

# RESIDENTIAL LARGE LOT: R-LL

## SECTION 1 PURPOSE

The purpose of this land use district is to ensure a high-quality of development occurs on large residential lots by requiring high standards of development and restricting the types of uses that may occur in order to avoid potential conflicts. These lots may be on municipal water and/or sewage systems and may be subject to architectural control via restrictive covenants registered on title.



## SECTION 2 USES

Permitted Uses	Discretionary Uses: A	Discretionary Uses: B
Accessory building ( $\leq 700 \text{ ft}^2$ ) Alternative energy, Solar roof or wall mounted Dwelling: Modular home A Ready-to-move home A Single detached Home occupation 1	Accessory building (701 to 2000 $\text{ft}^2$ ) Accessory structure Accessory use Alternative energy, Solar ground mounted Childcare facility, Day homes Dwelling: Modular home B Ready-to-move home B Home occupation 2 Moved-in building Shipping container (temporary) Short-term rental Signs (in accordance with Schedule 7)	Accessory building ( $>2000 \text{ ft}^2$ ) Bed and breakfast Lodging house Childcare facility, Daycares Dwelling: Moved-in Home occupation 3 Market garden Residential sales center Secondary suite

## SECTION 3 MINIMUM LOT SIZE

Dwelling Type or Use	Lot Size		Lot Depth	Lot Width
Single detached Modular home A/B Ready-to-move home A/B	Minimum	0.2 ha (0.5 acre)	To the discretion of the Development Authority.	
	Maximum	0.8 ha (2 acres)		
All other uses	To the discretion of the Development Authority.			

## SECTION 4 SPECIAL DEVELOPMENT STANDARDS

- (1) Residential Large Lot uses may be exempted from the requirement to connect to the municipal sewage system, if in the opinion of the Municipal Planning Commission it is deemed not to be feasible;
- (2) a professional soils tests/analysis shall be submitted as part of an application for subdivision or development within this land use district to ensure a suitable site is available to install a private sewage treatment system. The analysis must include identifying and confirming the depth to water table to meet provincial requirements and be performed and approved by an engineer or approved agency under Alberta Municipal Affairs.

## SECTION 5 SETBACKS

### 5.1 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 5.3 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 5.3 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

### 5.2 SETBACK REQUIREMENTS

Principal Building	
Front and Secondary front	15 m (49.2 ft)
Rear	15 m (49.2 ft)
Side	7.6 m (25 ft)
Notes	<i>Setbacks are measured to the foundation, allowing for projections as per Section 14 of Schedule 3.</i>
	<i>Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.</i>

Accessory Building(s)/Structure(s)		
Front and Secondary front	15 m (49.2 ft) or parallel with the front face of the dwelling, whichever is the greater of the two	
Rear	15 m (49.2 ft)	
Side	7.6 m (25 ft)	
Internal	From principal building	1.5 m (4.9 ft)
	From other accessory buildings	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>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>
	<i>The front face of the dwelling, as applied to the minimum front and secondary front setback for accessory buildings and/or structures, is to be considered whichever face of the dwelling faces the front yard or secondary front yard, as determined by application of this bylaw.</i>

## **SECTION 6      MAXIMUM LOT COVERAGE**

- (1) Total allowable coverage: 15% inclusive of all buildings and structures
- (2) Principal building: 7.5 to 15% 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): 7.5% depending on principal building

## **SECTION 7      MAXIMUM BUILDING HEIGHT**

- (1) Single detached: 10.1 m (33 ft)
- (2) Detached garage with approved secondary suite: 7.5 m (24.6 ft) or the height of the principal dwelling, whichever is the lesser of the two
- (3) Accessory building(s): 5.5m (18 ft)

## **SECTION 8      FLOOR AREA REQUIREMENTS**

### **8.1      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.

## 8.2 MINIMUM FLOOR AREAS

Dwelling	Minimum Floor Area
Modular home A/B Ready-to-move home A/B Single detached dwelling	130 m <sup>2</sup> (1400 ft <sup>2</sup> )
Secondary suite	30 m <sup>2</sup> (322.9 ft <sup>2</sup> )

## 8.3 MAXIMUM FLOOR AREAS

Building or Structure	Maximum Floor Area
Accessory building/structure	Twice the floor area of the dwelling on the same lot up to the maximum lot coverage allowed as per Section 6 of this land use district.

## SECTION 9 FOUNDATION REQUIREMENTS

- (1) All dwellings shall be placed on a foundation;
- (2) if a dwelling is placed on an 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 10 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the R-LL 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
    - Section 5: Screening
  - (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:                   | <b>Schedule 6</b> |
|     | Section 3: Gateways Overlay |                   |
| (e) | Signage:                    | <b>Schedule 7</b> |