

RESIDENTIAL MULTI-UNIT 1: *R-MU1*

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 include a 4 unit density limit for multi-unit residential development, with the potential for single detached dwellings where appropriate.



SECTION 2 USES

Permitted Uses	Discretionary Uses: A	Discretionary Uses: B
Accessory building Accessory structure Alternative energy, Solar roof or wall mounted Dwelling Duplex Semi-detached Home occupation 1	Accessory use Alternative energy, Solar ground mounted Dwelling Single detached Home occupation 2 Moved-in building Shipping container (temporary) Signs (in accordance with Schedule 7)	Child care, Day home Dwelling (up to 4 units): Apartment Group Multi-unit Townhouse Group home, Limited (≤ 5 residents) Home occupation 3 Lodging house Parks and playgrounds Residential sales center Secondary suite Senior citizen housing

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 to 4 unit		607 m ² (6534 ft ²)	30.2 m (99 ft)	20.1 m (66 ft)
Townhouse	Interior unit	184.2 m ² (1980 ft ²)	30.2 m (99 ft)	6.1 m (20 ft)
	End unit	323.1 m ² (3465 ft ²)	30.2 m (99 ft)	10.7 m (35 ft)
Apartment (4 unit)		To the discretion of the Development Authority.		
All other uses		To the discretion of the Development Authority.		
Notes		Multi-unit lot size minimums are pre-development except for single detached, apartments, and townhouses.		

SECTION 4 SETBACKS

4.1 APPLICABILITY

- (1) Minimum setbacks for those discretionary uses that are not made up of a dwelling or dwelling units and do not take place within a dwelling unit 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

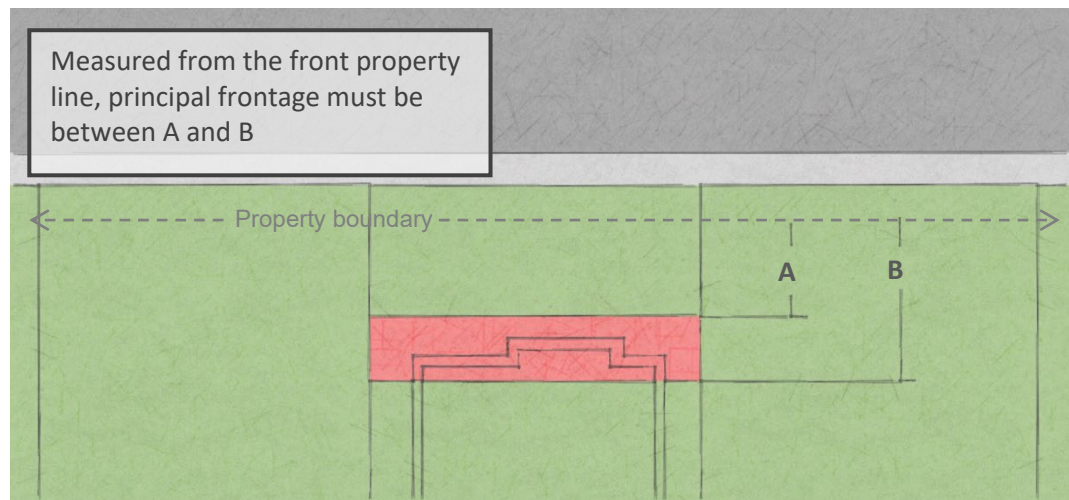


Figure 4.2.1: an example of a build within area.

- (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	Setbacks are measured to the foundation, allowing for projections as per Section 14 of Schedule 3.
	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.
	The side setback provision does not limit the building of a multi-unit dwelling where each dwelling is on a separate lot.

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	1.0 m (3.3 ft)
Notes	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.	
	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.	
	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.	
	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.	

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) Semi-detached and Duplex dwellings up to 2 units: 10.1 m (33 ft)
- (2) Apartments, Townhomes and Multi-unit dwellings up to 4 units: 11 m (36.1 ft)
- (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 an individual dwelling unit 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)
Apartment, Duplex, Semi-detached, Townhomes and Multi-unit (per dwelling unit)	65 m ² (775 ft ²) 3 bedroom 55.7 m ² (600 ft ²) 2 bedroom 43.2 m ² (465 ft ²) 1 bedroom
Secondary suite	30 m ² (322.9 ft ²)

SECTION 8 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 9 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the R-MU1 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 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 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 11: Multi-Unit Residential Development
Section 13: Secondary Suites
Section 16: Shipping Containers
Section 17: Residential Sales Center
Section 20: Condominium Conversion Application

(d) Overlays: **Schedule 6**
Section 1: Downtown Overlay

(e) Signage: **Schedule 7**