

RESIDENTIAL: R

SECTION 1 PURPOSE

The purpose of this land use district is to provide for a high quality residential environment with an appropriate range of housing types that are primarily single detached dwellings, with the potential for 2-unit dwellings where appropriate. Lot sizes range from 0.1 to 0.5 acres.



SECTION 2 USES

Permitted Uses	Discretionary Uses: A	Discretionary Uses: B
Accessory building Accessory structure Alternative energy, Solar roof or wall mounted Dwelling: Single detached Ready-to-move A Home occupation 1	Accessory use Alternative energy, Solar ground mounted Childcare Facility, Day homes Dwelling: Modular home A/B ¹ Moved-in Ready-to-move B Home occupation 2 Moved-in building Shipping container (temporary) Short-term rental Signs (in accordance with Schedule 7)	Bed and breakfast Childcare facility, Daycares Dwelling: Duplex Semi-detached Group home, Limited Home occupation 3 Lodging house Parks and playgrounds Residential sales center Secondary suite Senior citizen housing
<i>Notes</i>	¹ See Section 9 - Dwelling: Modular A/B are prohibited	

SECTION 3 MINIMUM LOT SIZE

Dwelling Type	Lot Size	Lot Depth	Lot Width
Single detached	404.7 m ² (4356 ft ²)	30.2 m (99 ft)	13.4 m (44 ft)
2-unit	459.9 m ² (4950 ft ²)	30.2 m (99 ft)	15.2 m (50 ft)
All others	To the discretion of the Development Authority.		
<i>Notes</i>	<i>Semi-detached/duplex lot size minimums are pre-development.</i>		

SECTION 4 SETBACKS

4.1 APPLICABILITY

- (1) Minimum setbacks for those discretionary uses that do not take place within a single detached dwelling shall be determined by the Development Authority;
- (2) notwithstanding the setbacks provided in Section 4.3 of this land use district, setbacks in established areas shall be determined by application of Administration Section 3.6; and
- (3) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 4.3 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

4.2 BUILD WITHIN AREA

- (1) Build within area is applied to front setback requirements and provides a minimum and maximum setback for the frontage of the principal building, as illustrated in Figure 4.2.1; and

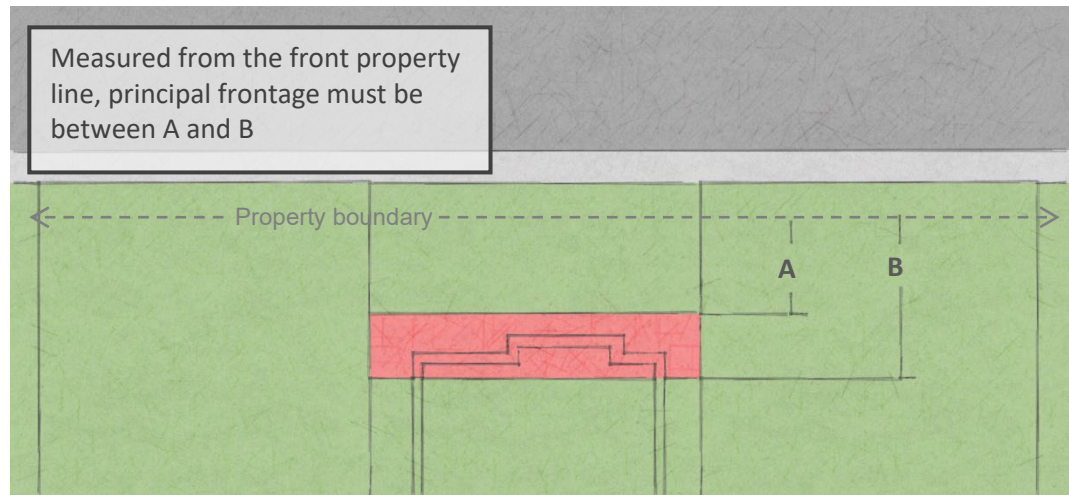


Figure 4.2.1: an example of a build within area.

- (2) unless otherwise stated, all other setback requirements of this section are minimums.

4.3 SETBACK REQUIREMENTS

Principal Building		
Mid-block	Front (build within area)	Minimum: 5 m (16.4 ft)
		Maximum: 7.5 m (24.6 ft)
	Attached garage oriented to the front of the principal building	Minimum: 6 m (19.7 ft)
		Maximum: 7.5 m (24.6 ft)
	Rear	7.6 m (24.9 ft)
	Side	1.5 m (4.9 ft)

Corner lot	Front: same as mid-block	
	Rear	5.0 m (16.4 ft)
	Side	1.5 m (4.9 ft)
	Secondary front	3.0 m (9.8 ft)
Notes	<i>Setbacks are measured to the foundation, allowing for projections as per Section 14 of Schedule 3.</i>	
	<i>Where a development requires vehicular access that is not available from the rear of the lot and there is no attached garage or carport, the side setback on one side shall be 3.0 metres.</i>	
	<i>The side setback provision does not limit the building of a 2-unit dwelling where each dwelling is on a separate lot.</i>	

Accessory Building(s)/Structure(s)		
Mid-block	Front	N/A (prohibited in front yards)
	Rear	0.6 m (2 ft) – without lane
		1.5 m (5 ft) – with lane
	Side	0.6 m (2 ft)
Corner lot	Front: same as mid-block	
	Rear	1.0 m (3.3 ft)
	Side	1.0 m (3.3 ft)
	Secondary front	N/A (prohibited in secondary front)
Internal	From principal building	1.5 m (4.9 ft)
	From other accessory buildings/structures	1.0 m (3.3 ft)
Notes	<i>Accessory buildings/structures shall be constructed such that eaves shall be no closer to a side or rear lot line than 0.6 m (2 ft) and all drainage is contained on the same lot as the accessory building/structure. See Section 1 of Schedule 3.</i>	
	<i>Internal setbacks include setbacks from accessory building/structure to accessory building/structure on the same lot and accessory building/structure to the principal building on the same lot.</i>	
	<i>No accessory buildings/structures shall be located adjacent to the principal building on the same side of the yard as the one-side 3.0 metre principal building setback, if applicable.</i>	
	<i>Buildings/structures permitted to be attached to the principal building are considered a part of the principal building and are required to meet principal building setbacks.</i>	

SECTION 5 MAXIMUM LOT COVERAGE

(1) Total allowable coverage: 45% inclusive of all buildings and structures

(2) Principal building: 30 – 45% depending on accessory structures

Note: attached garages are considered part of the principal building for the purposes of lot coverage calculations.

(3) Accessory building(s): 0 – 15% depending on principal building

SECTION 6 MAXIMUM BUILDING HEIGHT

(1) Single detached, Duplex and Semi-detached dwellings up to 2 units: 10.1 m (33 ft)

(2) Detached garages with approved secondary suites: 7.5 m (24.6 ft) or the height of the principal dwelling, whichever is the lesser of the two

(3) Accessory building(s)/structure(s): 5.5 m (18 ft)

SECTION 7 MINIMUM FLOOR AREA

7.1 APPLICABILITY

- (1) Minimum floor areas are calculated for that part of a building that is no more than 1.0 m (3.3 ft) below finished grade, which does not include finished basements or attached garages; and
- (2) should the dwelling be multiple storeys, the minimum floor area shall be required to be met for the main floor (closest to grade) of the dwelling, with the floor area of all other storeys being in addition to the minimum floor area requirements.

7.2 MINIMUM FLOOR AREAS

Dwelling Type	Minimum Floor Area
Single detached	74.3 m ² (800 ft ²)
Single Detached in Macleod Landing ASP	130.0m ² (1400 ft ²)
Duplex and Semi-detached dwellings (per dwelling unit)	65.0 m ² (700 ft ²)
Secondary suite	30.0 m ² (322.9 ft ²)

7.3 MAXIMUM FLOOR AREA FOR ACCESSORY BUILDINGS AND ATTACHED GARAGES

- (1) The total floor area of any accessory building or attached garage must be less than the total floor area of the principal building.

SECTION 8 FOUNDATION REQUIREMENTS

- (1) All dwellings shall be placed on a foundation;
- (2) if a dwelling is placed on open foundation, it shall be skirted from the base of the home to the ground with material similar in design to the home itself; and

- (3) the basement height of new construction be comparable to other dwellings in the area at the discretion of the development authority.

SECTION 9 SITE-SPECIFIC REQUIREMENTS

9.1 MACLEOD LANDING AREA STRUCTURE PLAN - LOTS 7-14, BLOCK 31, PLAN 2510826

- (1) All Dwelling: Single Detached residences within this area shall contain an attached double garage.
- (2) Dwelling, Modular category A and B residences are prohibited within this area.
- (3) Landscaping Plan must contain a minimum of one (1) tree in the front yard as approved by the development authority.
- (4) the basement height of new construction be comparable to other dwellings in the area at the discretion of the development authority.

SECTION 10 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the R land use district include but are not limited to:

(a) General Standards of Development: **Schedule 3**

Section 1: Accessory Buildings and Structures
Section 2: Access Requirements
Section 4: Corner Lots
Section 5: Decks and Patios
Section 6: Easements
Section 7: Fences, Privacy Walls and Gates
Section 8: Grading, Excavation, Stripping and Stockpiling
Section 9: Infill Development
Section 12: Parking and Loading
Section 13: Setbacks from Coulees, Steep Slopes and Waterbodies
Section 14: Projections into Setbacks
Section 15: Site Drainage and Stormwater Management

(b) Design Standards of Development: **Schedule 4**

Section 1: General Design Standards
Section 2: Interface Areas
Section 3: Landscaping
Section 4: Outdoor Lighting

(c) Use-specific Standards of Development: **Schedule 5**

Section 1: Alternative Energy Sources
Section 2: Bed and Breakfasts
Section 3: Childcare Facility
Section 4: Group Homes
Section 5: Home Occupations
Section 6: Moved-in Buildings and Moved-in Dwellings
Section 8: Lodging Houses
Section 10: Modular Homes and Ready-to-Move (RTM) Homes
Section 13: Secondary Suites
Section 16: Shipping Containers
Section 17: Residential Sales Center

Section 20: Condominium Conversion Application
Section 23: Short-Term Rental

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| (d) | Overlays:
Section 1: Downtown Overlay
Section 2: Provincial Historic Area Overlay | Schedule 6 |
| (e) | Signage: | Schedule 7 |