the Area Structure Plan shall comply with the following table:

Lot Width	>12.5 m	10 m - ≤ 12.5 m	<10 m
Percentage of lots allowed for that range of widths	10% - 40%	35% - 80%	0% - 25%

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8.24. Motor Vehicle Access

- (1) In the R1, R2, RX, and RXL Districts and street-oriented townhousing, only 1 motor vehicle access per lot is allowed. **(BL2/2018)**
- (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, the Development Officer may permit 1 additional motor vehicle access from the rear lane; or
 - (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.

8.26. Private Pools and Decorative Ponds

- (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.

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- (3) A private pool must be enclosed by fences equipped with gates that lock in accordance with the Alberta Building Code in effect at the date of the application for development permit.

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.

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 arterial roadway listed in Schedule B, if a dwelling unit faces that roadway; and
 - (iii) 6 m from a property line in all other cases.

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- (b) The minimum principal building setback for street-oriented townhousing is:
 - (i) 7.5 m from any property line adjacent to a major arterial roadway, listed in Schedule B 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;
 - (D) 3 m on a corner lot in the RX and RXL Districts;
 - (iv) from the rear property line:
 - (A) 13 m where a garage is being provided from a rear lane; and
 - (B) 6 m in all other cases.

(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;

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- (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%.
 - (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.

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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;

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- (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.

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(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 6.13, 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 arterial roadway listed in Schedule B 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.
(iii)	Rear	7.5 m (BL2/2018)

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

- (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 6.13, 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 arterial roadway listed in Schedule B, 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) The minimum front yard building setback is 6 m.
- (b) 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. **(BL2/2018)**
- (c) 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.
- (d) The minimum rear yard building setback is 7.5 m. **(BL2/2018)**
- (e) Notwithstanding the requirements of Section 8.2, the minimum building setback for an accessory building is 3 m. **(BL2/2018)**
- (f) A public utility building must have a minimum setback from any property line as determined by the Development Officer. **(BL2/2018)**
- (g) 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

- (h) 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. Medium / High Density Residential (R4) Land Use District
(BL4/2008)**

(1) **Application**

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

(2) **Purpose**

The purpose of the Medium/High Density Residential District is to provide an area for medium to higher density residential development.

(3) **Permitted Land Uses**

The following are permitted uses:

- (a) apartment building; and
- (b) townhousing (**BL2/2018**)

(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;
- ~~townhousing; (BL16/2016, BL2/2018)~~
- (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. Medium / High Density Residential (R4) Land Use District
(BL4/2008)**

- (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.

(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:
 - (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

**Section 8.34. Medium / High Density Residential (R4) Land Use District
(BL4/2008)**

- (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 6.13, 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 arterial roadway listed in Schedule B must have a berm and fencing to the satisfaction of the Development Officer.

**Section 8.34. Medium / High Density Residential (R4) Land Use District
(BL4/2008)**

- (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)**
- (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.
- (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)**

**Section 8.34. Medium / High Density Residential (R4) Land Use District
(BL4/2008)**

(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)

(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, 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.

(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)

- (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) 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 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.
- (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 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.

(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.

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

- (b) The maximum lot coverage for a duplex or semi-detached dwelling is 47%.
- (c) 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 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),
 - (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;

Section 8.35. Residential (RX) Land Use District (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:
 - (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-family 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), on a corner lot, the minimum setback to an architectural projection is 2.4 m on the side facing the flanking public roadway.

(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.

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

- (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.

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

(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, 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.

(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)

- (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) 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 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.
- (e) 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.

(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) The maximum lot coverage for a duplex or semi-detached dwelling is 47%.

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

- (c) 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 .05 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	Sideyard Building 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) 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-family dwelling property line is 1.8 m;

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

- (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 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 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.

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

(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.

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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

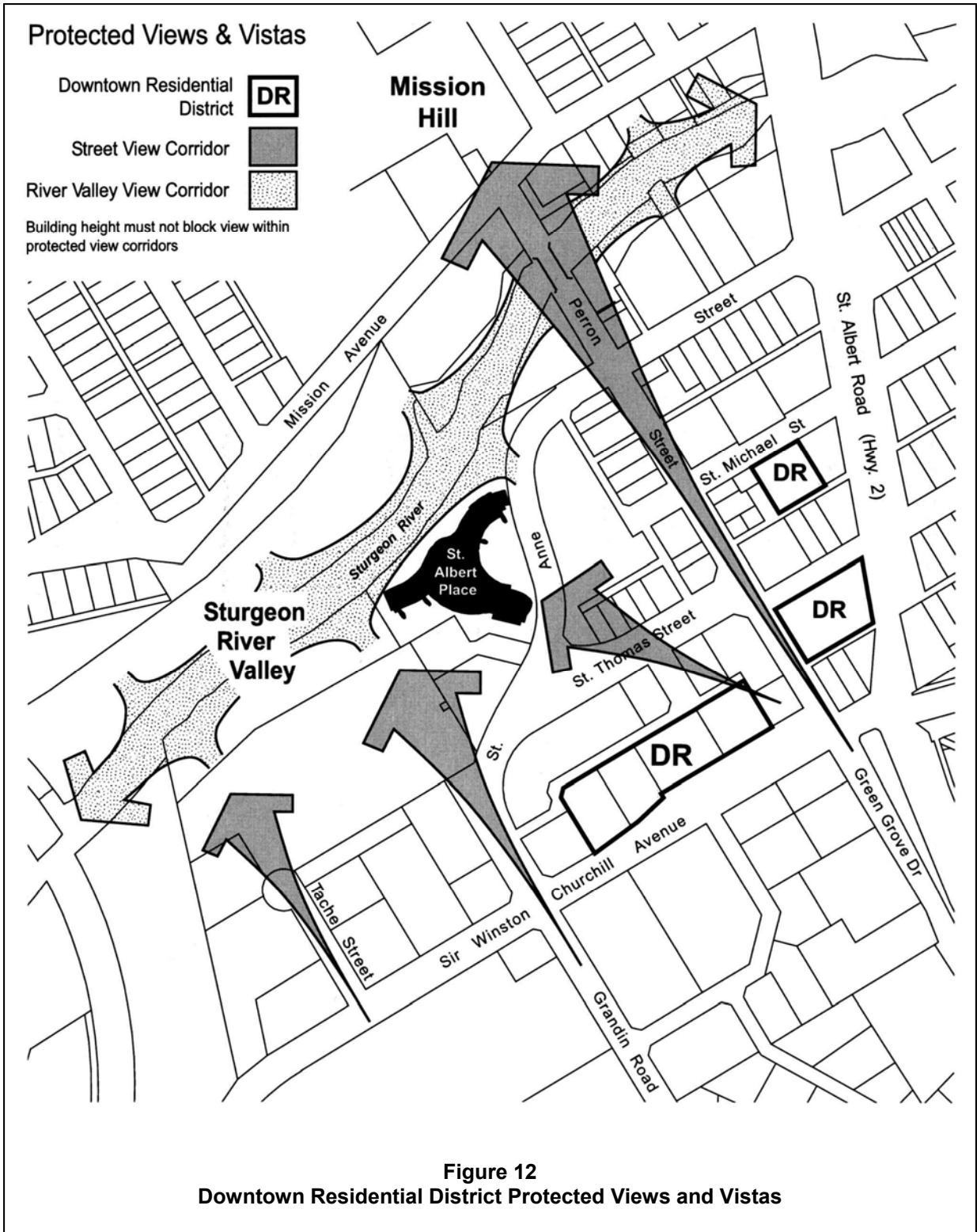
(10) **Location of Buildings** (BL2/2018)

- (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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