



COUNCIL SUBMISSION

NEW BUSINESS

June 9, 2025

BYLAW 2008- LAND USE BYLAW AMENDMENT FIRST READING AND ADVERTISE PUBLIC HEARING REZONE - RESIDENTIAL AND MULTI UNIT 1 AND 2 FOR DENSITY

RECOMMENDATION:

That Council give first reading to bylaw 2008 to amend Bylaw No. 2000, being the municipal Land Use Bylaw. The purpose of Bylaw No. 2008 is to redesignate lands legally described as:

Plan 92B Block 362 Lot 1 and easterly half of Lot 2
from "Residential: R" to "Residential Multi-unit 1: R-MU1";

All lots within Plan 1014707
All of Plan 0810604
Plan 2111412 Block 201 Lot 18
Plan 2411921 Block 316 Lots 28-32
Plan 7710938 Block 15 Lot 1
Plan 92B Block 311 Lots 10-14
Plan 92B Block 403 Lots 17-18
Plan 92B Block 426 Lots 5-6

from "Residential Multi-unit 1: R-MU1" to "Residential Multi-unit 2: R-MU2";
and schedule a Public Hearing to be held on July 14th, 2025 at 7 pm.

APPLICABLE LEGISLATION:

MGA

Bylaw 2000 (Land Use Bylaw)

ATTACHMENTS:

- Bylaw 2000 zoning excerpts (R, RMU1 & RMU2)
- Bylaw 2008 Public hearing notice
- Bylaw 2008 Map

PREPARED BY: Keli Sandford, Planning and Development Officer

REVIEWED BY: Brennan Orr, Director of Operations

APPROVED BY: Anthony Burdett, CAO

**TOWN OF FORT MACLEOD
in the Province of Alberta**

BYLAW NO. 2008

BEING a bylaw of the Town of Fort Macleod in the Province of Alberta, to amend Bylaw No. 2000, being the municipal Land Use Bylaw.

WHEREAS the Town of Fort Macleod Council is in receipt of a request to redesignate certain lands within the municipality;

WHEREAS the intent of proposed Bylaw No.2008 is to redesignate lands legally described as:

Plan 92B Block 362 Lot 1 and easterly half of Lot 2
from "Residential: R" to "Residential Multi-unit 1: R-MU1";

All lots within Plan 1014707
All of Plan 0810604
Plan 2111412 Block 201 Lot 18
Plan 2411921 Block 316 Lots 28-32
Plan 7710938 Block 15 Lot 1
Plan 92B Block 311 Lots 10-14
Plan 92B Block 403 Lots 17-18
Plan 92B Block 426 Lots 5-6
from "Residential Multi-unit 1: R-MU1" to "Residential Multi-unit 2: R-MU2"; and

WHEREAS the lands that are the subject of this proposed redesignation are shown on the map in Schedule 'A' attached hereto;

AND WHEREAS the purpose of the bylaw is enact the changes adopted in Bylaw 2000 for existing Multi-Unit development and that a municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the *Municipal Government Act, Revised Statutes of Alberta 2000*, Chapter M-26, as amended, the Council of the Town of Fort Macleod in the Province of Alberta duly assembled does hereby enact the following:

1. That the legal descriptions above be redesignated to the districts described above.
2. The Land Use Districts Map shall be amended to reflect this change.
3. Bylaw No. 2000 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this _____ day of _____, 2025.

Mayor – Brent Feyter

Chief Administrative Officer–Anthony Burdett

READ a **second** time this _____ day of _____, 2025.

Mayor – Brent Feyter

Chief Administrative Officer– Anthony Burdett

READ a **third** time and finally PASSED this _____ day of _____, 2025.

Mayor – Brent Feyter

Chief Administrative Officer– Anthony Burdett

**NOTICE OF PUBLIC HEARING
TOWN OF FORT MACLEOD
IN THE PROVINCE OF ALBERTA

PROPOSED BYLAW NO. 2008**

ZONING CHANGE

**Plan 92B Block 362 Lot 1 and easterly half of Lot 2
from “Residential: R” to “Residential Multi-unit 1: R-MU1”;**

**All lots within Plan 1014707
All of Plan 0810604
Plan 2111412 Block 201 Lot 18
Plan 2411921 Block 316 Lots 28-32
Plan 7710938 Block 15 Lot 1
Plan 92B Block 311 Lots 10-14
Plan 92B Block 403 Lots 17-18
Plan 92B Block 426 Lots 5-6
from “Residential Multi-unit 1: R-MU1” to “Residential Multi-unit 2: R-MU2”;**

**7:00 p.m. July 14, 2025
Town of Fort Macleod Council Chambers
410 20th Street, Fort Macleod, AB**

What is this notice about?

The Town of Fort Macleod has adopted a new Land Use Bylaw and has within that bylaw split the Residential Multi-Unit district into two districts based on density. This redesignation is changing one property from Residential: R to Residential-Multi-Unit 1: R-MU1, and several from Residential-Multi-Unit 1: R-MU1 to Residential-Multi-Unit 2: R-MU2 through Bylaw No. 2008.

The purpose of the proposed rezoning is to enact the changes adopted in Bylaw 2000 for existing Multi-Unit development.

How can I participate?

You can share your thoughts on the bylaw in three ways:

- Submit a presentation – Contact the Chief Administrative Officer by July 7, 2025, at 1:00 p.m.
- Attend the public hearing – Speak in person at the meeting on July 14, 2025, at 7:00 p.m.
- Make arrangements with Town staff to attend virtually.

Both written and verbal presentations are accepted.



Where can I find more information?

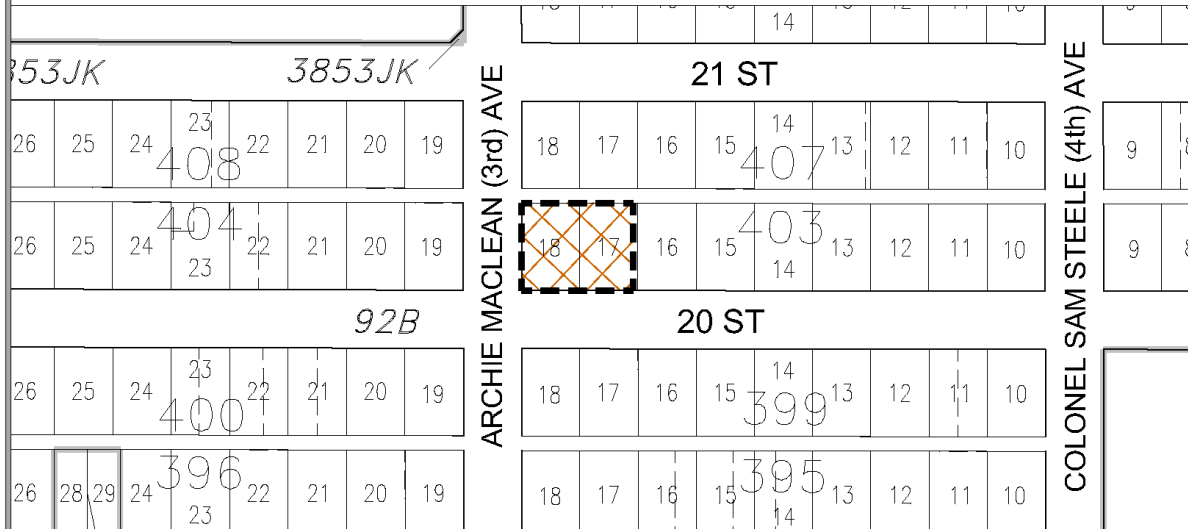
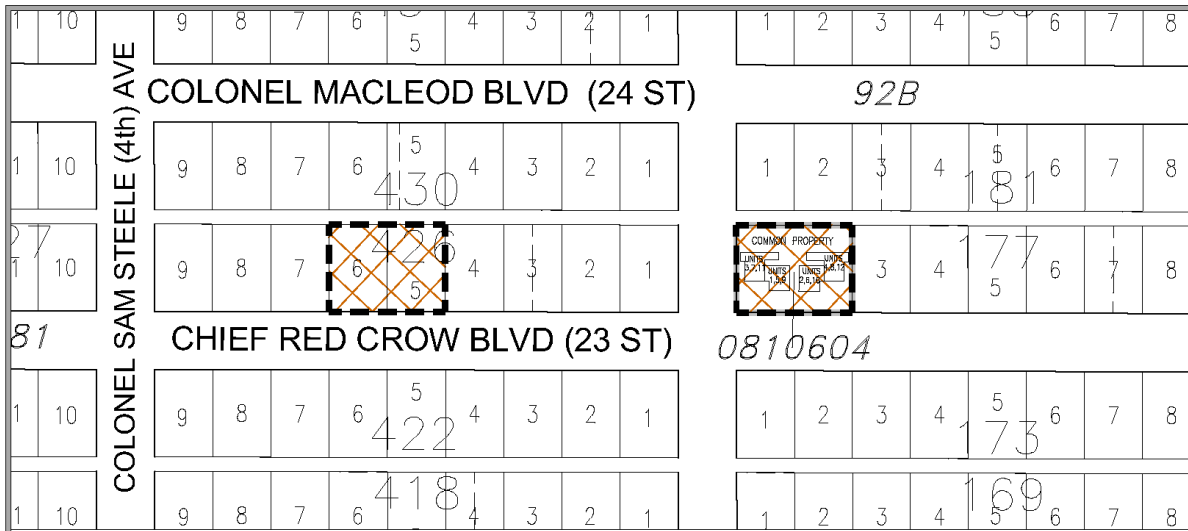
The full draft of the proposed bylaw and potential changes is available at the Town Office during regular business hours. You can also view it online at www.fortmacleod.com.

For questions or to submit a presentation, contact:

Anthony Burdett, Chief Administrative Officer
Town of Fort Macleod, Box 1420, Fort Macleod, AB T0L 0Z0
403-553-4425
cao@fortmacleod.com

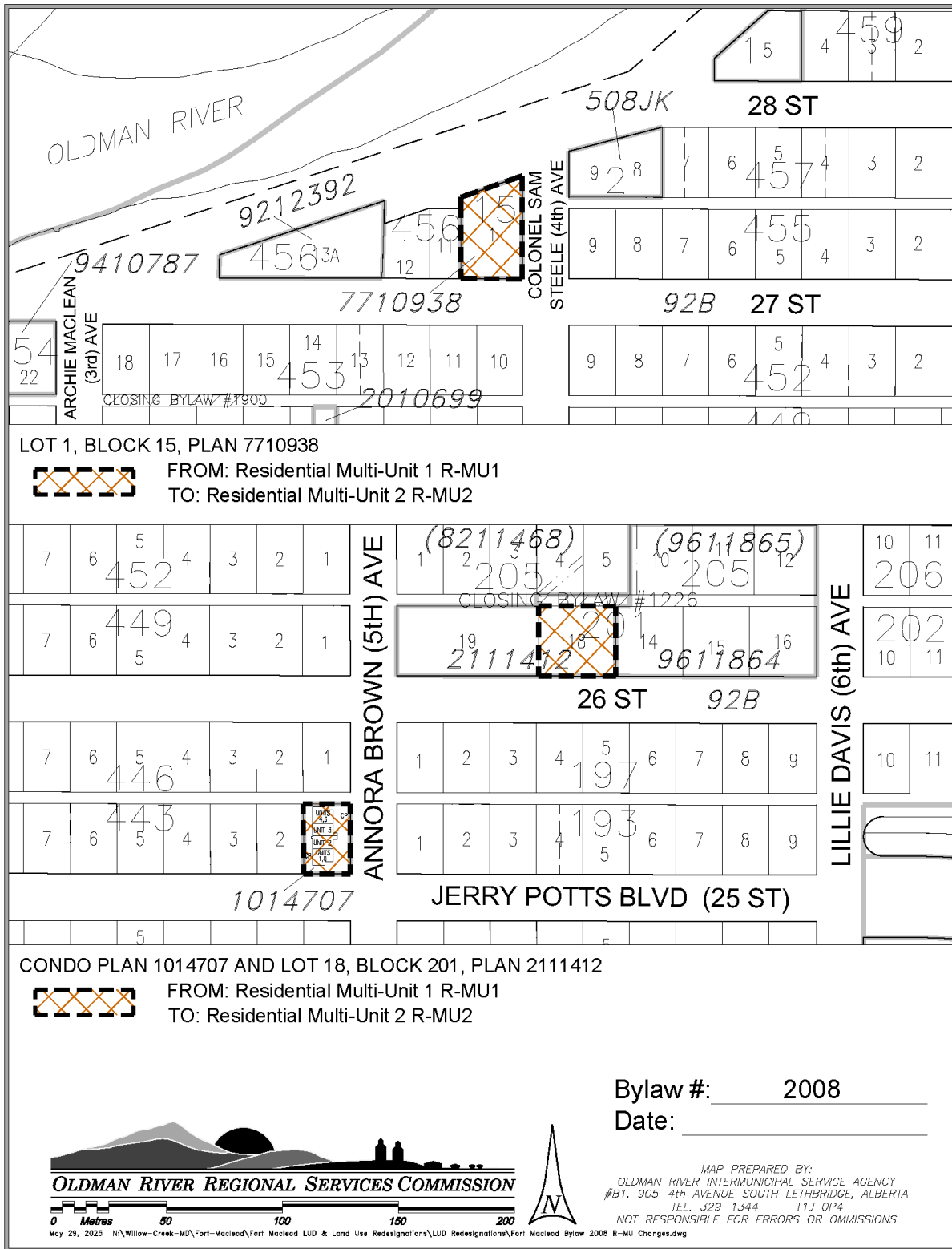
Dated: June 10, 2025

10	9	8	7	6	5	4	3	2	1	1	2	3	4	5	6	7	8
16 ST										92B							
10	9	8	7	6	5	4	3	2	1	1	2	3	4	5	6	7	8
COLONEL SAM STEELE (4th) AVE										ANNORA BROWN (5th) AVE							
10	9	8	7	6	5	4	3	2	1	CLOSING BYLAW #1226							
10	9	8	7	6	5	4	3	2	1	1	2	3	4	5	6	7	8
15 ST										CLOSING BYLAW #1226							
10	9	8	7	6	5	4	3	2	1	1	2	3	4	5	6	7	8
LOT 1 & PORTION OF LOT 2, BLOCK 362, PLAN 92B										CLOSING BYLAW #1226							
FROM: Residential R										105							
TO: Residential Multi-Unit 2 R-MU1																	
10 ST																	
26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9
ARCHIE MACLEAN (3rd) AVE										COLONEL SAM STEELE (4th) AVE							
26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9
92B										9 ST							
26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9
11										8 ST							
0513590																	
1612280																	
LOTS 10-14, BLOCK 311, PLAN 92B AND																	
LOTS 28-32, BLOCK 316, PLAN 2411921																	
FROM: Residential Multi-Unit 1 R-MU1																	
TO: Residential Multi-Unit 2 R-MU2																	
Bylaw #: 2008																	
Date:																	
																	
0 Metres 50 100 150 200										MAP PREPARED BY: OLDMAN RIVER INTERMUNICIPAL SERVICE AGENCY #B1, 905-4th AVENUE SOUTH LETHBRIDGE, ALBERTA TEL. 329-1344 T1J 0P4 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS							
May 25, 2025 N:\Willow-Creek-MD\Fort-Macleod\Fort Macleod LUD & Land Use Redesignations\LUD Redesignations\Fort Macleod Bylaw 2008 R-MU Changes.dwg																	



Bylaw #: 2008
Date: _____

MAP PREPARED BY:
OLDMAN RIVER INTERMUNICIPAL SERVICE AGENCY
#B1, 905-4th AVENUE SOUTH LETHBRIDGE, ALBERTA
TEL. 329-1344 T1J 0P4
NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



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, dayhome 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

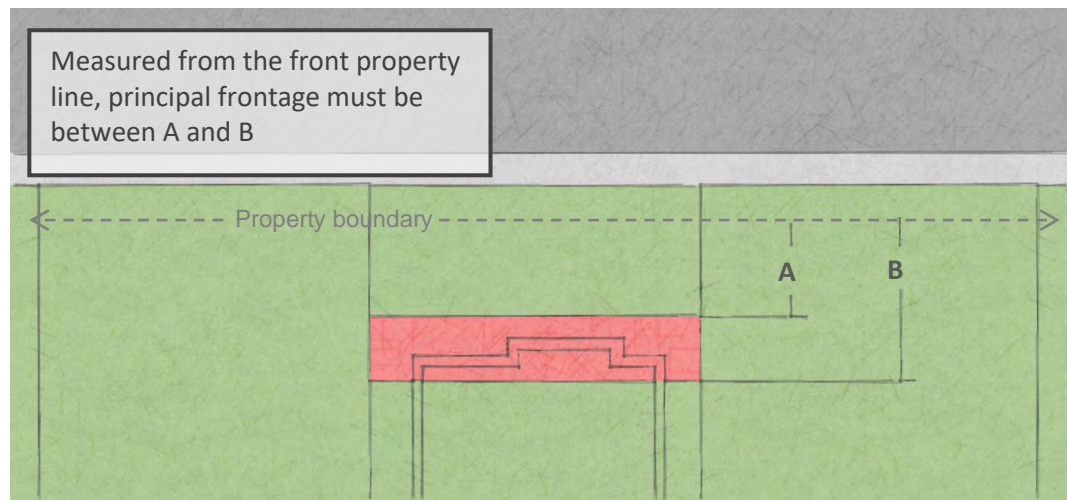


Figure 4.2.1: an example of a build within area.

- (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**

RESIDENTIAL MULTI-UNIT 2: *R-MU2*

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 densities greater than 4 units for multi-unit residential development.



SECTION 2 USES

Permitted Uses	Discretionary Uses: A	Discretionary Uses: B
Accessory Building Alternative energy, Solar roof or wall mounted Home Occupation 1	Accessory Structure Accessory Use Alternative Energy, solar ground mounted Home Occupation 2 Moved-in Building Shipping Container: temporary Signs (in accordance with Schedule 7)	Dwelling (more than 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
All uses	>607 m ² (6534 ft ²)	>30.2 m (99 ft)	>20.1 m (66 ft)

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

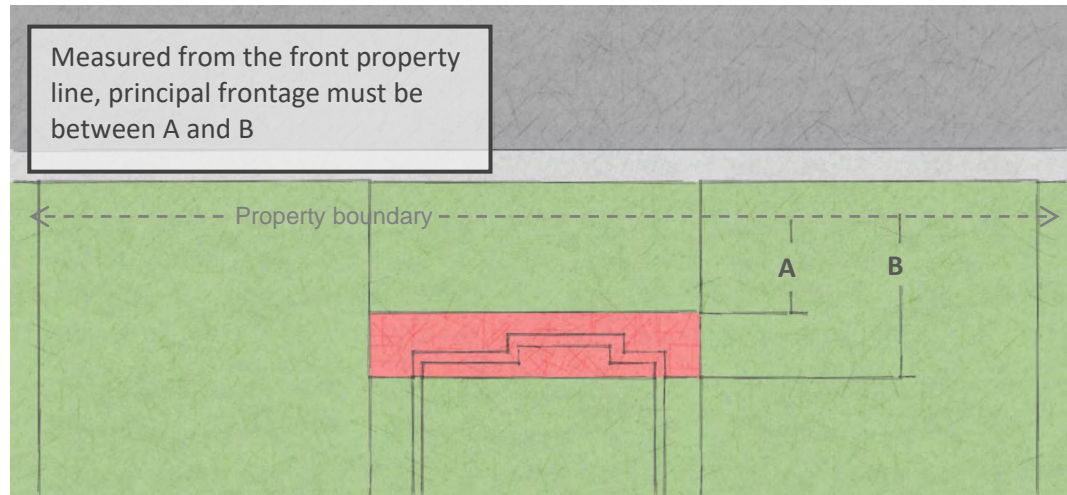


Figure 4.2.1: an example of a build within area.

- (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	<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) Multi-unit dwellings and Apartment buildings 4 units and greater: 11 m (36.1 ft)
- (2) Townhome: 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
Townhouse	65 m ² (700 ft ²)
Apartment and Multi-unit (per dwelling unit)	<div>65 m² (775 ft²) 3 bedroom</div> <div>55.7 m² (600 ft²) 2 bedroom</div> <div>43.2 m² (465 ft²) 1 bedroom</div>
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-MU2 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 4: Group Homes | |
| | Section 5: Home Occupations | |
| | Section 6: Moved-in Buildings and Moved-in Dwellings | |
| | Section 8: Lodging Houses | |
| | 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 |

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
Notes	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.		
Notes	Semi-detached/duplex lot size minimums are pre-development.		

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

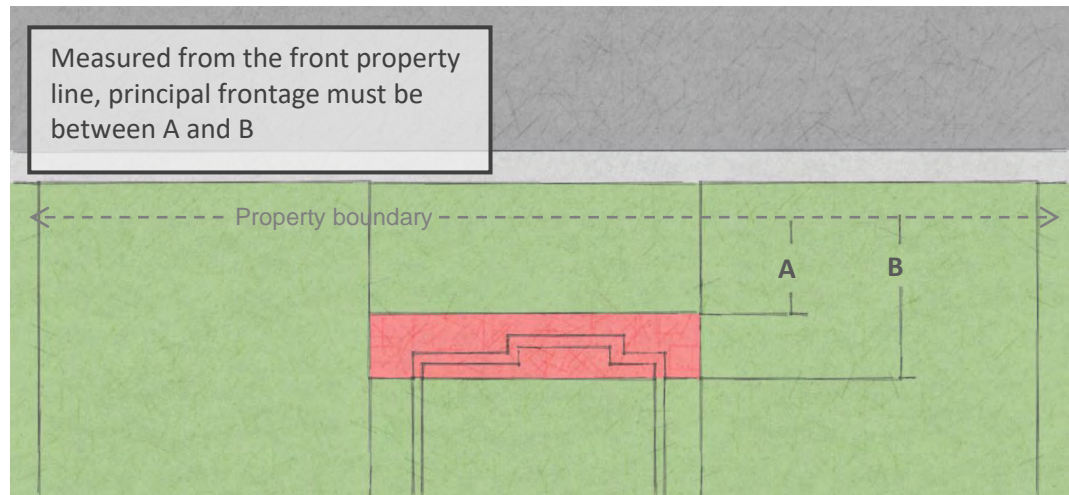


Figure 4.2.1: an example of a build within area.

- (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 241_____

- (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

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