

David Girardin

Subject: City of Red Deer Land Use Bylaw Review - April 2022 - Update #7 Residential District Regulations Review
Attachments: Districts for Referral.pdf; Residential District Regulations Apr 26 2022.pdf

City of Red Deer Land Use Bylaw Review

April 2022 – Update #7

Good Afternoon,

Thank you for participating in the City of Red Deer Land Use Bylaw Review Project. The focus of this, our seventh update, is to share the proposed residential land use districts.

Attached you will find a draft of proposed residential districts, incorporating changes to the uses and regulations within the districts which have been previously circulated (Updates #4 and #6). A copy of the definitions has been included for your reference. These definitions are provided to aid in understanding of the districts; they are not under review at this time. Below, you will find some questions that you may wish to consider as you review the proposed residential districts.

Questions for Consideration

1. Are there any additional development standards that should be considered?
2. Are there any proposed development standards that should be re-considered?

If you have any comments that you would like to share please send them to david.girardin@reddeer.ca. Further information and project updates can also be found on our [Land Use Bylaw Review webpage](#).

Thank you for your interest in the City of Red Deer's Land Use Bylaw Review Project.

If you no longer want to receive these emails, please contact david.girardin@reddeer.ca to be removed from our email list.

Regards,

David Girardin RPP, MCIP
Major Projects Planner
City Planning & Growth
The City of Red Deer

403.406.8707
david.girardin@reddeer.ca

Haley Mountstephen RPP MCIP
Senior Planner
The City of Red Deer
Haley.mountstephen@reddeer.ca



CITY PLANNING & GROWTH DEPARTMENT

Land Use District Regulations

Summary

The following package has been prepared under the greater Land Use Bylaw (LUB) Review Project goals and themes of reducing red-tape, simplifying the use of the LUB, improving customer service and respecting the community. This project aims to allow for more flexibility in the LUB while providing consistent standards and interpretation, simplifying the development process and timelines, and involving the public.

This package contains a review of the *residential* land use districts contained within Part 4 of the LUB. Previously referred to the public were the proposed uses and general residential regulations applicable to all residential properties. With the addition of the proposed district regulations the public should now have a clearer picture of what residential development could look like in the future. The district regulations proposed in this document, in addition to the proposed uses and general residential regulations, will continue to be reviewed based on public feedback.

Under the existing LUB several of the district regulations have been in place since the 1970s and required a large-scale review to ensure they are reflective of the current development environment or City practises. Newer districts, which have been developed over the last ten years, are now maturing and required a thorough review. Although amendments to the districts occur on an ongoing basis a thorough review was needed to ensure they are still applicable and relevant for today's market.

While preparing this package, residential district regulations from other municipalities were reviewed. Ensuring that district regulations are competitive with other municipalities will help foster economic development within the City. A municipal review has provided insight to best practices and development trends.

In reviewing the district regulations several changes have been proposed. They key changes are highlighted below:

1. Removal of Minimum Lot Depth

In alignment with several Alberta municipalities, it is proposed to remove the minimum lot depth of residential sites within the City. Previously this was included within each district to create a consistent lot size among all properties in a subdivision. However by having a variety of lot sizes there will be more variation in lot prices and density. The proposed change will allow for more flexibility for design and will allow the market to dictate parcel sizes.

2. Removal of Minimum Floor Area

In each of the residential districts it has been proposed to remove the minimum floor area requirement. By doing this, districts will be more flexible in building design and allow for a

variety of housing sizes while aiding the removal of some barriers to access housing. Attention has been put into the definitions and regulations (previously referred) to ensure that the housing type is compatible and complementary to existing development. Additionally, all development will be subject to building and safety codes to ensure development is appropriately constructed.

3. Increase in Maximum Building Height

Changes to the maximum building height are proposed within all of the residential districts. Houses, duplexes, and townhouses are now proposed to have a maximum height of 3 storeys or 15.0m from grade. 3 storeys is an increase from the 2 or 2 ½ storeys allowed in existing districts and will allow for increased design flexibility in development proposals. The maximum apartment height in the proposed R-H (High Density Residential) district has also been increased to 6 storeys from 4 storeys as a reflection of changes to the Alberta Building Code leading to 6 story building being a more common development style and to help increase density through height. Building heights in mature neighbourhoods will still be subject to the Mature Neighbourhood Overlay District regulations which consider design compatibility with surrounding residential buildings.

4. Consistency of Regulations Between Districts where Appropriate

In the existing bylaw there are several regulations that are inconsistent for unknown reasons. An effort has been made to provide consistent regulations between districts where appropriate. For example, it is proposed that site coverage where the principal building is a House will be 45% regardless of the district. This has also been applied to the landscaping area and building height.

5. Decrease in Minimum Front Yard Setbacks

Several existing single family land use districts allow for provisions of a reduced front yard setback, particularly when there is a front porch or veranda. For consistency between districts, it is proposed to reduce the front yard setback for the live-in portions of a dwelling unit in all districts; garage portions of dwelling units would be required to be setback further than the live-in portion of the dwelling. The exception to this is the R-N (Narrow Lot) district where the site width would limit the development of a recessed front garage. It is also proposed to decrease the required front yard setbacks for Apartments in the R-M (Medium Density) and R-H (High Density) districts to be more comparable with other municipalities. The outcome of a reduced setback is a more inviting streetscape and more flexibility in building and lot design. In existing developed areas the Mature Neighbourhood Overlay District would continue to be applied to front yard setbacks.

6. Provisions for Zero Lot Line Developments

Within the R-N (Narrow Lot Residential) District zero lot line developments are a proposed option for Houses. This means that Houses within the R-N district may be built up to the property line on one side of the site, see image below. Several Alberta municipalities allow for this type of development which results in a typical smaller parcel size and a more affordable option for potential landowners. Zero lot line development usually offer more privacy and a

larger square footage than alternative housing types such as a townhouse or apartment unit. Development standards for zero lot line developments include a narrower minimum required site area and frontage, a larger maximum site coverage, and easements along the zero setback property line for maintenance.

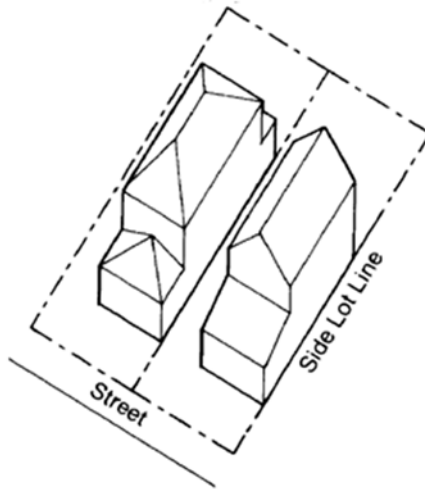


Image Source: <https://activerain.com/blogsviw/2049584/what-are-zero-lot-lines----calgary--alberta>

7. Parking Regulations Moved from Individual Districts to General Regulations Applicable to all Districts

The existing LUB lists parking requirements in each of the districts. To increase the user-friendliness of the LUB it is proposed that all the parking regulations are combined into the same section within the bylaw. Specific parking requirements will be reviewed and evaluated based on need and market demand. Regulations related to parking will be referred at a later time.

8. Front Driveway Requirements for Narrow Lots have been Removed from the Existing R1G District and are now Applicable to Most Residential Districts

The existing front garage setback regulations in the R1G district were created to protect supply of on-street parking on narrow lots with Houses. This has been removed and placed in the general regulation section; it is intended to have consideration for on-street parking regardless of the housing type or lot size.

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Low Density Residential R-L (Current R1, R1C, R1WS, R1A)

Purpose:

The Low Density Residential R-L District is intended to accommodate the Development of Houses, Duplexes and compatible non-Residential uses.

1. Permitted Uses

- (a) Accessory Building
- (b) Backyard Suite
- (c) Building Sign for uses described in x.x
- (d) Duplex, except in the West Park Overlay District
- (e) Home Occupation - Minor
- (f) House
- (g) House Suite
- (h) Show Home

2. Discretionary Uses

- (a) Day Care Facility
- (b) Duplex, limited to the West Park Overlay District
- (c) Emergency Services
- (d) Freestanding Sign for uses described in x.x
- (e) Home Occupation - Major
- (f) Public Assembly
- (g) Supportive Living Accommodation
- (h) Temporary Care Facility
- (i) Utilities

Regulations

3. Development Standards

(a) Minimum dimensions in this District are as follows:

Use	Minimum Required Dimensions	
	Site Area	Frontage
House	324.0m ²	12.0m
Duplex	232.0m ² per Dwelling Unit	7.6m per Dwelling Unit
Public Assembly	800.0m ²	12.0m
All other uses	324.0m ²	12.0m

(b) Minimum required setbacks in this District are as follows:

Use	Minimum Required Setbacks		
	Front Yard	Rear Yard	Side Yard
House	3.0m for live in portion of Dwelling Unit	7.5m	1.5m for interior Side Yards

	6.0m for attached Garage portion of Dwelling Unit		2.4m on exterior Side Yard of Corner Site
Duplex	3.0m for live in portion of Dwelling Unit 6.0m for attached Garage portion of Dwelling Unit	7.5m	1.5m with no side entry on interior Side Yards 2.4m with no side entry on exterior side of Corner Site 2.4m with side entry 0.0m from property line with a party wall
All other uses	3.0m for Buildings with no front attached Garage or Parking Pad 6.0m for Buildings with front attached Garage or Parking Pad	7.5m	1.5m for interior Side Yards 2.4m on exterior Side Yard of Corner Site

(c) Notwithstanding (b) the minimum Front Yard setback for the live in portion of the Dwelling Unit may be further reduced to a minimum of 2.0m and a maximum 3.0m for a House with a Backyard Suite that fronts a P1 District Site.

(d) Notwithstanding (b), in laneless subdivisions, one of the Side Yards for a House shall be:

- (i) 1.5m where a Garage or carport is attached to or is an integral part of the House, or
- (ii) 3.0m where a Garage or carport is to be provided in the Rear Yard of a Site, or
- (iii) in the event that the front Building line of the Site is 21.0m in length or greater, the minimum Side Yard on one side of the Site shall be 10% of such Building line. The minimum Side Yard on the other side of the Site in the case subsection (i) hereof applies, 10% of the said Building line; in the case subsection (ii) or (iii) applies, 3.0m or 5.0m respectively.

(e) Massing and coverage in this District are as follows:

Regulation	Requirement
Maximum Building Height	3 storeys with a maximum height of 15.0m measured from Grade
Maximum Site Coverage	45% unless the Site contains a Backyard Suite in which the maximum Site Coverage is then 60%
Minimum Landscaped Area	30%

- (f) Except for bare land condominiums, a maximum of one House or Duplex per Site shall be developed in this District.
- (g) On Sites less than 27.0m deep, the live in portion of the Dwelling Unit shall not be further from the Street than a front attached Garage.
- (h) On Sites less than 27.0m deep, the following regulations apply for front attached Garages:
 - (i) The width of the Garage cannot be greater than 60% of the entire front face exposure of the Dwelling Unit (live in and Garage portion combined).
 - (ii) Notwithstanding (i) the width of the front attached Garage may be expanded up to 67% of the entire front face exposure of the Dwelling Unit (live in and Garage portion combined) provided the Dwelling Unit includes developed floor space over a minimum 40% of the front attached Garage floor area.
 - (iii) The width of the front Driveway shall not exceed the front face width of the Garage portion of the Dwelling Unit.

Existing Versus Proposed Regulations

	Existing R1 (Low Density)	Existing R1C (Carriage Home)	Existing R1WS (Wide-Shallow Lot)	Existing R1A (Semi-Detached)	Proposed R-L (Low Density)	Notes
Min. Lot Area	360.0m ²	384.0m ²	324.0m ²	House: 360.0m ² Duplex: 232.0m ² per unit	House: 324.0m ² Duplex: 232.0m ² per unit Public Assembly: 800.0m ² Other Uses: 324.0m ²	Used smallest lot area from existing districts to ensure legal non-conforming Sites were not created. Public Assembly aligns with use regulations.
Min. Frontage	12.0m	12.0m	12.0m	House: 12.0m Duplex: 7.6m per unit	House: 12.0m Duplex: 7.6m per unit Other Uses: 12.0m	No change for House or Duplex. New frontage for other uses consistent with House regulations.
Min. Lot Depth	30.0m	32.0m	24.0m (max. 27.0m)	30.0m	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.
Min. Floor Area	Frontage in m x 6.0m, but not less than 72.0m ²	Frontage in m x 6.0m, but not less than 72.0m ²	Frontage in m x 6.0m, but not less than 72.0m ²	House: Frontage in m x 6.0m, but not less than 72.0m ²	-	Removing for design flexibility, market preference, and

	Existing R1 (Low Density)	Existing R1C (Carriage Home)	Existing R1WS (Wide-Shallow Lot)	Existing R1A (Semi-Detached)	Proposed R-L (Low Density)	Notes
				Duplex: 72.0m ² for each unit		allows better access for housing across all income levels.
Max. Site Coverage	40%	60%	45%	40%	45%; 60% with Backyard Suite	Used largest site coverage from existing districts to ensure legal non-conforming Sites were not created.
Max. Building Height	2 storeys (10.0m measured from Grade)	2 ½ storeys (12.0m measured from Grade)	2 ½ storeys (12.0m measured from Grade)	2 storeys (10.0m measured from Grade)	3 storeys (15.0m measured from Grade)	Increased to allow for more design flexibility and development options.
Min. Front Yard Setback	6.0m except in Timberlands North NASP: 3.0m with a max. of 4.5m for live in portion of dwelling, 6.0m for front attached garage portion	3.0m with a max. of 4.5m for live in portion of dwelling (if in P1 then min. 2.0m and max 3.0m) 6.0m for front attached garage portion	3.8m for live in portion of dwelling 6.0m for front attached garage portion Live in portion must be closer to street than garage.	6.0m	House, Duplex: 3.0m for live in portion of dwelling 6.0m for attached Garage portion of Dwelling Unit All other uses: 3.0m for Buildings with no front attached Garage or Parking Pad	Used smallest front yard setback from existing districts to ensure legal non-conforming Sites were not created. All other Buildings are consistent with Houses and Duplexes.

	Existing R1 (Low Density)	Existing R1C (Carriage Home)	Existing R1WS (Wide-Shallow Lot)	Existing R1A (Semi-Detached)	Proposed R-L (Low Density)	Notes
					6.0m for Buildings with front attached Garage or Parking Pad	
Min. Side Yard Setback	1.5m	1.5m	1.25m	House: 1.5m Duplex: 1.5m without side entry; 2.4m with side entry Special Residential: 3.0m	House: 1.5m interior side yard; 2.4m for exterior side yard on corner lot Duplex: 1.5m with no side entry on interior lots; 2.4m with no side entry on exterior side of corner lot; 2.4m with side entry; 0.0m from interior side yard with a party wall All other uses: 1.5m interior side yard; 2.4m for exterior side yard on corner lot	Maintained side setback from majority of districts. In R1WS district there is only one Site that would be impacted with a larger setback. Removed Special Residential requirements from R1A as it is no longer a listed use in the proposed district.
Min. Rear Yard Setback	7.5m	7.5m	7.5m	7.5m	7.5m	No change.
Min. Landscaped Area	35%	30%	30%	35%	30%	Used smallest requirement from existing districts

	Existing R1 (Low Density)	Existing R1C (Carriage Home)	Existing R1WS (Wide-Shallow Lot)	Existing R1A (Semi-Detached)	Proposed R-L (Low Density)	Notes
						to ensure legal non-conforming Sites were not created.
Min. Parking Spaces	2.0 per unit	2.0 per unit plus 1.0 per Carriage Home	2.0 per unit	2.0 per unit	-	Remove from district regulations. To be reviewed and moved to general parking regulations.

4.1 R1 Residential (Low Density) District

R1

General Purpose

The general purpose of this District is to provide land which will be used for low density residential development.

(1) R1 Permitted and Discretionary Uses Table

(a) Permitted Uses

- (i) Accessory building subject to sections 3.5 and 4.7(3).
- (ii) Detached dwelling unit.
- (iii) ¹Deleted
- (iv) Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
- (v) ²Deleted
- (vi) ³Secondary Suite, subject to section 4.7(9).
- (vii) ⁴at 22 Gunn Street no more than 6 lots with a single dwelling unit per lot.

(b) ⁵Discretionary Uses

- (i) Amateur radio tower.
- (ii) ⁶Assisted Living Facility in a Detached Dwelling Unit.
- (iii) ⁷Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
- (iv) Bed & Breakfast in a Detached Dwelling Unit or Semi-detached Dwelling Unit, subject to subject to section 4.7 (11).
- (v) ⁸Building Sign, for uses described in Section 11.10(1); and
- (vi) "Existing Special Residential" (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
- (vii) ⁹Freestanding Sign, for uses described in Section 11.13(1).
- (viii) ¹⁰Deleted
- (ix) Home occupations which will generate additional traffic subject to section 4.7(8).

¹ 3357/S-2019

² 3357/B-2018

³ 3357/Z-2009

⁴ 3357/J-2019

⁵ 3357/A-2012

⁶ 3357/C-2007

⁷ 3357/C-2007

⁸ 3357/B-2018

⁹ 3357/B-2018

¹⁰ 3357/S-2019

- (x) ¹Deleted
 (xi) Municipal Services limited to Police, Emergency Services and/or Utilities.
 (xii) ²Show Home or Raffle Home.
 (xiii) ³Secondary Suite, subject to section 4.7(9).
 (xiv) ⁴Deleted
 (xv) ⁵at 22 Gunn Street tree removal

(2) R1 Residential (Low Density) District Regulations

(a) Table 4.1 R1 Regulations

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m but not less than 72.0 m ²
⁶ Site Coverage Maximum	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
⁷ Front Yard Set Back	6.0 m except for the R1 zoned lands located within the Timberlands North Neighbourhood Area Structure Plan area (south of 67 Street and east of 30 Avenue) where the front yard setback is: <ul style="list-style-type: none"> • Minimum 3.0 m and a maximum of 4.5m for the live portion of a dwelling unit, and • Minimum 6.0 m for any front attached garage portion of a dwelling unit.
Side Yard Minimum	Detached dwelling: minimum 1.5 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m ²
Frontage Minimum	Detached dwelling 12.0 m

(b) R1 district is subject to any applicable residential regulations listed within

¹ 3357/S-2019

² 3357/T-2015

³ 3357/Z-2009

⁴ 3357/B-2018

⁵ 3357/J-2019

⁶ 3357/I-2013

⁷ 3357/L-2013, 3357/D-2015

section 4.7.

- (c) ¹Notwithstanding anything in this Bylaw, on bare land condominium R1 parcels, the development of more than one Detached Dwelling Unit shall be subject to the Development Authority approving the site plan.

(3) ²R1 Residential (Low Density) District Fundamental Use Criteria

- (a) The following criteria shall not be relaxed or varied by the Development Authority:
- i. Except for bare land condominiums, a maximum of one Detached Dwelling Unit per Site shall be allowed in this District.

¹ 3357/H-2008, 3357/L-2020

² 3357/L-2020

¹4.1.1 R1C Residential (Carriage Home) District**R1C****General Purpose**

The general purpose of this District is to provide the unique opportunity for one additional self-contained Dwelling Unit on a residential lot in the form of a Carriage Home located above a detached garage with lane access thereby increasing housing choices.

(1) ²DELETED**(2) R1C Permitted and Discretionary Uses Table**

(a) Permitted Uses	
(i)	Accessory Building subject to sections 3.5 and 4.7(3)
(ii)	Detached Dwelling Unit
(iii)	Carriage Home, subject to section 4.1.1.(3)(b)
(iv)	³ Deleted
(v)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(vi)	⁴ Deleted
(vii)	Secondary Suite, subject to sections 4.1.1(3)(b) and 4.7(9)
(b) Discretionary Uses	
(i)	Assisted Living Facility in the principal dwelling unit
(ii)	Bed & Breakfast in the principal dwelling unit
(iii)	⁵ Deleted
(iv)	Home Occupations which will generate additional traffic and located on a lot that does not contain a Carriage Home, subject to section 4.7(8)
(v)	⁶ Deleted
⁷ (vi)	Show Home or Raffle Home.
(vii)	Secondary Suite, subject to sections 4.1.1(3) and 4.7(9)
(viii)	⁸ Deleted

¹ 3357/L-2013² 3357/CC-2018³ 3357/S-2019⁴ 3357/B-2018⁵ 3357/S-2019⁶ 3357/S-2019⁷ 3357/T-2015⁸ 3357/B-2018

(3) R1C Residential (Carriage Home) Regulations

(a) Table 4.1.1 R1C Regulations – Principal Dwelling Unit

Regulations	Requirements
Floor Area Minimum	Lot frontage in m x 6.0 m, but not less than 72 m ²
Site Coverage Maximum	60% (includes any garage & accessory buildings)
Building Height Maximum	2½ storeys with a maximum of 12.0 m measured from the average of the lot grade
¹ Front Yard Minimum	<ul style="list-style-type: none"> Minimum 3.0 m and maximum 4.5 for the live portion of a dwelling unit, except when a parcel fronts onto a P1 Parks and Recreation District, then the minimum is 2 m and the maximum is 3 m, and Minimum 6.0 m for any front attached garage portion of a dwelling unit.
Side Yard Minimum	1.5 m however, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2B
Rear Yard Minimum	7.5 m
Lot Depth Minimum	32.0 m
Landscaped Area Minimum	30% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	384 m ²
Lot Frontage Minimum	12.0 m

(b) Table 4.1.1 Use Provisions - Carriage Home Unit

¹ 3357/D-2015

¹ Carriage Home	Requirements
Floor Area Maximum	² 45% of the principle dwelling unit
Building Height Maximum	2 storeys including the garage, with a maximum height of 10.0 m measured from the average of the lot grade
Minimum Separation to Principal Dwelling	4.0 m
Side Yard Minimum	1.5 m however, on corner lots the side yard abutting the street shall be minimum 3.0 m
Rear Yard Minimum	2.0 m
Parking Spaces	Subject to sections 3.1 & 3.2
Urban Form (These Urban Form requirements shall not be relaxed or varied by the Development Authority)	<ul style="list-style-type: none"> • ³Carriage Homes shall mirror the same exterior architectural details as contained on the principal building. • Lot cannot be subdivided or condominiumized. • A Carriage Home and a Secondary Suite shall not both be allowed on the same lot. • ⁴Deleted • A Carriage Home and a Home Occupation which will generate additional traffic shall not both be allowed on the same lot. • The principal Dwelling Unit shall be dominant in scale and massing.

- (c) The R1C District is subject to any applicable residential regulations listed within section 4.7
- (d) ⁵Notwithstanding anything in this Bylaw, on bare land condominium R1C parcels, the development of more than one Detached Dwelling Unit shall be subject to the Development Authority approving the site plan.
- (e) ⁶The following regulations shall not be relaxed or varied by the Development Authority:
- Carriage Homes shall contain no more than 2 bedrooms.
 - Carriage Homes shall only be located on a residential lot that has access from a lane.

¹ 3357/D-2016² 3357/CC-2018³ 3357/CC-2018⁴ 3357/S-2019⁵ 3357/L-2020⁶ 3357/D-2016

(4) ¹R1C Residential (Carriage Home) District Fundamental Use Criteria

- (a) The following criteria shall not be relaxed or varied by the Development Authority:
- i. Except for bare land condominiums, a maximum of one Detached Dwelling Unit per Site shall be allowed in this District.

¹ 3357/L-2020

¹4.1.2 R1WS Residential (Wide/Shallow Lot) District**R1WS****²General Purpose**

The general purpose of this District is to provide residential lots that have a wide frontage and a shallow depth intended to reduce the dominance of front attached garages from the street. Development will consist of detached dwelling units with articulated front elevations through the use of dormers, bays, porches and gable ends. Front attached garages cannot be closer to the street than the live portion of the house. Front porches are strongly encouraged and are allowed to encroach into the minimum front yard.

(1) R1WS Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory Building subject to sections 3.5 and 4.7(3)
(ii)	³ Detached Dwelling Unit with mandatory front attached garage subject to section 4.1.2(2)(b)
(iii)	Home Music Instructor/Instruction (2 students), subject to section 4.7(10)
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(v)	⁴ DELETED
(b) Discretionary Uses	
(i)	Assisted Living Facility in a Detached Dwelling Unit
(ii)	Bed & Breakfast in a Detached Dwelling Unit
(iii)	⁵ Deleted
(iv)	Home Occupations which will generate additional traffic, subject to section 4.7(8)
(v)	Home Music Instructor/Instruction (six students), subject to section 4.7(10)
⁶ (vi)	Show Home or Raffle Home.
(vii)	Secondary Suite, subject to sections 4.1.2(2)(b) and 4.7(9)
(viii)	⁷ DELETED

(2) R1WS Residential (Wide/Shallow Lot) Regulations¹ 3357/L-2013² 3357/D-2015³ 3357/D-2015⁴ 3357/B-2018⁵ 3357/S-2019⁶ 3357/T-2015⁷ 3357/B-2018

(a) ¹Table 4.1.2 R1WS Regulations

Regulations	Requirements
Floor Area	Lot frontage in m x 6.0 m, but not less than 72 m ²
Site Coverage Maximum	45% (includes garage & accessory buildings)
Building Height Maximum	2 ½ storeys with a maximum height of 12.0 m measured from the average of the lot grade
² Front Yard Minimum	<ul style="list-style-type: none"> ▪ 3.8 m for the live portion of a dwelling unit, and ▪ 6.0 m for the front attached garage of the dwelling unit
³ Front Yard Maximum	The live portion of a Detached Dwelling Unit cannot be further from the Street than the front attached Garage
Front Porch encroachment Maximum into Front Yard	1.8 m
Side Yard Minimum	⁴ 1.25 m however, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2B
Rear Yard Minimum	7.5 m
Lot Depth	<p>Maximum: 27.0 m Minimum: 24.0 m</p> <p>⁵A lot depth maximum variation may be considered in the following situations:</p> <ul style="list-style-type: none"> • When lot configuration is impacted by natural features; • When lot configuration is impacted by road design; and • When a lot transitions into another land use district.
Landscaped Area Minimum	30% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	⁶ 324 m ²

¹ 3357/D-2016² 3357/D-2015³ 3357/O-2018⁴ 3357/R-2018⁵ 3357/D-2015⁶ 3357/V-2017

Lot Frontage Minimum	¹ 12.0m
² Garage	<ul style="list-style-type: none"> • The width of the front attached garage cannot be greater than 60% of the entire front face exposure of the dwelling unit (live and garage portion combined). • Notwithstanding the proportion noted above, the width of the front attached garage may be expanded up to 67% of the entire front face exposure of the dwelling unit (live and garage portion combined) provided the dwelling includes developed floor space over a minimum 40% of the front attached garage floor area • Garage doors shall face the street and contain window panels • The width of the front driveway shall not exceed the front face width of the garage portion of the dwelling unit

(b) ³DELETED

(c) The RIWS District is subject to any applicable residential regulations listed within section 4.7

(d) ⁴Notwithstanding anything in this Bylaw, on bare land condominium RIWS parcels, the development of more than one Detached Dwelling Unit shall be subject to the Development Authority approving the site plan.

(3) ⁵RIWS Residential (Wide/Shallow Lot) District Fundamental Use Criteria

(a) The following criteria shall not be relaxed or varied by the Development Authority:

- i. Except for bare land condominiums, a maximum of one Detached Dwelling Unit per Site shall be allowed in this District.

¹ 3357/R-2018

² 3357/R-2018

³ 3357/D-2016

⁴ 3357/L-2020

⁵ 3357/L-2020

Note: Regulations related to the West Park Overlay District are proposed to be moved to the section dealing with overlay districts.

4.2 R1A Residential (Semi-Detached Dwelling) District

R1A

General Purpose

The general purpose of this District is to provide land which will be used for low density residential development including semi-detached dwelling units.

(1) R1A Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	¹ Deleted
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	² Deleted
(vi)	³ Semi-detached dwelling unit, except in the West Park Overlay district where such use shall be discretionary, subject to sub-section (3).
(vii)	⁴ Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(iii)	⁵ Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
(iv)	⁶ Building Sign, for uses described in Section 11.10(1); and
(v)	⁷ "Existing Special Residential" (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
(vi)	⁸ Freestanding Sign, for uses described in Section 11.13(1).
(vii)	⁹ Deleted
(viii)	Home occupations which will generate additional traffic subject to section 4.7(8).

¹ 3357/S-2019

² 3357/B-2018

³ 3357/FF-2008

⁴ 3357/Z-2009

⁵ 3357/C-2007

⁶ 3357/B-2018

⁷ 3357/C-2007

⁸ 3357/B-2018

⁹ 3357/S-2019

- (ix) Municipal services limited to Police, Emergency Services and/or Utilities.
- (x) ¹Show Home or Raffle Home.
- (xi) ²Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
- (xii) ³Secondary Suite in existence in a semi-detached Dwelling Unit on January 1, 2009, subject to section 4.7(9).

(2) R1A Residential (Semi-Detached Dwelling) Regulations

- (a) Where each half of a semi-detached dwelling unit is to be contained in a separate parcel or title no side yard shall be required on the side of the dwelling unit which abuts the adjacent dwelling unit.
- (b) Notwithstanding subsection (c), the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 metres by the Development Authority provided that the front yard of the adjoining dwelling unit meets the minimum requirements of this section.

(c) Table 4.2 R1A Regulations

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6 m but not less than 72.0 m ² Semi-detached dwelling: 72.0 m ² for each unit
⁴ Site Coverage Maximum	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
Front Yard Minimum	6.0 m
Side Yard Minimum	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m

¹ 3357/I-2015

² 3357/Z-2009

³ 3357/Z-2009

⁴ 3357/I-2013

Regulations	Requirements
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m ² Semi-detached dwelling unit: 232.0 m ² per dwelling unit
Frontage Minimum	Detached dwelling 12.0 m Semi-detached dwelling unit 7.6 m per unit

(d) R1A District is subject to any applicable residential regulations listed within section 4.7.

(e) ¹Notwithstanding anything in this Bylaw, on bare land condominium R1A parcels, the development of more than one Detached Dwelling Unit shall be subject to the Development Authority approving the site plan.

(3) ²R1A Residential (Semi-Detached Dwelling) West Park Overlay District

(a) The West Park Overlay district shall be the area identified on Figure 19.

(b) In the West Park Overlay District, the discretionary use of a semi-detached dwelling unit may be approved by the Municipal Planning Commission.

(c) An application for a semi-detached dwelling unit shall be referred to all landowners on sites within a 100 metre radius of the site of the proposed development, for comments on the proposal prior to its presentation to the Municipal Planning Commission.

(4) ³R1A Residential (Semi-Detached Dwelling) District Fundamental Use Criteria

(a) The following criteria shall not be relaxed or varied by the Development Authority:

- i. Except for bare land condominiums, a maximum of one Detached Dwelling Unit per Site shall be allowed in this District.

¹ 3357/L-2020

² 3357/FF-2008

³ 3357/L-2020

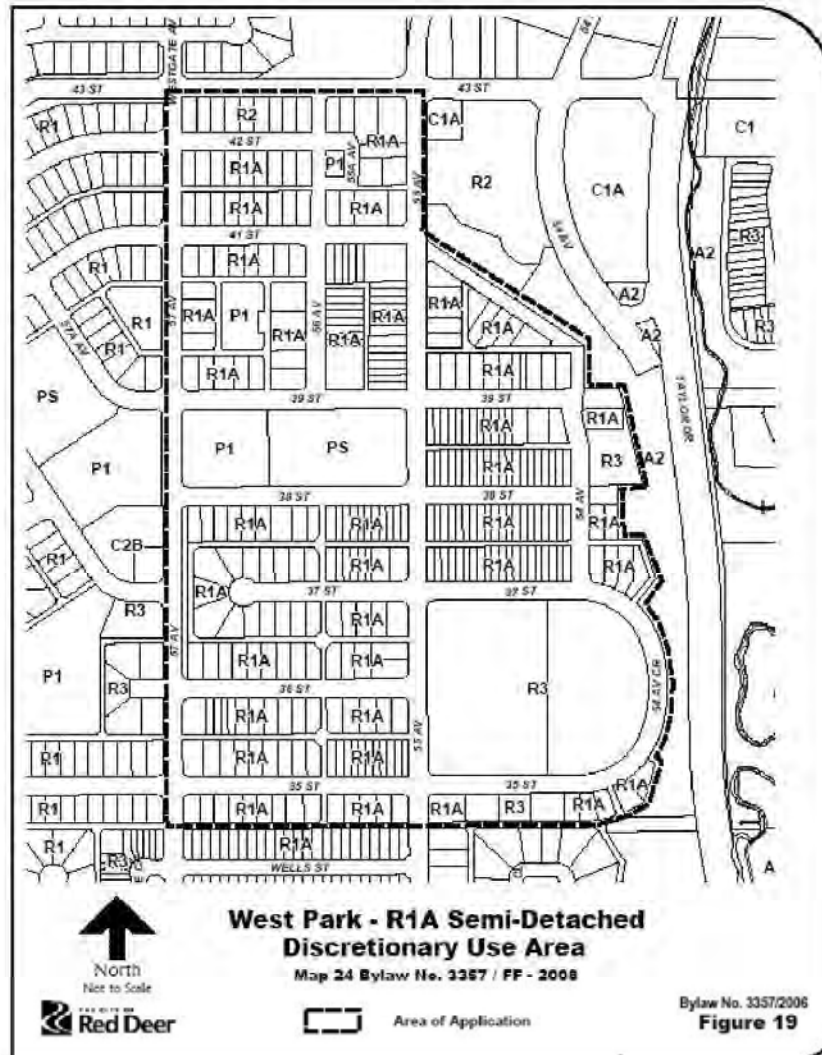


Figure 19 – West Park Overlay District

Narrow Lot Residential R-N (Currently R1N and R1G)

Purpose:

The Narrow Lot Residential R-N District is intended to accommodate the Development of Houses and compatible non-Residential uses on a narrower lot and higher density than the Low Density Residential (R-L) District. The R-N District allows Houses to be developed as a Zero Lot Line Development.

1. Permitted Uses

- (a) Accessory Building
- (b) Backyard Suite
- (c) Building Sign for uses described in x.x
- (d) Home Occupation – Minor
- (e) House
- (f) House Suite
- (g) Show Home

2. Discretionary Uses

- (a) Day Care Facility
- (b) Emergency Services
- (c) Freestanding Sign for uses described in x.x
- (d) Home Occupation – Major
- (e) Public Assembly
- (f) Supportive Living Accommodation
- (g) Temporary Care Facility
- (h) Utilities

3. Development Standards for all Sites

(a) Minimum dimensions in this District are as follows:

Minimum Dimensions	Requirement			
	Buildings with front attached Garage	Buildings with no front attached Garage	Zero Lot Line	Public Assembly
Site Area	336.0m ²	384.0m ²	245.0 m ²	800.0m ²
Frontage	10.5m	10.5m	7.5m	10.5m

(b) Minimum required setbacks in this District are as follows:

Minimum Setbacks	Requirement		
	Buildings with front attached Garage	Buildings with no front attached Garage	Zero Lot Line
Front Yard	6.0m	3.0m	3.0m for Houses with no front attached Garage

			6.0m for Houses with a front attached Garage
Rear Yard	7.5m	7.5m	7.5m
Side Yard	1.25m for interior Side Yards 2.4m on exterior Side Yard of a Corner Site	1.25m for interior Side Yards 2.4m on exterior Side Yard of Corner Site	0m on one interior Side Yard and 1.5m on the other Side Yard except for Corner Sites where the exterior Side Yard shall be 2.4m

(c) Massing and Coverage in this District are as follows:

Regulation	Requirement		
	Buildings with front attached Garage	Buildings with no front attached Garage	Zero Lot Line
Maximum Building Height	3 storeys with a maximum height of 15.0m measured from Grade	3 storeys with a maximum height of 15.0m measured from Grade	3 storeys with a maximum height of 15.0m measured from Grade
Maximum Site Coverage	45%	45%	60%
Minimum Landscaped Area	30%	30%	30%

- (d) Except for bare land condominiums, a maximum of one House per Site shall be allowed in this District.
- (e) In developing neighbourhoods, there shall be a common architectural theme where the Principal Building is oriented to the Street and includes features such as front porches and Decks to help create a pleasing neighbourhood appearance.
- (f) Principal Buildings with identical floor plans or similar front elevations shall be separated by a minimum of one Site unless finishing treatments are substantially different.
- (g) A graduated transition between different Building styles shall be required by the Development Authority, this shall be accommodated by varied roof lines, architectural projections, and/or the interjection of bi-level or split level designs between bungalow and two-storey designs.
- (h) Side windows of above Grade storeys of Principal Buildings shall be arranged to minimize the incidence of windows facing each other. Obscured glass shall be used in any bathroom which faces a window in an adjoining residence.
- (i) Principal Buildings on Corner Sites shall have flanking side treatments similar to the front elevation.
- (j) The storage of any combustible materials is prohibited in Side Yards.

4. All Sites with a bi-level, two storey, two and a half storey, or three storey House and a front attached Garage shall contain developed floor space over a minimum of 40% of the front attached Garage floor area.
5. All Sites with Houses with no front attached Garage shall have rear lane access.
6. Development Standards for Zero Lot Line Development
 - (a) Zero Lot Line Development shall be restricted to Houses.
 - (b) Zero Lot Line Development may be developed if:
 - (i) The owner of the Site proposed for Development and the owner of the Adjacent Site register, against both titles, a minimum 1.5m private maintenance easement that provides for:
 - a. A 0.30m eave encroachment easement with the requirement that the eaves must not be closer than 0.90m to the eaves on a Building on an Adjacent Site; and
 - b. A 0.60m footing encroachment easement; and
 - (ii) All roof drainage from the proposed Development is discharged through eavestroughs and downspouts onto the Site on which it is located.

Existing Versus Proposed Regulations

	Existing R1N (Narrow Lot)	Existing R1G (Small Lot)	Proposed R-N (Narrow Lot)	
Min. Lot Area	385.0m ²	336.0m ²	<p>Buildings with front attached garage: 336.0m²</p> <p>Buildings with no front attached garage: 384.0m²</p> <p>Zero Lot Line: 245.0m²</p> <p>Public Assembly: 800.0m²</p>	<p>Use smallest lots area from existing districts to ensure legal non-conforming Sites were not created.</p> <p>Zero Lot Line is typically a smaller parcel. Number is based off a municipal comparison of similar developments.</p> <p>Public Assembly aligns with use regulations.</p>
Min. Frontage	10.5m (9.2m at rear of lot)	10.5m	<p>10.5m</p> <p>Zero Lot Line: 7.5m</p> <p>Public Assembly: 10.5m</p>	<p>No change to typical lots.</p> <p>Zero Lot Line is typically a smaller parcel. Number is based off a municipal comparison of similar developments.</p> <p>Public Assembly aligns with use regulations.</p>
Min. Lot Depth	36.6m	32.0m	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.
Min. Floor Area	Frontage in m x 6.0m	Frontage in m x 6.0m but not less than 63.0m ²	-	Removing for design flexibility, market preference, and allows

	Existing R1N (Narrow Lot)	Existing R1G (Small Lot)	Proposed R-N (Narrow Lot)	
				better access for housing across all income levels.
Max. Site Coverage	45% (Min. 6.0m x frontage)	45%	45% Zero Lot Line: 60%	No change to typical lots. Zero Lot Line is typically a smaller parcel. Number is based off a municipal comparison of similar developments.
Max. Building Height	2 storeys (10.0m measured from Grade)	2 storeys (10.0m measured from Grade)	3 storeys (15.0m measured from Grade)	In line with other proposed single family districts.
Min. Front Yard Setback	4.0m	6.0m	Buildings with front attached garage: 6.0m Buildings with no front attached garage: 3.0m	Front Yard setback with no front Garage is reduced to 3.0m to be consistent with other districts where live in portions of the Dwelling Unit can have a Front Yard setback of 3.0m.
Min. Side Yard Setback	1.25m; corner lot 2.4m	1.25m; corner lot 2.4m	1.25m for interior side yard; 2.4m for exterior side yard of a corner lot Zero Lot Line: 0.0m on one interior side yard and 1.5m on the other except for corner sites where the exterior side yard shall be 2.4m	No change to typical lots. Zero Lot Line has a larger side yard on one side to accommodate the zero setback on the other side yard.
Min. Rear Yard Setback	7.5m	7.5m	7.5m	No change.
Min. Landscaped Area	35%	35%	30%	Consistent with other residential districts.

	Existing R1N (Narrow Lot)	Existing R1G (Small Lot)	Proposed R-N (Narrow Lot)	
				Zero Lot Line is typically a smaller parcel. Number is based off a municipal comparison of similar developments.
Min. Parking Spaces	2 spaces per dwelling (in rear yard)	2 spaces per dwelling	-	Remove from district regulations. To be reviewed and moved to general parking regulations.

4.3 R1N Residential (Narrow Lot) District**General Purpose****R1N**

The general purpose of this District is to provide land which will be used for narrow lot single family residential development in new neighbourhoods.

(1) R1N Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	¹ Deleted
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	² Deleted
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(iii)	³ Building Sign, for uses described in Section 11.10(1); and
(iv)	⁴ Freestanding Sign, for uses described in Section 11.13(1).
(v)	⁵ Deleted
(vi)	Municipal services limited to Police, Emergency Services and/or Utilities.
(vii)	⁶ Show Home or Raffle Home.
(viii)	⁷ Secondary Suite in existence on January 1, 2009, subject to section 4.7(9).
(ix)	⁸ Home occupations which will generate additional traffic subject to sections 4.3(2)(o) & (p) and 4.7(8).

(2) R1N Residential (Narrow Lot) Regulations

- (a) In order to ensure that there is not an excessive amount of on street parking, a two vehicle parking pad, shall be constructed in the back of the lot to at least a gravel standard. All locations shall be approved by the Development Authority.

¹ 3357/S-2019² 3357/B-2018³ 3357/B-2018⁴ 3357/B-2018⁵ 3357/S-2019⁶ 3357/T-2015⁷ 3357/Z-2009⁸ 3357/F-2014 (Revised Alternative)

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m
Site Coverage	Maximum - 45% (includes garage and accessory buildings) Minimum – 6 m x frontage
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
Front Yard Minimum	¹ 4.0 m
Side Yard Minimum	Detached dwelling: 1.25 m, except where the building flanks a public roadway (excluding a lane or walkway) where the side yard on the flankage side shall be 2.4 m
Rear Yard Minimum	7.5 m
Lot Depth Minimum	36.6 m
Landscaped Area	35% of site area
Parking Spaces	2 stalls in the back of lot
Lot Area Minimum	Detached dwelling ² 385.0 m ²
Frontage Minimum	Detached dwelling 10.5 m
³ Minimum Lot Width at Rear of Lot	9.2 m

- (m) R1N District is subject to any applicable residential regulations listed within section 4.7.

- ⁴ (n) Notwithstanding anything in this Bylaw, on bare land condominium R1N parcels, the development of more than one Detached Dwelling Unit shall be subject to the Development Authority approving the site plan.

- ⁵(o) Any Home occupation use which generates additional traffic shall be required to provide one additional on-site parking stall at the rear of the property.

- ⁶(p) A hard surfaced walkway connection, that can be shovelled, shall be provided between all on-site rear parking spaces and the primary dwelling unit.

(3) ⁷R1N Residential (Narrow Lot) District Fundamental Use Criteria

- (a) The following criteria shall not be relaxed or varied by the Development Authority;
- I. Except for bare land condominiums, a maximum of one Detached Dwelling Unit per Site shall be allowed in this District.

¹ 3357/F-2014 (Revised Alternative)

² 3357/F-2014 (Revised Alternative)

³ 3357/D-2016

⁴ 3357/H-2008, 3357/L-2020

⁵ 3357/F-2014 (Revised Alternative)

⁶ 3357/F-2014 (Revised Alternative)

⁷ 3357/L-2020

4.3.1 ¹R1G Residential (Small Lot) District**R1G****General Purpose**

The general purpose of this District is to provide land which will be used for small lot detached housing with mandatory front attached garages to create increased opportunity for more efficient utilization of land in small and comprehensively planned residential development clusters.

(1) R1G Permitted and Discretionary Uses Table

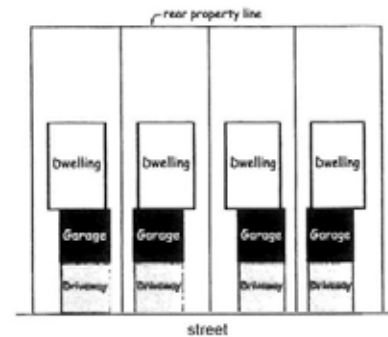
(a) Permitted Uses	
(i)	Accessory Building subject to sections 3.5 and 4.7(3).
(ii)	Detached Dwelling Unit.
(iii)	² Deleted
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic, subject to section 4.7 (8).
(v)	³ Deleted
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & Breakfast, subject to section 4.7(11).
(iii)	⁴ Deleted
(iv)	Municipal services limited to Police, Emergency Services and/or Utilities.
⁵(v)	Show Home or Raffle Home.
⁶(vi)	Home occupations which will generate additional traffic subject to section 4.7(8)

(2) R1G Residential (Small Lot) Regulations

- (a)** ⁷All Detached Dwelling Units shall include a front attached garage.
- (b)** Where a Detached Dwelling Units is located on a corner site, the side which abuts a street shall have an architectural treatment similar to the front elevation.

¹ 3357/J-2011² 3357/S-2019³ 3357/B-2018⁴ 3357/S-2019⁵ 3357/T-2015⁶ 3357/F-2014 (Revised Alternative)⁷ 3357/D-2021

- (c) ¹Side windows of above grade storeys of Detached Dwelling Units shall be arranged to minimize the incidence of windows facing each other. Obscured glass shall be used in any bathroom which faces a window in an adjoining residence.
- (d) No storage of any combustible materials is allowed in any side yard.
- (e) Front drive attached garage and driveway locations shall be grouped together in pairs in the manner shown in sketch to the right.
- (f) ²Driveways shall have a minimum side yard setback of 3.15m on the unpaired side.



Grouping of Garages & Driveways

Table 4.3(1) R1G Regulations:

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m but not less than 63 m ² (excludes garage)
Site Coverage Maximum	45% (includes dwelling unit, garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum height of 10.0 m measured from the average of the lot grade
Front Yard Minimum Setback	Detached dwelling: 6.0 m
Side Yard Minimum Setback	Detached dwelling: 1.25 m, except where building abuts public roadway (excluding lane or walkway) where the side yard on the side abutting the roadway shall be 2.4 m
Rear Yard Minimum Setback	Detached dwelling: 7.5 m
Lot Depth Minimum	³ 32.0 m
Lot Area Minimum	⁴ 336 m ²
Lot Frontage/width Minimum	10.5 m (on all pie shaped lots the minimum lot width shall be measured 9.0 m into the site alongside lot lines from the front property line)
Parking Spaces	Subject to sections 3.1 & 3.2
Landscaped Area	Minimum 35% of lot area

¹ 3357/A-2012² 3357/D-2021³ 3357/F-2014 (Revised Alternative)⁴ 3357/F-2014 (Revised Alternative)

Landscaped Front Yard	Minimum 25% of front yard
-----------------------	---------------------------

- (h) ¹Notwithstanding anything in this Bylaw, on bare land condominium R1G parcels, the development of more than one Detached Dwelling Unit shall be subject to the Development authority approving the site plan.

(3) R1G Design & Development Criteria

- (a) R1G Dwelling Units with identical floor plans or similar front elevations shall be separated by a minimum of one lot unless the Development Authority deems that the building design, character, finishing material and architectural treatments (windows, entrances, building projections, roof lines) are substantially different.
- (b) All bi-level and 2 storey style R1G Dwelling Units shall contain developed floor space over a minimum of 40% of the front attached garage floor area.
- (c) For all bungalow style R1G Dwelling Units, the setback distance of the front face of the living portion of the home from the front face of the attached garage shall not exceed 5m.
- (d) Where R1G units are located on a cul-du-sac:
- (i) the maximum cul-du-sac length shall be 45 m (measured to centre of bulb from entrance); or
 - (ii) if cul-du-sac is longer than 45 m, only the end 45 m of the cul-du-sac (measured back from the centre of bulb) shall be developed for R1G housing units.

(4) ²R1G Residential (Small Lot) District Fundamental Use Criteria

- (a) The following criteria shall not be relaxed or varied by the Development Authority:
- i. Except for bare land condominiums, a maximum of one Detached Dwelling Unit per Site shall be allowed in this District.

¹ 3357/L-2020

² 3357/L-2020

Acreage Residential R-A (Currently R1E)

Purpose:

The Acreage Residential R-A District is intended to accommodate existing acreage Developments that have been annexed into the City to be in conformance with the Land Use Bylaw and compatible non-Residential uses. This District is not intended for the creation of new acreages.

1. Permitted Uses

- (a) Accessory Building 100.0m² or less
- (b) Backyard Suite
- (c) Building Sign for uses described in x.x
- (d) Home Occupation – Minor
- (e) House
- (f) House Suite
- (g) Show Home

2. Discretionary Uses

- (a) Accessory Building greater than 100.0m²
- (b) Day Care Facility
- (c) Emergency Services
- (d) Freestanding Sign for uses described in x.x
- (e) Home Occupation - Major
- (f) Public Assembly
- (g) Supportive Living Accommodation
- (h) Temporary Care Facility
- (i) Utilities

3. Development Standards

(a) Minimum dimensions in this District are as follows:

Use	Minimum Required Dimensions		
	Site Area	Frontage	Lot Depth
Public Assembly	800.0m ²	Existing Frontage as of annexation date in which the Site was annexed into the City	Existing Lot Depth as of annexation date in which the Site was annexed into the City
All other uses	Existing Site Area as of annexation date in which the Site was annexed into the City	Existing Frontage as of annexation date in which the Site was annexed into the City	Existing Lot Depth as of annexation date in which the Site was annexed into the City

(b) Minimum required setbacks in this District are as follows:

Minimum Setbacks	Requirement
Front Yard	10.0m

Rear Yard	7.5m
Side Yard	3.0m

(c) Massing and coverage in this District are as follows:

Regulation	Requirement
Maximum Building Height	3 storeys with a maximum height of 15.0m measured from Grade
Maximum Site Coverage	45%
Minimum Landscaped Area	30%

(d) Except for bare land condominiums, a maximum of one House per Site shall be allowed in this District. This shall not be relaxed or varied by the Development Authority.

(e) Subdivision or creation of bare land condominiums to accommodate additional acreages within the R-A District shall not be approved.

Existing Versus Proposed Regulations

	Existing R1E (Estate)	Proposed R-A (Acreage)	Notes
Min. Lot Area	Existing lot size as of November 1, 2008	Public Assembly: 800.0m ² All other uses: Existing Site Area as of annexation date in which the Site was annexed into the City	Public Assembly size aligns with use regulations.
Min. Frontage	Existing lot frontage as of November 1, 2008	Existing Frontage as of annexation date in which the Site was annexed into the City	No change.
Min. Lot Depth	40.0m	Existing Lot Depth as of annexation date in which the Site was annexed into the City	Further subdivision of R-A lots is not allowed therefore existing depth will be maintained.
Min. Floor Area	162.5m ²	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.
Max. Site Coverage		45%	In line with other single family districts.
Max. Building Height	2 storeys (10.0m measured from Grade); Accessory Buildings limited to 1 storey	3 storeys (15.0m measured from Grade); Accessory Buildings height will be in regulations specific to Accessory Buildings, no height change identified at this time	In line with other single family districts.
Min. Front Yard Setback	10.0m	10.0m	No change.
Min. Side Yard Setback	3.0m	3.0m	No change.
Min. Rear Yard Setback	7.5m	7.5m	No change.
Min. Landscaped Area	35% with a minimum of 3 trees and 3 shrubs	30%	Decreased amount and removed specifics to be consistent with other districts. Landscaping will be subject to general landscaping regulations applicable to all developments.

	Existing R1E (Estate)	Proposed R-A (Acreage)	Notes
Min. Parking Spaces	2 spaces per dwelling unit	-	Remove from district regulations. To be reviewed and moved to general parking regulations.

4.6.1 R1E Residential Estate District**R1E****General Purpose**

²The general purpose of this District is to permit existing acreage developments that have been annexed into the city to be in conformance with the Land Use Bylaw. This district is not intended for the creation of new acreages.

(1) R1E Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory residential structures subject 4.7(3) less than 100.0 m ²
(ii)	Detached dwelling unit.
(iii)	³ Deleted
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	⁴ Deleted
(b) Discretionary Uses	
(i)	Accessory residential structure subject to section 4.7(3) greater than 100.0 m ² .
(ii)	⁵ Deleted
(iii)	Home occupations which, in the opinion of the Development Officer, may generate traffic subject to section 4.7(8).
(iv)	Assisted living residence within a detached dwelling
(v)	⁶ Deleted
(vi)	Bed & Breakfast subject to section 4.7 (11).
(vii)	⁷ Show Home or Raffle Home.

(2) R1E Estate Residential Regulations**(a) Table 4.6.1 R1E Regulations**

Regulations	Requirements
Floor Area Minimum	Detached dwelling: 162.5 m ²
Site Coverage Maximum	40% (includes accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade except accessory buildings which shall be one storey maximum

¹ 3357/GG-2008² 3357/PP-2018³ 3357/S-2019⁴ 3357/B-2018⁵ 3357/S-2019⁶ 3357/S-2019⁷ 3357/T-2015

Regulations	Requirements
Front Yard Minimum	10.0 m
Side Yard Minimum	3.0 m
Rear Yard Minimum	7.5 m
Lot Depth Minimum	40.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area	Existing lot size as of November 1, 2008.
Frontage Minimum	Existing lot frontage as of November 1, 2008.

- (b) Notwithstanding anything in this Bylaw, on bare land condominium R1E parcels, the development of more than one Detached Dwelling Unit shall be subject to site plan approval by the Development Authority.

(3) Redevelopment within existing subdivision

- (a) Notwithstanding other sections within this bylaw, in order to maintain the character of existing neighbourhoods, the Municipal Planning Commission shall have the authority to require increased development standards for any redevelopment; such increased standards may require that the new development match the standards of existing development in the neighbourhood or along the applicable street.
- (b) Development Applications within existing developed areas will include the following:
- (i) Existing and proposed grades
 - (ii) Existing and proposed landscaping and buildings
 - (iii) Proposed building demolition (if any)
 - (iv) Location of proposed fences
 - (v) Location of existing side yard windows
- (c) Where the proposed development is a discretionary use or does not comply with the development regulations of this district the applicant shall:
- (i) Contact the local community association to inform it of the proposed development.
 - (ii) Describe to community association in detail the manner in which the proposed development does not comply with the development

¹ 3357/L-2020

regulations of this District and solicit their comments on the proposed development.

- (iii) Document the comment of the affected parties with respect to the proposed development.
- (iv) Describe any modifications to the proposed development made by the applicant to address the concerns of the affected parties if any and;
- (v) Submit as part of the development application documents showing foregoing regulations have been complied with.
- (d) Where a proposed development is to be forwarded to the Municipal Planning Commission for decision, the Development Authority shall notify the local community association with the time and date at which the application will be considered.

(4) Regulations for Vegetation and Landscaping

- (a) No trees exceeding a height of 2.0 m shall be removed prior to development approval, unless to remove trees for safety or servicing reasons.
- (b) Where mature vegetation needs to be removed to facilitate new development, new landscaping materials shall be added, developer shall consult with adjacent landowners to ensure screening and site lines are satisfactory, and shall when being replaced consist of not less than the following standards:
 - (i) Deciduous trees - minimum caliper 65 mm (measured 450 mm from ground level)
 - (ii) Coniferous trees – minimum 2.5 m height
 - (iii) Deciduous shrubs - minimum 0.6 m height
 - (iv) Coniferous shrubs - minimum 0.4 m height or spread.
- (c) Landscaping in front yards shall be a minimum of 3 trees and 3 shrubs.

(5) ¹R1E Residential Estate District Fundamental Use Criteria

- (a) The following criteria shall not be relaxed or varied by the Development Authority:

¹ 3357/L-2020

- i. Except for bare land condominiums, a maximum of one Detached Dwelling Unit per Site shall be allowed in this District.

Manufactured Home Residential R-MH (Currently R4)

Purpose:

The Manufactured Home Residential R-MH District is intended to accommodate Manufactured Homes, Manufactured Home communities and compatible non-Residential uses.

1. Permitted Uses

- (a) Accessory Building
- (b) Backyard Suite
- (c) Building Sign for uses described in x.x
- (d) Home Occupation – Minor
- (e) House Suite
- (f) Manufactured Home
- (g) Manufactured Home park
- (h) Show Home

2. Discretionary Uses

- (a) Day Care Facility
- (b) Emergency Service
- (c) Freestanding Sign for uses described in x.x
- (d) Home Occupation – Major
- (e) House
- (f) Public Assembly
- (g) Supportive Living Accommodation
- (h) Temporary Care Facility
- (i) Utilities

3. Development Standards

(a) Minimum Dimensions in this District are as follows:

Use	Minimum Required Dimensions	
	Site Area	Frontage
Manufactured Home Park	1.0ha	N/A
Subdivided Site or condominium Site	324.0m ²	11.0m, double wide Manufactured Homes shall have a minimum 14.0m
Public Assembly	800.0m ²	14.0m

(b) Minimum Required Setbacks in this District are as follows:

Minimum Setbacks	Requirement
Front Yard	3.0m
Rear Yard	6.0m
Side Yard	1.5m on one interior Side Yard, 2.35m on the other interior Side Yard

	2.4m on exterior Side Yard of a Corner Site
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(c) Massing and Coverage in this District are as follows:

Regulation	Requirement
Maximum Building Height	1 storey for Manufactured Homes 3 storeys with a maximum height of 15.0m measured from Grade for all other Principal Buildings
Maximum Site Coverage	45%
Minimum Landscaped Area	30%

(d) The Site Plan of a Manufactured Home park shall be subject to approval by the Development Authority.

(e) Except for Manufactured Home parks or bare land condominiums, a maximum of one Manufactured Home, or one Manufactured Home plus a Manufactured Home used as a Backyard Suite, per Site shall be allowed in this District.

Existing Versus Proposed Regulations

	Existing R4 (Manufactured Home)	Proposed R-MH (Manufactured Home)	Notes
Min. Lot Area	<p>Subdivided Site or condominium Site: single wide 350.0m²; double wide 418.0m²</p> <p>Manufactured Home Park: As per Development Authority</p>	<p>Subdivided Site or condominium Site: 324.0m²</p> <p>Manufactured Home Park: 1.0ha</p> <p>Public Assembly: 800.0m²</p>	<p>Existing requirement for subdivided and condominium sites are comparable to Houses. Reduced requirement to align with that proposed for Houses in other districts.</p> <p>Manufactured Home Park is consistent with existing manufactured home parks within Red Deer.</p> <p>Public Assembly aligns with use regulations.</p>
Min. Frontage	<p>Subdivided Site or condominium Site: single wide 11.0m; double wide 14.0m</p> <p>Manufactured Home Park: 11.0m</p>	<p>Subdivided Site or condominium Site: single wide: 11.0m; double wide 14.0m</p> <p>Manufactured Home Park: N/A</p> <p>Public Assembly: 14.0m</p>	<p>No changes to subdivided or condominium sites.</p> <p>Removed minimum frontage for Manufactured Home park as the Lot Area will dictate frontage.</p> <p>Public Assembly aligns with use regulations.</p>
Min. Lot Depth	-	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.
Min. Floor Area	55.0m ²	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.

	Existing R4 (Manufactured Home)	Proposed R-MH (Manufactured Home)	Notes
Max. Site Coverage	45%	45%	No change.
Max. Building Height	1 storey	Manufactured Home: 1 storey All other Principal Buildings: 3 storeys (15.0m from Grade)	No change for Manufactured Homes. Other buildings heights are consistent with those in the following proposed districts: R-A, R-L, R-D, and R-N.
Min. Front Yard Setback	6.0m	3.0m	Changed for consistency between other proposed residential districts.
Min. Side Yard Setback	1.5m on rights side facing lot from street; 2.35m on left side	1.5m on one interior Side Yard, 2.35m on the other interior Yard 2.4m on exterior Side Yard of a Corner Lot	Changed for consistency between other proposed residential districts.
Min. Rear Yard Setback	6.0m	6.0m	No change.
Min. Landscaped Area	35%	30%	Consistent with other residential districts.
Min. Parking Spaces	Subdivided Site or condominium Site: 2 per dwelling unit Manufactured Home Park: As per Development Authority	-	Remove from district regulations. To be reviewed and moved to general parking regulations.

4.6 R4 Residential (Manufactured Home) District**R4****General Purpose**

The general purpose of this District is to provide land for manufactured homes and manufactured home communities.

(1) R4 Permitted and Discretionary Uses Table**(a) Permitted Uses**

- (i) ¹Deleted
- (ii) Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
- (iii) Manufactured home.
- (iv) Manufactured home park.

(b) Discretionary Uses

- (i) ²Building Sign, for uses described in Section 11.10(1); and
- (ii) ³Freestanding Sign, for uses described in Section 11.13(1)
- (iii) ⁴Deleted
- (iv) ⁵Deleted
- (v) Home occupations which will generate additional traffic subject to section 4.7(8).
- (vi) ⁶Deleted
- (vii) ⁷Accessory building
- (viii) ⁸Municipal Services limited to Police, Emergency Services and/or Utilities
- (ix) ⁹Show Home or Raffle Home.

(2) R4 Residential (Manufactured Home) Regulations

- (a) Notwithstanding subsection (b), the site plan of a Manufactured Home Park shall be subject to approval by the Commission.

- (b) Table 4.6 R4 Regulations

¹ 3357/S-2019² 3357/B-2018³ 3357/B-2018⁴ 3357/S-2019⁵ 3357/S-2019⁶ 3357/B-2018⁷ 3357/L-2006⁸ 3357/I-20013⁹ 3357/T-2015

Regulations	Requirements
Floor Area Minimum	55.0 m ²
Building Height Maximum	1 storey
Front Yard Minimum	6.0 m Manufactured Home Units (Subdivision or Condominium Sites) – 6.0 m per setback list
Side Yard Minimum	1.5 m on right side facing lot from street; 2.35 m on left side
Rear Yard Minimum	6.0 m
Landscaped Area	35% of site area
Parking	Manufactured home park as required by the Development Authority Manufactured home units (subdivision or condominium sites): 2 stalls on site
Site Area	Manufactured home park: as required by the Development Authority Manufactured home units (subdivision or condominium sites): <ul style="list-style-type: none"> ▪ Single wide: minimum 350.0 m² ▪ Double wide: minimum 418.0 m²
¹ Site Coverage Maximum	45%
Frontage Minimum	Manufactured home park: 11.0 m Manufactured home units (subdivision or condominium sites): <ul style="list-style-type: none"> ▪ Single wide: minimum 11.0 m ▪ Double wide: minimum 14.0 m

(c) R4 District is subject to any applicable residential regulations listed within section 4.7.

¹ 3357/L-2006

Medium Density Residential R-M (Currently R2, R2T)

Purpose:

The Medium Density Residential R-M District is intended to accommodate a mixture of housing types and compatible non-Residential uses. This District provides for Development at a density that would be compatible with either low or high density Adjacent Districts, with a height not intended to exceed three storeys.

1. Permitted Uses

- (a) Accessory Building
- (b) Apartment
- (c) Backyard Suite
- (d) Building Sign for uses described in x.x
- (e) Duplex
- (f) Home Occupation – Minor
- (g) House Suite
- (h) Show Home
- (i) Town House

2. Discretionary Uses

- (a) Day Care Facility
- (b) Emergency Services
- (c) Freestanding Sign for uses described in x.x
- (d) Home Occupation – Major
- (e) House
- (f) Public and Quasi-Public Building
- (g) Public Assembly
- (h) Supportive Living Accommodation
- (i) Temporary Care Facility
- (j) Utilities

3. Regulations

(a) Minimum dimensions in this district are as follows:

Use	Minimum Required Dimensions	
	Site Area	Frontage
House	324.0m ²	12.0m
Duplex	232.0m ² per Dwelling Unit	7.6m per Dwelling Unit
Town House	185.0m ² per Dwelling Unit	15.0m except if all Dwelling Units are side by side housing then each unit shall have 6.1m per Dwelling Unit
Apartment	74.0m ² per Dwelling Unit – bachelor suite	18.0m

	111.0m ² per Dwelling Unit – 1 bedroom suite	
	139.0m ² per Dwelling Unit – 2 or more bedrooms suite	
Public Assembly	800.0m ²	12.0m
All other uses	324.0m ²	12.0m

(b) Minimum required setbacks in this District are as follows:

Use	Minimum Required Setbacks		
	Front Yard	Rear Yard	Side Yard
House	3.0m for live in portion of Dwelling Unit 6.0m for attached Garage portion of Dwelling Unit	7.5m	1.5m for interior Side Yards 2.4m on exterior Side Yard of Corner Site
Duplex	3.0m for live in portion of Dwelling Unit 6.0m for attached Garage portion of Dwelling Unit	7.5m	1.5m with no side entry on interior Side Yards 2.4m with no side entry on exterior side of Corner Site 3.0m with side entry 0.0m from a property line with a party wall
Town House	3.0m for live in portion of Dwelling Unit 6.0m for attached Garage portion of Dwelling Unit	7.5m except 6.0m for rear attached Garage.	1.5m with no side entry on interior Side Yards 2.4m with no side entry on exterior side of Corner Site 2.4m with side entry 0.0m from a property line with a party wall
Apartment	4.5m	7.5m	3.0m
All other uses	4.5m	7.5m	3.0m

			4.5m – 3 storey Buildings
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- (c) Notwithstanding (b), in lane less subdivisions, one of the Side Yards for a House shall be:
- (i) 1.5m where a Garage or carport is attached to or is an integral part of the Principal Building, or
 - (ii) 3.0m where a Garage or carport is to be provided in the Rear Yard of a Site, or
 - (iii) in the event that the front Building line of the Site is 21.0m in length or greater, the minimum Side Yard on one side of the Site shall be 10% of such Building line. The minimum Side Yard on the other side of the Site in the case subsection (i) hereof applies, 10% of the said Building line; in the case subsection (ii) or (iii) applies, 3.0m or 5.0m respectively.

- (d) The Rear Yard setback may be reduced to 6.0m from the back edge of a Lane or private Driveway for a rear attached Garage on a House, Duplex, or Town House.

- (e) Massing and coverage in this district are as follows:

Use	Requirements		
	Maximum Building Height	Maximum Site Coverage	Minimum Landscaped Area
House	3 storeys with a maximum height of 15.0m measured from Grade	45%; 60% with Backyard Suite	30%
Duplex	3 storeys with a maximum height of 15.0m measured from Grade	45%	30%
Town House	3 storeys with a maximum height of 15.0m measured from Grade	45%	30%
Apartment	3 storeys	45%	30%
All other uses	3 storeys	45%	30%

- (f) Except for bare land condominiums, a maximum of one House or Duplex per Site shall be allowed in this District.
- (g) Notwithstanding subsections (a), (b), and (e), a Site shall not be located or developed so as to leave small isolated parcels of land that cannot accommodate future Development.
- (h) Development and the relationship of the Site to the surrounding area shall be subject to approval by the Development Authority.
- (i) The Site Plan, the relationship between Buildings, Structures and open space, the architectural treatment of Buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

- (j) Amenity Spaces shall be provided for Town Houses and Apartments at a minimum of 4.5m² per Dwelling Unit and for Supportive Living Accommodation and Temporary Care Facilities at a minimum of 15.0m² per unit.

Existing Versus Proposed Regulations

	Existing R2 (Medium Density)	Existing R2T (Town House)	Proposed R-M (Medium Density)	Notes
Min. Lot Area	Detached Dwelling: 360.0m ² Semi-Detached: 232.0m ² Multi-Attached: 185.0m ² Multi-Family: Bachelor Suite 74.0m ² ; one bedroom suite 111.0m ² , two or more bedrooms 139.0m ²	185.0m ²	House: 324.0m ² Duplex: 232.0m ² per Dwelling Unit Town House: 185.0m ² per Dwelling Unit Apartment: bachelor suite 74.0m ² ; one bedroom suite 111.0m ² ; two or more bedrooms 139.0m ² Public Assembly: 800.0m ² All other uses: 324.0m ²	Proposed House regulation aligns with proposed R-L district. No changes to Duplexes, Town House, or Apartment. Public Assembly aligns with use regulations. All other uses consistent with House.
Min. Frontage	Detached Dwelling: 12.0m Semi-Detached: 7.6m Multi-Attached: 15.0m except if all units are side by side then each unit shall have 6.1m per unit Multiple Family: 18.0m	6.1m per unit	House: 12.0m Duplex: 7.6m per Dwelling Unit Townhouse: 15.0m except if all Dwelling Units are side by side then each unit shall have 6.1m per Dwelling Unit Apartment 18.0m All other uses: 12.0m	No change to Housing types. All other uses consistent with House.
Min. Lot Depth	30.0m	30.0m	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.
Min. Floor Area	Detached Dwelling: Frontage in m x 6.0m Semi-Detached: 65.0m ² for each unit	Town House: 60.0m ² per unit	-	Removing for design flexibility, market preference, and allows

	Existing R2 (Medium Density)	Existing R2T (Town House)	Proposed R-M (Medium Density)	Notes
	Multi-Attached: 60.0m ² for each unit			better access for housing across all income levels.
Max. Site Coverage	40%	40%	House: 45%; 60% with Backyard Suite All other uses: 45%	Coverage consistent with other proposed districts.
Max. Building Height	2 storeys (10.0m from Grade) except for Multiple Family Building 3 storeys and Assisted Living Facility 3 storeys	2 ½ storeys (12.0m from Grade)	3 storeys (15.0m from Grade)	House and Duplex consistent with other proposed districts. Town House increased to be consistent with House and Duplex. No change for Apartments and other uses.
Min. Front Yard Setback	6.0m except 7.5m for Multi-Family Building	3.0m and max. 4.5m for live in portion of unit; 6.0m for front attached garage portion	House, Duplex, Town House: 3.0m for live in portion of Dwelling Unit; 6.0m for attached Garage portion of Dwelling Unit Apartment, all other uses: 4.5m	Changed requirements for Houses, Duplexes, and Town Houses to be consistent with other proposed districts. Decreased Apartment setback to allow for additional site coverage. Also comparable to other municipalities.
Min. Side Yard Setback	Detached Dwelling: 1.5m Semi-Detached: 1.5m without side entry; 2.4m with side entry Special Residential: 3.0m	1.5m except 0.0m for party walls	House: 1.5m for interior Side Yard; 2.4m for exterior Side Yard on a Corner Site Duplex: 1.5m with no side entry on interior Side Yard; 2.4m with no side entry on	No change for House, Duplex or Apartment. Used smallest requirement from existing districts for Town Houses to ensure

	Existing R2 (Medium Density)	Existing R2T (Town House)	Proposed R-M (Medium Density)	Notes
	Multi-Attached: 1.8m without side entry; 2.4m with side entry Multiple Family, Assisted Living Facility, Temporary Care Facility: 3.0m for 1 and 2 storeys; 4.5m for 3 storeys		exterior side of Corner Site; 2.4m with side entry; 0.0m from a property line with a party wall Town House: 1.5m with no side entry on interior Side Yard; 2.4m with no side entry on exterior side of Corner Site; 2.4m with side entry; 0.0m from a property line with a party wall Apartment and all other uses: 3.0m	legal non-conforming Sites were not created. Decrease Apartment setback to allow for additional site coverage. Also comparable to other municipalities.
Min. Rear Yard Setback	7.5m	7.5m except 6.0m for rear attached garage	Town House: 7.5m except 6.0m for rear attached Garage. All other uses: 7.5m	Used smallest requirement from existing districts for Town Houses to ensure legal non-conforming Sites were not created. No change for other uses.
Min. Landscaped Area	35%	30%	30%	Used smallest requirement from existing districts for Town Houses to ensure legal non-conforming Sites were not created. Landscaped Area also reflects higher site coverage.
Min. Parking Spaces	Detached Dwelling: 2 per unit	Multi-Attached: 2 per unit	-	Remove from district regulations. To be reviewed

	Existing R2 (Medium Density)	Existing R2T (Town House)	Proposed R-M (Medium Density)	Notes
	Semi-Detached: 2 per unit Multi-Attached: 2 per unit Multiple Family: 1 per one bedroom unit; 1.5 per two bedroom unit; 2 per three bedroom unit; plus 1 space for every 5 units for guest parking			and moved to general parking regulations.

4.4 R2 Residential (Medium Density) District**R2****General Purpose**

The general purpose of this District is to provide a medium density residential area with a mixture of housing types and residential accommodation and at the same time control, regulate and encourage the development or redevelopment of residential uses that are compatible with the neighbourhood, the immediate site and the growth policies of the Municipal Development Plan.

(1) R2 Permitted and Discretionary Uses Table ¹

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3)
(ii)	Detached dwelling unit
(iii)	² Deleted
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(v)	³ Deleted
(vi)	Secondary suite legally in existence before April 5, 2004
(i)	⁴ Secondary suite in a detached Dwelling Unit, subject to subsections 4.7(9)

(b) Discretionary Uses	
(i)	Accessory residential structure subject to section 4.7(3)
(ii)	Amateur radio tower.
(iii)	⁵ Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility or place of worship or assembly.
(iv)	⁶ DELETED
(v)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(vi)	⁷ Building Sign, for uses described in Section 11.10(1); and
(vii)	"Existing Special Residential" (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.

¹ 3357/C-2007² 3357/S-2019³ 3357/B-2018⁴ 3357/Z-2009⁵ 3357/X-2014, 3357/L-2020⁶ 3357/X-2014, 3357/L-2020⁷ 3357/B-2018

(viii)	¹ Freestanding Sign, for uses described in Section 11.13(1)
(ix)	² Deleted
(x)	³ Deleted
(xi)	Home occupations which will generate additional traffic subject to section 4.7(8).
(xii)	Multi-attached dwelling unit building.
(xiii)	⁴ Multiple family building up to three storeys
(xiv)	Municipal services limited to police, emergency services and/or utilities.
(xv)	Public and quasi-public buildings.
(xvi)	Semi-detached dwelling unit.
(xvii)	⁵ Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
(xviii)	⁶ Show Home or Raffle Home.

(2) R2 Residential (Medium Density) Regulations

- (a) Where each half of a semi-detached dwelling unit is to be contained in a separate site no side yard shall be required on the site of the dwelling unit which abuts the adjacent dwelling unit.
- (b) Where the dwelling units of a row house building are to be contained in separate sites, no side yards shall be required on either side in the case of an internal dwelling unit and no side yard shall be required on one side of the end dwelling unit.
- (c) Notwithstanding the 6.0 metre front yard setback, except for multi-family which shall have a minimum setback of 7.5 metres, the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 metres by the Development Authority provided that the front yard of the adjoining dwelling unit meets the minimum requirement of this section.

(d) Table 4.4 R2 Regulations

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6.0 m Semi-detached dwelling: 65.0 m ² for each unit Multi-attached: 60.0 m ² for each unit
⁷ Site Coverage Maximum	40% (includes garage and accessory buildings)

¹ 3357/B-2018

² 3357/S-2019

³ 3357/S-2019

⁴ 3357/I-2013

⁵ 3357/Z-2009

⁶ 3357/T-2015

⁷ 3357/I-2013

Regulations	Requirements
Building Height Maximum	¹ 2 storeys with a maximum total height of 10.0 m measured from the average of the lot grade except: <ul style="list-style-type: none"> Multiple family building as per subsection 4.4 (1)(b)(xi) 3 storeys for an Assisted Living Facility
Front Yard Minimum	6.0 m except multi-family which shall have a 7.5 m minimum

Regulations	Requirements
² Side Yard Minimum	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m Multi-attached (without side entry): 1.8 m Multi-attached (with side entry): 2.4 m Multiple Family Building, Assisted Living Facility, or Temporary Care Facility: <ul style="list-style-type: none"> Buildings up to 2 storeys: 3.0m Buildings of 3 storeys: 4.5m <p>Notwithstanding the setbacks noted above, where the Multiple Family Building, Assisted Living Facility, or Temporary Care Facility flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.</p> <p>In all cases the minimum side yard requirement is subject to sections 3.19 and 5.7(2).</p>
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	³ Detached dwelling 360.0 m ² Semi-detached: 232.0 m ² per dwelling unit Multi-attached: 185.0 m ² per dwelling unit

¹ 3357/I-2013² 3357/D-2016³ 3357/I-2013

	Multi-family: <ul style="list-style-type: none"> ▪ no separate bedroom: 74.0 m² per dwelling unit ▪ one bedroom: 111.0 m² per dwelling unit ▪ more than one bedroom: 139.0 m² per dwelling unit
Frontage Minimum	¹ Detached dwelling unit: 12.0 m Semi-detached: 7.6 m per dwelling unit Multi-attached building: 15.0 m except, if all units are side by side town or row housing units: 6.1 m per dwelling unit Multiple family building: 18.0 m

- (e) R2 District is subject to any applicable residential regulations listed within section 4.7.
- (f) ²Notwithstanding anything in this Bylaw, on bare land condominium R2 parcels, the development of more than one Detached Dwelling Unit shall be subject to the Development Authority approving the site plan.

(4) R2 Residential (Medium Density) Site Location

- (a) Notwithstanding section 4.4(2) (d), a site shall not be located or developed so as to leave small isolated parcels of land that cannot accommodate future development.
- (b) The location of the site to be developed within the land use district, and the relationship of the site to the surrounding environs shall be subject to approval by the Commission.

¹ 3357/I-2013

² 3357/L-2020

4.4.1 R2T Residential (Town House) District**R2T****General Purpose**

The general purpose of this District is to provide for town or row house development in traditional side by side lots, clustered, stacked or condominium format. No front driveways permitted to or from an arterial roadway.

(1) R2T Permitted and Discretionary Uses Table

a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3)
(ii)	Town or row house or Stacked Town or row house dwelling
(iii)	² Deleted
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(v)	³ Deleted
b) Discretionary Uses	
i.	Home Occupations which will generate additional traffic, subject to section 4.7(8)
ii.	⁴ Deleted
iii.	⁵ Show Home or Raffle Home.

(2) R2T Residential (Town House) District Regulations**(a) Table 4.4.1 R2T Regulations**

Regulations	Requirements
Floor Area Minimum	60.0 m ² per dwelling unit
Site Coverage Maximum	40% (includes any garage & accessory buildings)
⁶ Building Height	Maximum: 2½ storeys with a maximum height of 12.0 m measured from the average of the lot grade

¹ 3357/L-2013² 3357/S-2019³ 3357/B-2018⁴ 3357/S-2019⁵ 3357/T-2015⁶ 3357/C-2021

¹ Front Yard Minimum	<ul style="list-style-type: none"> Minimum 3.0 m and maximum 4.5 m for the live portion of a dwelling unit, and Minimum 6.0 m for any front attached garage portion of a dwelling unit.
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Regulations	Requirements
Side Yard Minimum	1.5 m except: <ul style="list-style-type: none"> where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2B nil for internal dwelling units nil on the internal side of an end dwelling unit
Rear Yard Minimum	7.5 m except if dwelling unit has a rear attached garage, the garage portion of the dwelling unit only requires a minimum 6.0 m setback from the back edge of a lane or private driveway
Lot Depth Minimum	30.0 m
Landscaped Area Minimum	30% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	185 m ²
Lot Frontage Minimum	6.1 m per dwelling unit

- (b) The R2T District is subject to any applicable residential regulations listed within section 4.7.
- (c) ²Notwithstanding anything in this Bylaw, on bare land condominium R2T parcels, the development of more than one Dwelling Unit shall be subject to the Development Authority approving the site plan.

¹ 3357/D-2015

² 3357/L-2020

High Density Residential R-H (Currently R3)

Purpose:

The High Density Residential R-H District is intended to accommodate a mixture of housing types and compatible non-Residential uses at densities and Building Heights greater than any other District.

1. Permitted Uses
 - (a) Accessory Building
 - (b) Apartment
 - (c) Backyard Suite
 - (d) Building Sign for uses described in x.x
 - (e) Day Care Facility
 - (f) Home Occupation – Minor
 - (g) House Suite
 - (h) Show Home
 - (i) Supportive Living Accommodation
 - (j) Town House
2. Discretionary Uses
 - (a) Accessory Use
 - (b) Duplex in existence before January 12, 2004
 - (c) Emergency Services
 - (d) Freestanding Sign for uses described in x.x
 - (e) Home Occupation – Major
 - (f) House, in existence prior to adoption of this Bylaw
 - (g) Public and Quasi-Public Buildings
 - (h) Public Assembly
 - (i) Temporary Care Facility
 - (j) Utilities
3. Regulations

- (a) Minimum dimensions in this district are as follows:

Use	Minimum Required Dimensions	
	Site Area	Frontage
House	324.0m ²	12.0m
Duplex	232.0m ² per Dwelling Unit	7.6m per Dwelling Unit
Town House	185.0m ² per Dwelling Unit	15.0m except if all Dwelling Units are side by side housing then each unit shall have 6.1m per Dwelling Unit
Apartment	55.0m ² per Dwelling Unit – bachelor suite	19.5m

	82.0m ² per Dwelling Unit – 1 bedroom suite	
	102.0m ² per Dwelling Unit – 2 or more bedrooms suite	
Public Assembly	800.0m ²	12.0m
All other uses	324.0m ²	12.0m

(b) Minimum required setbacks in this District are as follows:

Use	Minimum Required Setbacks		
	Front Yard	Rear Yard	Side Yard
House	3.0m for live in portion of Dwelling Unit 6.0m for attached Garage portion of Dwelling Unit	7.5m	1.5m for interior Side Yards 2.4m on exterior Side Yard of Corner Site
Duplex	3.0m for live in portion of Dwelling Unit 6.0m for attached Garage portion of Dwelling Unit	7.5m	1.5m with no side entry on interior Side Yards 2.4m with no side entry on exterior side of Corner Site 3.0m with side entry 0.0m from a property line with a party wall
Town House	3.0m for live in portion of Dwelling Unit 6.0m for attached Garage portion of Dwelling Unit	7.5m	1.5m with no side entry on interior Side Yards 2.4m with no side entry on exterior side of Corner Site 2.4m with side entry 0.0m from a property line with a party wall
All other uses	4.5m	7.5m	3.0m plus 0.5m for each storey above the third.

- (c) Notwithstanding (b) Corner Sites shall be in accordance with Part 3, Figure 2.
- (d) Notwithstanding (b) the minimum Front Yard setback for Apartments and the Side Yard setback for all uses shall be in accordance to 5.7(2) and 3.19 where applicable.

- (e) Massing and coverage in this district are as follows:

Use	Requirements		
	Maximum Building Height	Maximum Site Coverage	Minimum Landscaped Area
House	3 storeys with a maximum height of 15.0m measured from Grade	45%; 60% with Backyard Suite	30%
Duplex	3 storeys with a maximum height of 15.0m measured from Grade	45%	30%
Town House	3 storeys with a maximum of 15.0m measured from Grade	60%	30%
All other uses	6 storeys except for Sites within the Downtown Core Area, as shown in Figure 18, where there is no specific maximum height	60%	30%

- (f) Notwithstanding (e) the Building Height maximum for any existing Building located outside of the boundaries of the Greater Downtown Action Plan that is greater than six storeys may be structurally altered or replaced by another Building provided the number of storeys does not increase.
- (g) The Site Plan, the relationship between Buildings, Structures and open space, the architectural treatment of Buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.
- (h) Amenity Spaces shall be provided for Town Houses and Apartments at a minimum of 4.5m² per Dwelling Unit and for Supportive Living Accommodation and Temporary Care Facilities at a minimum of 15.0m² per unit.

Existing Versus Proposed Regulations

	Existing R3 (Multiple Family)	Proposed R-H (High Density)	Notes
Min. Lot Area	Detached Dwelling: 360.0m ² Semi-Detached: 232.0m ² per unit Multi-Attached: 185.0m ² per unit Multi-Family, Assisted Living Facility, Temporary Care Facility: Bachelor Suite 55.0m ² ; one bedroom suite 82.0m ² , two or more bedrooms 102.0m ²	House: 324.0m ² Duplex: 232.0m ² per Dwelling Unit Town House: 185.0m ² per Dwelling Unit Apartment: bachelor suite 55.0m ² ; one bedroom suite 82.0m ² ; two or more bedrooms 102.0m ² Public Assembly: 800.0m ² All other uses: 324.0m ²	Proposed House regulation aligns with proposed R-L district. No changes to Duplexes, Town House, or Apartment. Public Assembly aligns with use regulations. All other uses consistent with House.
Min. Frontage	Detached Dwelling: 12.0m Semi-Detached: 7.6m Multi-Attached: 15.0m except if all units are side by side then each unit shall have 6.1m per unit Multiple Family: 19.5m	House: 12.0m Duplex: 7.6m per Dwelling Unit Townhouse: 15.0m except if all Dwelling Units are side by side then each unit shall have 6.1m per Dwelling Unit Apartment 19.5m All other uses: 12.0m	No change to Housing types. All other uses consistent with House.
Min. Lot Depth	30.0m	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.
Min. Floor Area	Detached Dwelling: Frontage in m x 6.0m Semi-Detached: 65.0m ² for each unit Multi-Attached: 60.0m ² for each unit Multiple Family Building: 37.0m ² for each unit Assisted Living Facility: 23.0m ² for each unit	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.

	Existing R3 (Multiple Family)	Proposed R-H (High Density)	Notes
Max. Site Coverage	Detached Dwelling Unit, Semi-Detached Dwelling, Multi-Attached Building: 40% All other uses: 40%; 60% within boundaries of Greater Downtown Action Plan	House: 45%; 60% with Backyard Suite Duplex: 45% All other uses: 60%	Increase House and Duplex to be consistent with other residential districts. Increased other uses to 60% to reflect the higher density intent of the district. 60% is consistent with previous residential development downtown.
Max. Building Height	2 storeys (10.0m from Grade); 4 storeys for Assisted Living Facility, Temporary Care Facility, or Multiple Family Building outside of downtown commercial core area; No height maximum for Assisted Living Facility, Temporary Care Facility, or Multiple Family Building within the downtown commercial core area	House, Duplex, Town House: 3 storeys (15.0m from Grade) All other uses: 6 storeys except within the Downtown Core Area where there is no specific height	Increase in heights for House, Duplex, and Town House to align with other proposed districts. Increase in height for other uses from 4 storeys to 6 storeys to accommodate new building code regulations.
Min. Front Yard Setback	6.0m except 7.5m for Multi-Family Building	House, Duplex, Town House: 3.0m for live in portion of Dwelling Unit and 6.0m for attached Garage portion of Dwelling Unit All other uses: 4.5m	House, Duplex, and Town House consistent with other districts. Apartments and other uses decreased to reflect higher site coverage and encourage variations in design.
Min. Side Yard Setback	Detached Dwelling: 1.5m Semi-Detached: 1.5m without side entry; 2.4m with side entry Special Residential: 3.0m Multi-Attached: 1.8m without side entry; 2.4m with side entry Multiple Family, Assisted Living Facility, Temporary Care Facility: 3.0m for 1 and 2 storeys; 4.5m for 3 and 4 storeys; Subject to MPC but not less than 6.0m for 5 and 6 storeys; Subject	House: 1.5m for interior Side Yard; 2.4m for exterior Side Yard on a Corner Site Duplex: 1.5m with no side entry on interior Side Yard; 2.4m with no side entry on exterior side of Corner Site; 2.4m with side entry; 0.0m from a property line with a party wall Town House: 1.5m with no side entry on interior Side Yard; 2.4m with no side entry on exterior side of Corner	House, Duplex, and Town House consistent with other districts. Apartments and other uses decreased to reflect higher site coverage and more efficient site design.

	Existing R3 (Multiple Family)	Proposed R-H (High Density)	Notes
	to MPC but not less than 7.5m for Buildings greater than 6 storeys	Site; 2.4m with side entry; 0.0m from a property line with a party wall All other uses: 3.0m plus 0.5m for each storey above the third.	
Min. Rear Yard Setback	7.5m	7.5m	No change.
Min. Landscaped Area	35%; 30% within boundaries of Greater Downtown Action Plan	30%	Changed to be consistent with other districts. Reflective of higher site coverage.
Min. Parking Spaces	Detached Dwelling: 2 per unit Semi-Detached: 2 per unit Multi-Attached: 2 per unit Multiple Family: 1 per one bedroom unit; 1.5 per two bedroom unit; 2 per three bedroom unit; plus 1 space for every 5 units for guest parking	-	Remove from district regulations. To be reviewed and moved to general parking regulations.

4.5 R3 Residential (Multiple Family) District**R3****General Purpose**

The general purpose of this District is to accommodate and control medium and high density residential development.

(1) R3 Permitted and Discretionary Uses Table¹**(a) Permitted Uses**

- (i) ²Building Sign, for uses described in Section 11.10(1).
- (ii) ³Deleted
- (iii) Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
- (iv) Multi-attached building up to a maximum density of 35 dwelling units per hectare (D35).
- (v) Multiple family building up to a maximum density of 35 dwelling units per hectare (D35).
- (vi) ⁴Deleted

(b) Discretionary Uses

- (i) Accessory residential structure subject to section 4.7(3).
- (ii) ⁵Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility or place of worship or assembly.
- (iii) ⁶DELETED
- (iv) Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
- (v) Detached or semi-detached dwelling unit in existence before January 12, 2004.
- (vi) ⁷Existing Special Residential: place of worship, kindergarten, school, and Day Care Facility. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall also be deemed to be a Discretionary Use for that site
- (vii) ⁸Freestanding Sign, for uses described in Section 11.13(1).
- (viii) ⁹Deleted

¹ 3357/C-2007² 3357/B-2018³ 3357/S-2019⁴ 3357/B-2018⁵ 3357/X-2014, 3357/L-2020⁶ 3357/X-2014, 3357/L-2020⁷ 3357/A-2012⁸ 3357/B-2018⁹ 3357/S-2019

- (ix) Home occupations which will generate additional traffic subject to section 4.7(8).
- (x) Multi-attached building more than 35 dwelling units per hectare.
- (xi) Multiple family building more than 35 dwelling units per hectare.
- (xii) ¹Municipal Services limited to Police, Emergency Services and/or Utilities
- (xiii) Secondary suite legally in existence before April 5, 2004.
- (xiv) ²Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
- (xv) ³Show Home or Raffle Home.
- (xvi) ⁴DELETED

(2) R3 Residential (Multiple Family) Regulations

(a) Table 4.5 R3 Regulations⁵

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6.0 m Semi-detached dwelling: 65.0 m ² for each unit Multi-attached: 60.0 m ² for each unit Dwelling unit in a multiple family building: 37.0 m ² Unit in assisted living facility: 23.0 m ²
Site Coverage Maximum	40% (includes garage and accessory buildings) except within multi-family, assisted living facility or temporary care facility on sites located within the boundaries of the Greater Downtown Action Plan, where it is 60% (including accessory buildings)
⁶ Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade except: <ul style="list-style-type: none"> ▪ 4 storeys for Assisted Living Facility, Temporary Care Facility or Multiple family building unless site is located within the downtown commercial core area in which case there is no specific maximum.
Front Yard Minimum	6.0 m except multi-family which shall have a 7.5 m minimum subject to sections 5.7(2) and 3.19.
Side Yard Minimum	Detached dwelling: 1.5 m

¹ 3357/I-2013

² 3357/Z-2009

³ 3357/T-2015

⁴ 3357/L-2020

⁵ 3357/C-2007

⁶ 3357/I-2013

Regulations	Requirements
Side Yard Minimum <i>continued</i>	<p>Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m</p> <p>Special residential: 3.0 m</p> <p>Multi-attached (without side entry): 1.8 m Multi-attached (with side entry): 2.4 m</p> <p>Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.</p> <p>For multi-family, assisted living facility or temporary care facility:</p> <ul style="list-style-type: none"> ▪ Buildings up to 2 storeys: 3.0 m ▪ Buildings of 3 and 4 storeys: 4.5 m ▪ Buildings of 5 and 6 storeys: subject to the approval of the Commission, but not less than 6.0 m ▪ Buildings more than 6 storeys: subject to the approval of the Commission, but not less than 7.5m <p>In all cases the minimum side yard requirement is subject to sections 5.7(2) and 3.19.</p>
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area Minimum	35% of site area except for multi-family, assisted living facility or temporary care facilities on sites located within the boundaries of the Greater Downtown Action Plan, where 30% landscaping of the site is required.
Parking Spaces	Subject to sections 3.1 & 3.2
¹ Lot Area Minimum	<p>Detached dwelling 360.0 m²</p> <p>Semi-detached: 232.0 m² per dwelling unit Multi-attached: 185.0 m² per dwelling unit</p> <p>²- deleted</p> <p>For multi-family, Assisted living facility or Temporary care facility:</p> <ul style="list-style-type: none"> ▪ in all cases subject to section 4.5(3) (a). ▪ no separate bedroom: 55 m² per dwelling unit ▪ one bedroom: 82.0 m² per unit ▪ more than one bedroom: 102.0m² per dwelling

¹ 3357/I-2013² 3357/A-2012

Regulations	Requirements
	unit

Regulations	Requirements
¹ Frontage Minimum	<p>Detached dwelling: 12.0 m</p> <p>Semi-detached: 7.6 m per dwelling unit</p> <p>Multi-attached building: 15.0 m except, if all units are side by side town or row housing units: 6.1 m per each dwelling unit</p> <p>Multiple family building: 19.5 m</p>

- (b) R3 District is subject to any applicable residential regulations listed within section 4.7.

(3) R3 Residential (Multiple Family) Site Development

- (a) ²Notwithstanding the minimum site area requirements of Table 4.5, when an area has a density designation in accordance with section 7.10(1), the minimum site area is subject to approval of the Commission.
- (b) Notwithstanding the building height maximum, any existing building located outside of the boundaries of the Greater Downtown Action Plan which is greater than four storeys may be structurally altered or replaced by another building provided the number of storeys does not increase.
- (c) ³Notwithstanding anything in this Bylaw, on bare land condominium R3 parcels, the development of more than one Dwelling Unit shall be subject to the Development Authority approving the site plan.

¹ 3357/I-2013

² 3357/I-2013

³ 3357/L-2020

Residential Small-Scale Mixed Use R-SMU (Currently RLW)

Purpose:

The Residential Small-Scale Mixed Use District is intended to provide for Mixed Use Residential Buildings with limited Building Heights. Each Building has ground level Commercial space and Residential space above and/or below the ground level with each Residential space having individual access to the Street.

1. Permitted Uses
 - (a) Accessory Building
 - (b) Building Sign for uses described in x.x
 - (c) Home Occupation – Minor
 - (d) Mixed Use Residential Building
 - (e) Show Home
2. Permitted Uses on ground floor within a Mixed Use Residential Building
 - (a) Accessory Use
 - (b) Commercial Service Facility
 - (c) Cultural Facility
 - (d) Health and Medical Services
 - (e) Information Service Provider
 - (f) Merchandise Sales and/or Rentals excluding motor vehicles, machinery and fuel
 - (g) Office
3. Discretionary Uses
 - (a) Day Care Facility
 - (b) Emergency Services
 - (c) Freestanding Sign for uses described in x.x
 - (d) Home Occupation – Major
 - (e) Supportive Living Accommodation
 - (f) Temporary Care Facility
 - (g) Utilities
4. Discretionary Uses on ground floor within a Mixed Use Residential Building
 - (a) Commercial Entertainment Facility
 - (b) Day Care Facility
 - (c) Indoor Recreation Facility
 - (d) Restaurant
 - (e) Specialty Food Service
 - (f) Supportive Living Accommodation
 - (g) Temporary Care Facility
5. Regulations
 - (a) Minimum dimensions in this District are as follows:

Minimum Dimensions	Requirement
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Site Area	185.0m ²
Frontage	6.1m

(b) Minimum required setbacks in this District are as follows:

Minimum Setbacks	Requirement
Front Yard	3.0m
Rear Yard	1.5m
Side Yard	0.0m for interior Side Yards except for Sites Abutting a non-Mixed Use Residential Building then it shall be 1.8m 2.4m for exterior Side Yard on a Corner Site

(c) Massing and coverage in this District are as follows:

Regulation	Requirement
Minimum Building Height	2 storeys with a maximum of 10.0m measured from Grade
Maximum Building Height	3 storeys with a maximum of 15.0m measured from Grade

(d) Notwithstanding that a Mixed Use Residential Building is a Permitted Uses in this District, such use is a conditional use which is only allowed if the Mixed Use Residential Building meets the following requirements, which shall not be relaxed or varied by the Development Authority:

- (i) Each Commercial and Residential portion of the Building shall have individual Street level access that is not shared.
- (ii) A Mixed Use Residential Building shall not contain a front attached Garage.
- (v) A Mixed Use Residential Building shall not result in a disturbance to the peace and quiet or other amenities of the neighbourhood, nor may it cause the emission of dust, noise, odor, smoke, electronic interference, bright lights or other nuisance.
- (vi) Outdoor Storage, or Outdoor Display or Sale of Goods shall not be permitted.

Existing Versus Proposed Regulations

	Existing RLW (Live Work)	Proposed R-SMU (Small-Scale Mixed Use)	Notes
Min. Lot Area	185.0m ²	185.0m ²	No change.
Min. Frontage	6.1m	6.1m	No change.
Min. Lot Depth	30.0m	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.
Min. Floor Area	Dwelling Unit: 37.0m ² Work Unit: 37.0m ²	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.
Max. Site Coverage	-	-	No change.
Max. Building Height	3 storeys (min. 2 storeys)	3 storeys (min. 2 storeys)	No change.
Min. Front Yard Setback	-	3.0m	3.0m is consistent with setbacks in other residential areas. This district will be a transition between commercial and residential areas; the setback will enable this transition better.
Min. Side Yard Setback	0m; 1.8m if next to a non-Live-Work Unit	0.0m for interior Side Yards except for Sites Abutting a non-Mixed Use Residential Building then it shall be 1.8m 2.4m for exterior Side Yard on a Corner Site	No change.
Min. Rear Yard Setback	1.5m	1.5m	No change.
Min. Landscaped Area	-	-	No change.

	Existing RLW (Live Work)	Proposed R-SMU (Small-Scale Mixed Use)	Notes
Min. Parking Spaces	2 per Live-Work Unit	-	Remove from district regulations. To be reviewed and moved to general parking regulations.

¹4.3.2 RLW Residential (Live-Work) District**RLW****General Purpose**

The general purpose of this District is to provide opportunity for live-work units whereby street level commercial space is operated by the resident who occupies a residential dwelling unit above the ground floor commercial space. The form of development is similar to that of a multi-attached building but with ground floor commercial and each live-work unit having individual access to the street.

(1) RLW Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3)
(ii)	Live-Work unit subject to section 4.3.2(2)(b)
(iii)	Ground floor commercial uses subject to section 4.3.2(2)(b)
(iv)	² Deleted
(v)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(vi)	³ DELETED
(b) Discretionary Uses	
(i)	⁴ Building Sign, for uses described in Section 11.10(1)
(ii)	Day Care Facility
(iii)	Home Occupations which will generate additional traffic, subject to section 4.7(8)
(iv)	⁵ Deleted
⁶ (v)	Show Home or Raffle Home
(vi)	⁷ Deleted

¹ 3357/L-2013² 3357/S-2019³ 3357/B-2018⁴ 3357/B-2018⁵ 3357/S-2019⁶ 3357/E-2016⁷ 3357/B-2018

(2) RLW Residential (Live-Work) Regulations**(a) Table 4.3.2 RLW Regulations**

Regulations	Requirements
Floor Area Minimum	Dwelling unit: 37 m ² Work unit: 37 m ²
Building Height	Maximum: 3 storeys Minimum: 2 storeys
Front Yard Minimum	Nil
Side Yard Minimum	Nil, except; ▪ 1.8 m if next to a non-Live/Work dwelling unit
Rear Yard Minimum	1.5 m
Lot Depth Minimum	30.0 m
Parking Spaces	2.0 per Live-Work unit subject to section 3.2
Lot Area Minimum	185.0 m ²
Lot Frontage Minimum	6.1 m

(b) RLW Live-Work Unit Use Provisions

Notwithstanding that a Live-work unit is listed as a permitted use in this district, such use is a conditional use which is only allowed if the Live-work unit meets the following requirements, which shall not be relaxed or varied by the Development Authority:

- (i) The work portion of a Live-Work unit shall be operated at ground level while the live portion must be located above the ground floor commercial unit. quality exterior building materials that utilize the use of stone work and/or other natural like finishes common to heritage era buildings, containing some stucco and limited use of metal finishes,
- (ii) The work portion of a Live-Work unit must be operated by the resident of the live portion of the Live-Work unit.
- (iii) Each Live-Work unit requires individual street level access.
- (iv) A Live-Work Unit shall not contain a front attached garage.
- (v) The following uses may be considered as the work portion of a Live-Work unit:
 - (a) artist's studio, gallery;
 - (b) beauty shop, hair salon, barber shop, massage business, tanning salon and fitness centre;
 - (c) counseling service;

- (d) office;
 - (e) repair or sales of apparel, crafts, and jewelry that are made on the premises;
 - (f) ¹Merchandise Sales and/or Rentals excluding motor vehicles and fuel
 - (g) other similar business uses approved by the Development Authority.
 - (vi) A Live-Work unit shall not result in a disturbance to the peace and quiet or other amenities of the neighbourhood, nor may it cause the emission of dust, noise, odor, smoke, electronic interference, bright lights or other nuisance.
 - (vii) A Live-Work unit shall not be individually separated through any subdivision or condominium plan.
 - (viii) Outside storage or display of any kind shall not be permitted.
- (c) ²Notwithstanding anything in this Bylaw, on bare land condominium RLW parcels, the development of more than one Dwelling Unit shall be subject to the Development Authority approving the site plan.

¹ 3357/L-2018, 3357/L-2020

² 3357/L-2020

Front Driveways and Parking Pads

Proposed Definitions

Driveway means an area that provides access for vehicles from a Street or private roadway to a Site. A Driveway does not include a Parking Pad.

Garage means a Building or portion thereof which is designed and used for the storage, parking or the maintenance of personal vehicles.

Parking Pad means an area designed for the parking of motor vehicles on a Site, where a garage, parking lot or other parking facilities may or may not be otherwise provided. A Parking Pad does not include a Driveway.

Key Changes

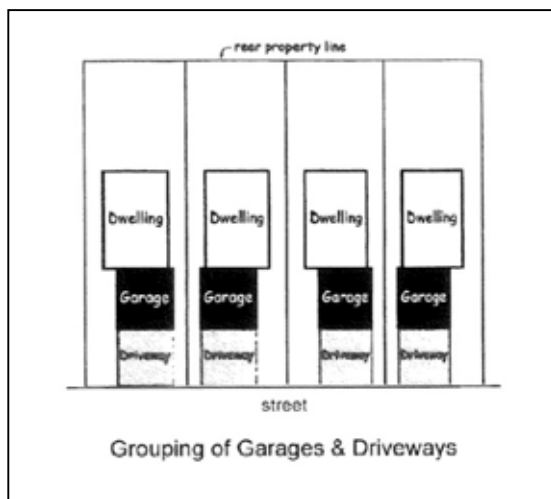
1. Front Garage side yard setback requirements have been removed from R1G district and replaced in the regulation section applicable to all residential districts and all uses, with exception of uses in the R-H district and manufactured home parks within the R-MH district as these are typically larger sites that require site approval from the DA.

Items to Consider

1. Does the DA require more discretion on providing variances to the setback?
2. Should this regulation only be applied to Houses? Do we care where driveways are located on Townhouse and Duplex sites?
3. The existing front yard restrictions of Parking Pads are not proposed to be changed at this time.

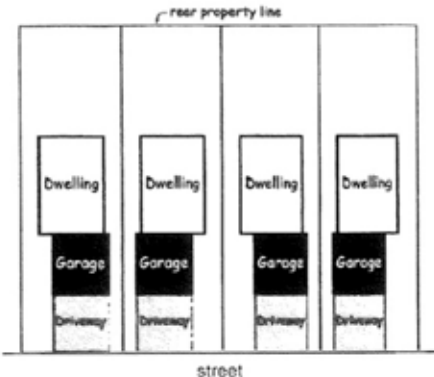
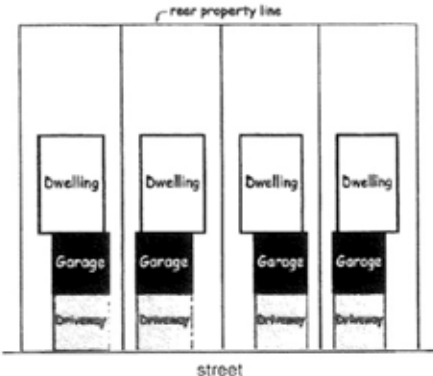
Proposed Regulations

1. Where side by side Sites both have front Driveways, Parking Pads, or a combination thereof, the Driveway and Parking Pad locations shall be grouped together in pairs as shown on the sketch below unless:



- (i) There is an odd number of adjacent Sites with front Driveways, Parking Pads, or a combination thereof, in this case the minimum Side Yard Driveway or Parking Pad setback should be 3.15m on the unpaired side; or
 - (ii) The proposed Dwelling Unit shares a Side Boundary with an existing Dwelling Unit in the Mature Neighbourhood Overlay District where the Driveway or Parking Pad has been developed not Adjacent to the shared Side Boundary. In this case, the minimum Side Yard Driveway or Parking Pad setback should be 3.15m; or
 - (iii) The Site is within the High Density Residential R-H District or within a Manufactured Home park in the Manufactured Home Residential R-MH District.
2. Where the minimum Side Yard setback of 3.15m cannot be satisfied, the Development Authority may approve a variance after the availability of on-Street parking has been considered.

Comparison Table – Existing Versus Proposed

Existing Regulations (R1G)	Proposed Regulations	Notes
<p>4.3.1(2)(e) Front drive attached garage and driveway locations shall be grouped together in pairs in the manner shown in sketch to the right.</p>  <p>Grouping of Garages & Driveways</p> <p>4.3.1(2)(f) Driveways shall have a minimum side yard setback of 3.15m on the unpaired side.</p>	<p>1. Where side by side Sites both have front Driveways, Parking Pads, or a combination thereof, the Driveway and Parking Pad locations shall be grouped together in pairs as shown on the sketch below unless:</p>  <p>Grouping of Garages & Driveways</p> <ul style="list-style-type: none"> (i) There is an odd number of adjacent Sites with front Driveways, Parking Pads, or a combination thereof, in this case the minimum Side Yard Driveway or Parking Pad setback should be 3.15m on the unpaired side; or (ii) The proposed Dwelling Unit shares a Side Boundary with an existing Dwelling Unit in the Mature Neighbourhood Overlay District 	<p>Added flexibility for Redevelopment in Mature Neighbourhood Overlay District.</p> <p>Regulations do not apply to R-H or manufactured home parks in R-MH as these sites are larger and require site approval.</p>

Existing Regulations (R1G)	Proposed Regulations	Notes
	<p>where the Driveway or Parking Pad has been developed not Adjacent to the shared Side Boundary. In this case, the minimum Side Yard Driveway or Parking Pad setback should be 3.15m; or</p> <p>(iii) The Site is within the High Density Residential R-H District or within a Manufactured Home park in the Manufactured Home Residential R-MH District.</p>	
	<p>2. Where the minimum Side Yard setback of 3.15m cannot be satisfied, the Development Authority may approve a variance after the availability of on-Street parking has been considered.</p>	<p>Added flexibility for Development Authority to consider variances where frontage may be limited to allow for on-Street parking, ie: pie-shaped sites.</p>