

PART 5 – RESIDENTIAL LAND USE DISTRICTS

General Regulations for All Residential Land Use Districts

5.1 Access to Residential Sites

- 5.1.1 Not more than one access shall be permitted per residential site, unless otherwise provided for in a specific Land Use District.
- 5.1.2 Where permitted, secondary Access to a residential site shall be at the discretion of the Development Authority, in consultation with appropriate City Departments, and in conformity with all applicable Engineering Standards.
- 5.1.3 The location of the access point on residential corner sites shall be at the discretion of the Development Authority; however, in the R2 – Medium Lot Residential District, access shall not be permitted from a front flanking yard.
- 5.1.4 Except in the R1 – Large Lot Residential District, where a detached garage in the rear yard has vehicular access from a lane, vehicular access from the front of the site shall not be permitted.
- 5.1.5 Notwithstanding Subsection 5.1.4 above, where a lot with front drive access also has vehicular access to a lane, provision for a front garage or hard surfaced parking pad may be considered if, in the opinion of the Development Authority, the proposed development would not:
 - (a) Unduly interfere with the amenities of the neighbourhood; or
 - (b) Materially interfere with or affect the use, enjoyment, safety or value of neighbouring parcels of land.

5.2 Emergency Access to Residential Buildings

- 5.2.1 On at least two sides (one of which shall be the longest side) of any building used for an apartment or multi-attached dwelling and which exceeds two storeys in height there shall be firm level areas accessible from the road for fire-fighting equipment for at least 75% of the length of each of the two sides of the building. Such areas shall not be less than 4.25m (13.9ft) in width and not more than 3.0m (9.8ft) from the building, and no permanent structure or vehicular parking shall be permitted thereon.

¹Accessory Uses and Buildings in Residential Districts

5.3 Accessory Uses and Buildings: General

- ²5.3.1 Where an accessory building is attached to the principal building by an open or enclosed roofed structure it is to be considered part of the principal building and is subject to the setbacks required for the principal building.
- ³5.3.2 Accessory uses and buildings shall be considered as a permitted use in a Land Use District when the principal use is a permitted use in that same Land Use District and for which a Development Permit has been issued.
- ⁴5.3.3 Accessory uses and buildings shall be considered as a discretionary use in a Land Use District when the principal use is a discretionary use in that same Land Use District and for which a Development Permit has been issued.
- ⁵5.3.4 Where an accessory building is to be located on or attached to another accessory development, the combined structure is to be considered as a single accessory building.
- ⁶5.3.5 Unless otherwise provided in a specific Land Use District, accessory buildings within Residential Land Use Districts shall be located:
- (a) ⁷Not within a front yard area or within a front flanking yard area;
 - (b) No closer than 1.2m (3.9ft) from any other building, on-site, unless attached to or located thereon;
 - (c) No closer than 1.0m (3.3ft) from the rear property line;
 - (d) No closer than 1.0m (3.3ft) from the side property line; and
 - (e) Such that eaves and foundations do not encroach onto public utility lots or easement;
- ⁸5.3.6 Unless otherwise provided for in a specific Land Use District, accessory buildings shall:
- (a) Not exceed 5.0m (16.4ft) in height;
 - (b) Not exceed 3.0m (9.8ft) in height for vertical exterior walls;

¹ C19-15

² C19-15

³ C19-15

⁴ C19-15

⁵ C19-15

⁶ C19-15

⁷ C19-14

⁸ C19-15

- (c) ¹²(Deleted)
- (d) ³Be finished with an exterior treatment complementing that of the principal building with respect to colour, finish, materials and texture;
- (e) ⁴Have hard surfaced access from the street to the accessory development when intended for vehicular use; and
- (f) ⁵Attached and detached garages shall meet the minimum size requirements of Section 11.6.3.

⁶5.3.7 Accessory buildings in Residential Land Use Districts may include, but are not limited to, detached garages, carports, sheds, storage buildings, gazebos and swimming pools and hot tubs not attached to the principal building. Any Accessory building not specifically identified herein shall meet the minimum height and setback requirements for a residential detached garage.

5.3.8 The maximum site coverage permitted in a Land Use District shall be inclusive of the combined total area used for all accessory developments, with the exception of accessory developments under 10.0m² (107.6ft²).

Detached Garages

5.3.9 Unless otherwise provided in a specific Land Use District, detached garages within Residential Land Use Districts shall be located:

- (a) No closer than 1.0m (3.3ft) from a rear lot line or side lot line, unless:
 - i. Located on a corner site, in which case in conformity with the front flanking yard setback for a dwelling; and
 - ii. ⁷Adjoining rear detached garages are constructed with a party wall, in which case an appropriate legal agreement shall be in place between the two landowners and a copy of such agreement shall be provided to the Development Authority along with any application for Development and Building Permits.
- (b) ⁸Notwithstanding Section 5.3.9(a)(i), no closer than 1.0m (3.3ft) from the flanking property line provided that

¹ C19-14

² C15-17

³ C19-14

⁴ C19-14

⁵ C19-14

⁶ C19-15

⁷ C19-14

⁸ C19-15

- i. The rear property line of the corner site is 10.1m (33.1ft) or less; and
 - ii. ¹The detached garage is facing a rear lane and is contained within 9.0m (29.5ft) of the rear property line.
- (c) No closer than 1.2m (3.9ft) from a rear lane when facing a rear lane, unless otherwise specified in the Land Use District in which it is located; and
 - (d) ²Such that a roof overhang projects no more than 0.3m (0.98ft) into a rear or side yard setback area.

³5.3.10 Where a site requires vehicular access from the front public roadway to a detached garage at the rear of the site, one side yard setback to the principal building shall be a minimum of 3.0m (10.0ft).

Sheds

5.3.11 Unless otherwise provided in a specific Land Use District, Sheds within Residential Land Use Districts shall be located:

- (a) No closer than 1.2m (3.9ft) from the principal building; and
- (b) ⁴Such that a roof overhang projects no more than 0.3m (0.98ft) into the side or rear yard setback area.

Play Equipment

5.3.12 Playhouses, play equipment, or any combination of playhouse, play equipment and storage within Residential Land Use Districts shall be located:

- (a) ⁵Not within the required front yard setback area;
- (b) No less than 1.0m (3.3ft) from the side and rear property boundaries; and
- (c) No less than 1.2m (3.9ft) from the principal building.

5.3.13 Playhouses, play equipment or any combination of playhouse, play equipment and storage within Residential Land Use Districts shall not exceed 3.7m (12.0 ft) in height.

¹ C15-17

² C15-17

³ C19-14

⁴ C15-17

⁵ C19-15

Shipping Containers

¹5.3.14 Other than as outlined in Section 3.2.1, shipping containers shall not be permitted in Residential Land Use Districts.

Air-Supported and Fabric Covered Structure

5.3.15 Air-Supported and Fabric Covered structures shall not be permitted in Residential Land Use Districts.

Swimming Pools and Hot Tubs

5.3.16 Swimming pools and hot tubs shall be established and operated in accordance with all applicable provisions of the Alberta *Safety Codes Act*.

5.3.17 Swimming pools and hot tubs shall be permitted within Residential Land Use Districts provided that:

- (a) The swimming pool and/or hot tub complies with all regulations of this Bylaw; and
- (b) For below ground swimming pools, a Development Permit has been issued by the Development Authority.

5.3.18 Swimming pools and hot tubs in Residential Land Use District shall be located:

- (a) Not within any front yard, utility right-of-way or easement;
- (b) Such that the water surface is no closer than 1.0m (3.3ft) from a property boundary; and
- (c) Such that diving boards, slides and other accessory uses do not encroach on the setback requirements.

²5.3.19 Notwithstanding Section 5.3.5(b), a hot tub may be located within 1.2 m (3.9 ft) of the principal onsite building.

5.4 Affordable Housing

5.4.1 The development of Affordable Housing units is encouraged in accordance with policy approved by Council.

³5.4.2 (Deleted)

¹ C19-14

² C19-15

³ C19-15

¹5.5 Building and Structure Projections in Residential Land Use Districts

5.5.1 Subject to the approval of the Development Authority, the following maximum projections into required yard setback areas may be permitted (**Table 5.5**):

Table 5.5: Maximum Residential Building and Structure Projections

Projection	Front Yard Setback Area	Rear Yard Setback Area	Side Yard Setback Area
Air Conditioning Unit	Not permitted	1.2m (3.9ft) max	0.6m (2.0ft) max
Bay window	0.6m (2.0ft) max	1.2m (3.9ft) max	0.6m (2.0ft) max
² Chimney, including eave, 1.83m (6.0ft) in width or less	1.2m (3.9ft) max	1.2m (3.9ft) max	0.6m (2.0ft) max
Eaves of a Principal Building	0.6m (2.0ft) max	0.6m (2.0ft) max	0.6m (2.0ft) max
Eaves of an Accessory Building	0.3m (1.0ft) max	0.3m (1.0ft) max	0.3m (1.0ft) max
Landing less than 2.5m ² (26.7ft ²) in area providing access to the main or lower level of the dwelling to which it is attached	To the lot line	To the lot line	To the lot line
Patio	To the lot line	To the lot line	To the lot line
Uncovered deck or balcony	1.5m (4.9ft) max	2.4m (7.9ft) max	Not Permitted
Unenclosed Stairway	1.2m (3.9ft) max	1.2m (3.9ft) max	0.6m (2.0ft) max
Wheelchair Ramp	To the lot line	To the lot line	To the lot line
Window Well	0.6m (2.0ft) max	0.6m (2.0ft) max	0.6m (2.0ft) max

¹ C19-14

² C19-15

¹²5.5.2 A Room-Enhancing Cantilever may not project into any setback areas, except:

- (a) Subject to the approval of the Development Authority, a Room-Enhancing Cantilever may project up to a maximum of 0.6m (2.0ft) into a front flanking yard setback area, provided that the width of any single room-enhancing cantilever does not exceed 3.0m (10.0ft) and that the cumulative total of all room-enhancing cantilevers does not cover more than 50% of the front flanking building facade.

5.6 Decks and Patios

5.6.1 Decks within Residential Land Use Districts shall be located to preserve the privacy on adjacent properties.

³5.6.2 Decks within Residential Land Use Districts shall require a Development Permit if located 0.6m (2.0ft) or greater above grade and shall adhere to all setbacks for the principal building when attached to the principal building, except for the projections noted in Table 5.5.

5.6.3 Decks within Residential Land Use Districts that are less than 0.6m (2.0ft) above grade shall not be included in the calculation of combined site coverage on a lot.

5.7 Design and Appearance of Dwellings

⁴5.7.1 (Deleted)

⁵5.7.2 (Deleted)

⁶5.7.3 (Deleted)

⁷5.7.4 (Deleted)

5.7.5 Residential dwellings containing more than one dwelling unit shall be designed so that at least one entrance to a dwelling unit faces and has direct pedestrian access from an abutting public roadway.

5.7.6 Other buildings in Residential Land Use Districts, unless part of a larger complex or mixed-use development, shall be designed so that the primary entrance faces and has direct pedestrian access from an abutting public roadway. Non-residential buildings in

¹ C19-14

² C15-17

³ C15-17

⁴ C19-15

⁵ C19-15

⁶ C19-15

⁷ C19-15

Residential Land Use Districts shall be designed to complement adjacent residential dwellings.

- ¹5.7.7 The design, character and appearance of a building including but not limited to all accessory buildings and relocatable buildings, must be
- (a) compatible with other buildings existing on the site and in the vicinity, unless the building, in the opinion of the Development Authority, sets a higher standard of design, character and appearance for the area; and
 - (b) consistent with the purpose and regulations of the land use district in which the building is located.
- ²5.7.8 The exterior finish of a building, including but not limited to a single-detached dwelling, must be completed within 2 years of the date the development permit is issued unless otherwise stipulated by the development permit.

5.8 Fences, Walls and Hedges in Residential Districts

- 5.8.1 Fences, walls or hedges within Residential Land Use Districts on interior lots shall be no higher than:
- (a) 1.8m (6.0ft) along a rear or side yard property line; and
 - (b) 0.91m (3.0ft) along the front yard property line.
- 5.8.2 Where a property in a Residential Land Use District abuts or faces an arterial roadway or a railway line the Development Authority may approve a fence height greater than 1.8m (6.0ft).
- 5.8.3 Notwithstanding Section 4.23 Corner Site Restrictions, fences, walls and hedges within Residential Land Use Districts on corner or double fronting lots may be increased to a height of 1.8m (6.0ft) along the flanking front yard property line, provided that the fence, wall or hedge is not located within any portion of the defined front yard.
- ³5.8.4 There shall be no electrification of fences nor barbed wire in Residential Land Use Districts.
- ⁴5.8.5 Notwithstanding anything in this section, no fence is permitted in the front or side yard of a corner lot if, in the opinion of the Development Officer, the fence will block or impede traffic sight lines.

¹ C19-15

² C19-15

³ C19-15

⁴ C19-15

Landscaping

5.9 Landscaping Requirements for Residential Land Uses

- 5.9.1 Any portion of a site located in any Residential Land Use District that is not occupied by buildings, structures, parking, vehicular circulation, or loading areas shall be landscaped or maintained in its natural state (if the natural portion of the site consists of a body of water, swamp, gully, ravine, coulee, natural drainage course, or other environmentally sensitive area).
- ¹5.9.2 No more than 75% of the front yard of any single detached, semi-detached, duplex or multi-attached dwelling shall be covered in hard landscaping.
- ³5.9.3 Landscaping on any Residential site shall be completed to the satisfaction of the Development Authority within thirty (30) months from the date of Occupancy certificate approval.

5.10 Landscaping Requirements for Multi-Unit Dwelling Developments

- 5.10.1 In addition to the provisions of Section 4.8 General Landscaping Requirements, the following shall apply to all multi-unit dwelling developments:
- (a) A minimum of 20% of the site area shall be landscaped, including all areas not occupied by buildings or parking areas;
 - (b) grade level parking areas accommodating 15 or more parking spaces shall incorporate landscaped areas, at a minimum of 2.0m² (21.5ft²) for each parking space in the parking area. The landscaping within the parking area shall include:
 - i. ⁴One tree for each 15.0m² (161.5ft²) of landscaping; and
 - ii. One shrub for each 10.0m² (107.6ft²) of landscaping.
 - (c) Parking areas may not contain more than 20 contiguous parking spaces without incorporating landscaping traffic islands;
 - (d) Landscaped buffers between parking, loading or other hard surfaced areas and adjacent public roadways shall be a minimum of 2.0m (6.6ft) in width; and
 - (e) Landscaped buffers between parking, loading and other hard surfaced areas and adjacent residential sites shall be a minimum of 3.0m (9.8ft) in width, or to the satisfaction of the Development Authority.

¹ C19-14

² C15-17

³ C19-17

⁴ C19-15

5.11 Objects Prohibited or Restricted in Residential Districts

5.11.1 No person shall keep or permit to be kept in any part of a yard in any Residential Land Use District:

- (a) ¹(Deleted)
- (b) ²(Deleted)
- (c) ³(Deleted)
- (d) Any excavation, storage or piling up of materials required during construction unless all necessary safety measures are undertaken. The owner of such materials or excavations shall assume full responsibility to ensure that the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work.

5.12 Privacy Walls

Privacy Walls for Patios

5.12.1 Unless otherwise referenced in a specific Land Use District, a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m (6.6ft) when measured from the surface of the patio and is located within:

- (a) A side yard setback area; or
- (b) 6.0m (19.7ft) of a rear property line.

5.12.2 A privacy wall located on a patio shall not exceed 1.2m (3.9ft) in height when measured from grade when the privacy wall is located between the foremost front facade of the principal building and the front property line.

Privacy Walls for Decks

5.12.3 Unless otherwise referenced in a specific Land Use District, a privacy wall may be located on a deck provided that it:

- (a) Shall not exceed 2.0m (6.6ft) in height when measured from the surface of the deck; and
- (b) Shall not be located between the foremost front facade of the principal building and the front property line.

¹ C15-17

² C15-17

³ C15-17

5.12.4 A deck attached to a semi-detached or multi-attached dwelling within 1.2m (3.9ft) of a party wall shall have a solid privacy wall that:

- (a) Is a minimum of 2.0m (6.6ft) in height;
- (b) Is a maximum of 3.0m (9.8ft) in height; and
- (c) Extends the full depth of the deck.

Privacy Walls for Balconies

5.12.5 Unless otherwise referenced in a specific Land Use District, a privacy wall may be located on a balcony provided that it:

- (a) Shall not exceed 2.0m (6.6ft) in height when measured from the surface of the balcony; and
- (b) Shall not be located between the foremost front façade of the principal building and the front property line.

5.12.6 A balcony attached to a semi-detached or multi-attached dwelling within 1.2m (3.9ft) of a party wall shall have a solid privacy wall that:

- (a) Is a minimum of 2.0m (6.6ft) in height;
- (b) Is a maximum of 3.0m (9.8ft) in height; and
- (c) Extends the full depth of the balcony.

5.13 Site Planning for Residential Land Uses

5.13.1 Residential developments shall, to the maximum extent feasible, provide a convenient, well-connected network of sidewalks and trails within the development to create a more inviting pedestrian environment and encourage alternative modes of transportation.

5.13.2 A trail system may be substituted for a sidewalk where, in the opinion of the Development Authority, the function of either network is interchangeable and offers equal accessibility.

5.13.3 To the maximum extent feasible, sidewalks and Trail Systems shall be designed to:

- (a) Provide a direct connection to adjoining public sidewalks;
- (b) Provide connections to existing and future Trail Systems as identified in the Recreation, Culture and Parks Master Plan;
- (c) Provide connections to transit stops, where applicable; and

- (d) Provide connections to major pedestrian and bicycle destinations including, but not limited to parks, schools, and commercial uses located within or adjacent to the development.

5.13.4 In order to provide the aforementioned direct pedestrian connections, additional sidewalks or Trails not associated with a street, or the extension of a sidewalk from the end of a cul-de-sac to another street or walkway, may be required. The Development Authority may consider other proposed alternatives.

¹5.14 Provision of Common Amenity Space

5.14.1 In addition to the provisions of Section 4.8 General Landscaping Requirements, the following shall apply to medium and high density residential developments:

- (a) A common outdoor amenity space that provides adequate area and opportunity for passive and/or active recreation is to be provided on-site, to the satisfaction of the Development Authority. This amenity area may include the following elements:
 - i. Playground equipment;
 - ii. Benches, tables or other seating;
 - iii. Gardens or courtyards; or
 - iv. Other recreation or amenity uses that would meet the needs of the residents for the subject development.

¹ C19-14

5.15 R1 – Large Lot Residential District

5.15.1 R1 Purpose

This District is generally intended to recognize existing single detached dwellings in mature neighbourhoods while allowing new, low density redevelopment that is sensitive to the scale, character and design of existing development on the block face.

5.15.2 R1 Permitted and Discretionary Uses

(a) R1 Permitted	(b) R1 Discretionary
<ul style="list-style-type: none"> - Dwelling, Secondary Suite - Dwelling, Single Detached - Home Office - ¹(Deleted) - ²Accessory development to any use listed in subsection 5.15.2(a) 	<ul style="list-style-type: none"> - Bed and Breakfast - Community Garden - Day Home - Group Home (limited) - Home Business - Show Home - Temporary Sales Centre - ³Accessory development to any use listed in subsection 5.15.2(b)

5.15.3 R1 Site Subdivision Regulations for Single Detached Dwellings

	Interior Site	Corner Site
(a) Site Area	578.0m ² (6,211.5.2ft ²)	646.0m ² (6,953.5ft ²)
(b) Site Width	17.0m (55.7ft) minimum with a lane 20.0m (65.6ft) minimum without a lane	19.0m (62.3ft) minimum with a lane 21.0m (68.9ft) minimum without a lane
(c) Site Depth	34.0m (111.6ft) minimum	

¹ C15-17

² C19-15

³ C19-15

5.15.4 R1 Site Development Regulations for Single Detached Dwellings.

	Interior Site	Corner Site	
(a) Front Yard Setback	7.0m (23.0ft) minimum 8.0m (26.3ft) maximum	Front	7.0m (23.0ft) minimum 8.0m (26.3ft) maximum
		Flanking	6.0m (19.7ft) minimum 7.0m (23.0ft) maximum
(b) Rear Yard Setback	8.0m (26.2ft) minimum 6.0m (19.6ft) minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site		
(c) Side Yard Setback	2.3m (7.6ft) minimum		
	Where a site has a rear detached garage with vehicular access from the front only, one side yard setback shall be a minimum of 3.0m (10.0ft)		
(d) Principal Building Height	Two and one half (2 ½) storeys not to exceed 10.0m (32.8ft) maximum		
(e) Site Coverage	40% maximum for principal building over one storey, excluding decks		
	45% maximum for principal building of one storey, excluding decks		
	45% maximum for all buildings and structures where principal building is over one storey 50% maximum for all buildings and structures where principal building is one storey ¹ 15% maximum total lot coverage for all accessory buildings		
(f) Density	Maximum of one dwelling unit per site, plus one secondary suite dwelling unit where permitted		

5.15.5 Additional Development Regulations for R1:

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations for all Land Use Districts,

¹ C15-17

Sections 5.1 to 5.13 of Part 5 – Residential Land Use Districts, Part 11 – Parking and Loading, and Part 12 – Signs; and

- (b) ¹Subject to Section 1.3.5, where a dwelling constructed prior to the adoption of this Bylaw exceeds the maximum front yard setback, it shall be considered to be in conformity with the Land Use Bylaw.

¹ C19-14

5.16 R2 – Medium Lot Residential District

5.16.1 R2 Purpose

This District is generally intended to accommodate single detached dwellings and accessory uses on medium sized lots.

5.16.2 R2 Permitted and Discretionary Uses

(a) R2 Permitted	(b) R2 Discretionary
<ul style="list-style-type: none"> - Dwelling, Secondary Suite - Dwelling, Single Detached - Home Office - ¹(Deleted) - ²Accessory development to any use listed in subsection 5.16.2(a) 	<ul style="list-style-type: none"> - Bed and Breakfast - ³Boarding Facility - Community Garden - Day Home - Group Home (limited) - Home Business - Show Home - Temporary Sales Centre - ⁴Accessory development to any use listed in subsection 5.16.2(b)

5.16.3 R2 Site Subdivision Regulations

	Interior Site	Corner Site
a) Site Area	493.0m ² (5,306.6ft ²) minimum	544.0m ² (5,855.6ft ²) minimum
b) Site Width	14.5m (47.6ft) minimum	16.0m (52.5ft) minimum
c) Site Depth	34.0m (111.6ft) minimum	

¹ C15-17

² C19-15

³ C19-15

⁴ C19-15

5.16.4 R2 Site Development Regulations

	Interior Site	Corner Site	
a) Front Yard Setback	6.0m (19.7ft) minimum 7.0m (23.0ft) maximum	Front	6.0m (19.7ft) minimum 7.0m (23.0ft) maximum
		Flanking	3.0m (9.8ft) minimum 4.5m (14.8ft) maximum
b) Rear Yard Setback	8.0m (26.3ft) minimum 6.0m (19.6ft) minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site		
c) Side Yard Setback	1.5m (4.9ft) minimum		
	Where a site has a rear detached garage with vehicular access from the front only, one side yard setback shall be a minimum of 3.0m (9.8ft)		
d) Principal Building Height	Two and one half (2 ½) storeys not to exceed 10.0m (32.8ft) maximum		
e) Site Coverage	40% maximum for principal building over one storey, excluding decks		
	45% maximum for principal building of one storey, excluding decks		
	45% maximum for all buildings and structures where principal building is over one storey 50% maximum for all buildings and structures where principal building is one storey ¹ 15% maximum total lot coverage for all accessory buildings		
f) Density	Maximum of one dwelling unit per site, plus one secondary suite dwelling unit where permitted		

¹ C15-17

5.16.5 Additional Development Regulations for R2

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations for all Land Use Districts, Sections 5.1 to 5.13 of Part 5 – Residential Land Use Districts, Part 11 – Parking and Loading, and Part 12 – Signs; and
- (b) ¹Subject to Section 1.3.5, where a dwelling constructed prior to the adoption of this Bylaw exceeds the maximum front yard setback, it shall be considered to be in conformity with the Land Use Bylaw.

¹ C19-14

5.17 R3 – Small Lot Residential District

5.17.1 R3 Purpose

This District is generally intended to accommodate single detached dwellings and accessory uses on small lots.

5.17.2 R3 Permitted and Discretionary Uses

(a) R3 Permitted	(b) R3 Discretionary
<ul style="list-style-type: none"> - Dwelling, Secondary Suite - Dwelling, Single Detached - Home Office - ¹(Deleted) - ²Accessory development to any use listed in subsection 5.17.2(a) 	<ul style="list-style-type: none"> - Bed and Breakfast - Community Garden - Day Home - Group Home (limited) - Home Business - Show Home - Temporary Sales Centre - ³Accessory development to any use listed in subsection 5.17.2(b)

5.17.3 R3 Site Subdivision Regulations

	Interior Site	Corner Site
a) Site Area	374.0m ² (4,024.0ft ²) minimum	435.2m ² (4,684.6ft ²) minimum
b) Site Width	11.6m (38.0ft) minimum	11.8m (38.7ft) minimum
c) Site Depth	⁴ 34.0m (111.6ft) minimum	

¹ C15-17

² C19-15

³ C19-15

⁴ C15-17

5.17.4 R3 Site Development Regulations

	Interior Site	Corner Site	
a) Front Yard Setback	6.0m (19.7ft) minimum 7.0m (23.0ft) maximum	Front	6.0m (19.7ft) minimum 7.0m (23.0ft) maximum
		Flanking	3.0m (9.8ft) minimum 4.5m (14.8ft) maximum
b) Rear Yard Setback	8.0m(26.2ft) minimum ¹ 6.0m (19.6ft) minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site		
c) Side Yard Setback	1.5m (4.9ft) minimum		
d) Principal Building Height	Two and one half (2 ½) storeys not to exceed 10.0m (32.8ft) maximum		
e) Site Coverage	45% maximum for principal building over one storey, excluding decks		
	50% maximum for principal building of one storey, excluding decks		
	50% maximum for all buildings and structures where principal building is over one storey 55% maximum for all buildings and structures where principal building is one storey		
f) Density	Maximum of one dwelling unit per site, plus one secondary suite dwelling where permitted		

5.17.5 Additional Development Regulations for R3:

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations for all Land Use Districts, Sections 5.1 to 5.13 of Part 5 – Residential Land Use Districts, Part 11 – Parking and Loading, and Part 12 – Signs;

¹ C19-14

- (b) ¹ Subject to Section 1.3.4, where a dwelling constructed prior to the adoption of this Bylaw has a 1.2m (3.9ft) minimum side yard setback, it shall be considered to be in conformity with the Land Use Bylaw;
- (c) ² Subject to Section 1.3.4, where a dwelling is to be constructed on a site located in a subdivision with an application received and deemed complete prior to the adoption of this Bylaw, it may be constructed with a 1.2m (3.9ft) side yard; and
- (d) ³ Subject to Section 1.3.5, where a dwelling constructed prior to the adoption of this Bylaw exceeds the maximum front yard setback, it shall be considered to be in conformity with the Land Use Bylaw.

¹ C19-14

² C19-14

³ C19-14

5.18 R4 – Lane Lot Residential District

5.18.1 R4 Purpose

This District is generally intended to accommodate street-oriented single or semi-detached and duplex dwellings and accessory uses on small lots with vehicular access via a rear lane.

5.18.2 R4 Permitted and Discretionary Uses

(a) R4 Permitted	(b) R4 Discretionary
<ul style="list-style-type: none"> - Dwelling, Duplex - Dwelling, Single Detached - Dwelling, Semi-Detached - Home Office - ¹(Deleted) - ²Accessory development to any use listed in subsection 5.18.2(a) 	<ul style="list-style-type: none"> - ³Bed and Breakfast - Community Garden - Day Home - Group Home (limited) - Home Business - Show Home - Temporary Sales Centre - ⁴Accessory development to any use listed in subsection 5.18.2(b)

5.18.3 R4 Site Subdivision Regulations for Single Detached and Duplex Dwellings

	Interior Site	Corner Site
a) Site Area	306.2m ² (3,403.5ft ²) minimum	384.2m ² (4,135.5ft ²) minimum
b) Site Width	9.3m (30.5ft) minimum	11.3m (37.0ft) minimum
c) Site Depth	⁵ 34.0m (111.6ft) minimum	

¹ C15-17

² C19-15

³ C19-15

⁴ C19-15

⁵ C15-17

5.18.4 R4 Site Subdivision Regulations for Semi-Detached Dwellings

	Interior Site	Corner Site
a) Site Area	258.4m ² (2,781.5ft ²) minimum	309.4m ² (3,330.5ft ²) minimum
b) Site Width	7.6m (25.0ft) minimum	9.1m (30.0ft) minimum
c) Site Depth	34.0 (111.6ft) minimum	

5.18.5 R4 Site Development Regulations

	Interior Site	Corner Site	
a) Front Yard Setback	3.0m (9.8ft) minimum 4.5m (14.8ft) maximum	Front	3.0m (9.8ft) minimum 4.5m (14.8ft) maximum
		Flanking	3.0m (9.8ft) minimum 4.5m (14.8ft) maximum
b) Rear Yard Setback	8.0m(26.2ft) minimum		
	6.0m (19.6ft) minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site		
c) Side Yard Setback	1.5m (4.9ft) minimum		
d) Principal Building Height	Two and one half (2 ½) storeys not to exceed 10.0m (32.8ft) maximum		
e) Site Coverage	45% maximum for principal building over one storey, excluding decks		
	50% maximum for principal building of one storey, excluding decks		
	52% maximum for all buildings and structures where principal building is over one storey		
	57% maximum for all buildings and structures where principal building is one storey		

f) Density	<p>For single detached and semi-detached dwellings, maximum of one dwelling unit per site</p> <p>For duplex dwellings, maximum of two dwelling units per site</p>
-------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------

5.18.6 Additional Development Regulations for R4:

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations for all Land Use Districts, Sections 5.1 to 5.13 of Part 5 – Residential Land Use Districts, Part 11 – Parking and Loading, and Part 12 – Signs;
- (b) ¹ Subject to Section 1.3.4, where a dwelling constructed prior to the adoption of this Bylaw has a 1.2m (3.9ft) minimum side yard setback, it shall be considered to be in conformity with the Land Use Bylaw;
- (c) ² Subject to Section 1.3.4, where a dwelling is to be constructed on a site located in a subdivision with an application received and deemed complete prior to the adoption of this Bylaw, it may be constructed with a 1.2m (3.9ft) side yard; and
- (d) ³ Subject to Section 1.3.5, where a dwelling constructed prior to the adoption of this Bylaw exceeds the maximum front yard setback, it shall be considered to be in conformity with the Land Use Bylaw.

¹ C19-14

² C19-14

³ C19-14

5.19 R5 – Semi-Detached and Duplex Residential District

5.19.1 R5 Purpose

This District is generally intended to accommodate semi-detached and duplex dwellings and accessory uses.

5.19.2 R5 Permitted and Discretionary Uses

(a) R5 Permitted	(b) R5 Discretionary
<ul style="list-style-type: none"> - Dwelling, Duplex - Dwelling, Semi-Detached - Home Office - ¹(Deleted) - ²Accessory development to any use listed in subsection 5.19.2(a) 	<ul style="list-style-type: none"> - Community Garden - Day Home - Group Home (limited) - Home Business - Show Home - Temporary Sales Centre - ³Accessory development to any use listed in subsection 5.19.2(b)

5.19.3 R5 Site Subdivision Regulations for Duplex Dwellings

	Interior Site	Corner Site
a) Site Area	340.0m ² (3,659.9ft ²) minimum	408.0m ² (4,391.8ft ²) minimum
b) Site Width	10.0m (32.8ft) minimum with a lane 11.0m (36.1ft) minimum without a lane	11.0m (36.1 ft) minimum with a lane 13.0m (42.7ft) minimum without a lane
c) Site Depth	⁴ 34.0m (111.6ft) minimum	

¹ C15-17

² C19-15

³ C19-15

⁴ C15-17

5.19.4 R5 Site Subdivision Regulations for Semi-Detached Dwellings

	Interior Site	Corner Site
a) Site Area	282.0m ² (3,035.5ft ²) minimum	340.0m ² (3,659.8ft ²) minimum
b) Site Width	8.3m (27.2ft) per side of each semi-detached dwelling unit*	10.0m (32.8ft) per side of each semi-detached dwelling unit*
c) Site Depth	¹ 34.0m (111.6ft) minimum	

5.19.5 R5 Site Development Regulations

	Interior Site	Corner Site	
a) Front Yard Setback	6.0m (19.7ft) minimum 7.0m (23.0ft) maximum	Front	6.0m (19.7ft) minimum 7.0m (23.0ft) maximum
		Flanking	3.0m (9.8ft) minimum 4.5m (14.8ft) maximum
b) Rear Yard Setback	8.0m(26.2ft) minimum 6.0m (19.6ft) minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site		
c) Side Yard Setback	1.5m (4.9ft) minimum		
d) Principal Building Height	Two and one half (2 ½) storeys not to exceed 10.0m (32.8ft) maximum		

¹ C15-17

5.19.5 R5 Site Development Regulations

	Interior Site	Corner Site
a) Site Coverage	40% maximum for principal building over one storey, excluding decks	
	45% maximum for principal building of one storey, excluding decks	
b) Density	45% maximum for all buildings and structures where principal building is over one storey	
	50% maximum for all buildings and structures where principal building is one storey	
b) Density	For semi-detached dwellings, maximum of one dwelling unit per site	
	For duplex dwellings, maximum of two dwelling units per site	

5.19.6 Additional Development Regulations for R5:

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations for all Land Use Districts, Sections 5.1 to 5.13 of Part 5 – Residential Land Use Districts, Part 11 – Parking and Loading, and Part 12 – Signs;
- (b) ¹ Subject to Section 1.3.4 where a dwelling constructed prior to the adoption of this Bylaw has a 1.2m (3.9ft) minimum side yard setback, it shall be considered to be in conformity with the Land Use Bylaw;
- (c) ² Subject to Section 1.3.4 where a dwelling is to be constructed on a site located in a subdivision with an application received and deemed complete prior to the adoption of this Bylaw; and
- (d) ³ Subject to Section 1.3.5, where a dwelling constructed prior to the adoption of this Bylaw exceeds the maximum front yard setback, it shall be considered to be in conformity with the Land Use Bylaw.

¹ C19-14

² C19-14

³ C19-14

5.20 RE – Residential Estate Lot District

5.20.1 RE Purpose

This District is generally intended to permit single detached dwellings on lots under 0.8ha with municipal water and sewer services, or on lots greater than 0.8ha without municipal water and sewer services in neighbourhoods with more rural road and servicing standards.

(a) RE Permitted	(b) RE Discretionary
<ul style="list-style-type: none"> - Dwelling, Secondary Suite - Dwelling, Single Detached - Home Office - ¹(Deleted) - ²Accessory development to any use listed in subsection 5.20.2(a) 	<ul style="list-style-type: none"> - Agriculture - Bed and Breakfast - Community Garden - Day Home - Group Home (limited) - Home Business - Show Home - Temporary Sales Centre - ³Accessory development to any use listed in subsection 5.20.2(b)

5.20.2 RE Site Subdivision Regulations

	Interior or Corner Site
a) Site Area	0.15ha (0.37 acre) minimum
b) Site Width	25.0m (82.0ft) minimum
c) Site Depth	60.0m (196.9ft) minimum

¹ C15-17

² C19-15

³ C19-15

5.20.3 RE Site Development Regulations

	Interior or Corner Site	
a) Front Yard Setback	Front Yard	10.0m (32.8ft) minimum
	Flanking Yard	6.5m (21.3ft) minimum on a corner site
b) Rear Yard Setback	10.0m (32.8ft) minimum 2.0m (6.6ft) minimum for accessory developments	
c) Side Yard Setback	3.0m (9.8ft) minimum for sites under 0.8ha (2.0ac) 6.0m (19.7ft) minimum for sites over 0.8ha (2.0ac) 2.0m (6.6ft) minimum for accessory developments	
d) Building Height	Principal building: Three storeys not to exceed 14.0m (45.9ft) maximum	
	Accessory development: 7.3m (24.0ft) maximum with a maximum wall height of 3.7m(12.0ft) for sites under 0.8ha (2.0ac)	
	Accessory development: 8.0m (26.3ft) maximum for sites over 0.8ha (2.0ac)	
e) Site Coverage	35% maximum for all buildings and structures, except that the combined building floor area for all detached garages and Accessory buildings on a site shall not exceed: 232.3m ² (2,500.5ft ²) in size on lots 0.4ha (0.99 acres) in size or less; or 464.5m ² (4,999.8ft ²) in size on lots greater than 0.4ha (0.99 acres).	
f) Density	Maximum of one dwelling unit per site, plus one secondary suite dwelling where permitted	

5.20.4 Additional Development Regulations for RE

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations for all Land Use Districts, Sections 5.1 to 5.13 of Part 5 – Residential Land Use Districts, Part 11 – Parking and Loading, and Part 12 – Signs;
- (b) Notwithstanding the site subdivision regulations above, no further subdivision is permitted for existing parcels with no municipal servicing and for which there is

no approved Statutory Plan supporting further subdivision of existing parcels. This shall not apply to lot line adjustments or other applications which do not result in an increase in the number of lots;

- (c) ¹A secondary access on RE sites with a minimum frontage width of 28.0m (91.9ft) or corner sites may be permitted at the discretion of the Development Authority;
- (d) ²The keeping of any animals, other than domestic pets, shall be subject to the City's Animal Control Bylaw;
- (e) No livestock or poultry shall be permitted except on properties greater than 0.8ha (2.0 ac); and
- (f) Servicing requirements shall be determined by the Development Authority with special consideration for the following:
 - i. On-site water supply and sewage disposal shall not be permitted on sites with less than 0.8 ha (2.0 acres) of area; and
 - ii. For sites equal to or greater than 0.8ha (2.0 acres), on-site water supply and sewage disposal shall be provided to the standards required by the City of Fort Saskatchewan and in accordance with all Provincial requirements.

¹ C19-14

² C19-14

5.21 RC – Comprehensively Planned Residential District

¹²5.21.1 RC Purpose

The purpose of this District is to accommodate a range and an appropriate distribution of dwelling forms that provides for more efficient utilization of land in new neighbourhoods, while encouraging diversity of built form within a low-density residential setting. A range of housing types consist of low density housing including multi-attached housing under certain conditions.

5.21.2 RC Permitted and Discretionary Uses

(a) RC Permitted	(b) RC Discretionary
<ul style="list-style-type: none"> - Home Office - Dwelling, Duplex - Dwelling, Multi-Attached - Dwelling, Secondary Suite - Dwelling, Semi-Detached - Dwelling, Single Detached - Sign, Identification - ³Accessory development to any use listed in subsection 5.21.2(a) 	<ul style="list-style-type: none"> - Bed and Breakfast - Community Garden - Day Home - Group Home (limited) - Home Business - Show Home - Temporary Sales Centre - ⁴Accessory development to any use listed in subsection 5.21.2(b)

5.21.3 RC Site Subdivision Regulations for Single Detached Dwellings and Duplex Dwellings

	Interior Site	Corner Site
Site Area	309.4m ² (3,330.4ft ²)minimum	342.4m ² (3,685.6ft ²)minimum
Site Width	9.1m (29.9ft) minimum	10.6m (34.8ft) minimum
Site Depth	34.0m (111.5ft) minimum	

¹ C19-14

² C19-15

³ C19-15

⁴ C19-15

5.21.4 RC Site Subdivision Regulations for Semi-Detached Dwellings

	Interior Site	Corner Site
a) Site Area	238.0m ² (2,561.8ft ²) minimum	271.0m ² (2,917.0ft ²) minimum
b) Site Width	7.3m (24.0ft) minimum	9.1m (29.9ft) minimum
c) Site Depth	34.0m (111.5ft) minimum	

5.21.5 RC Site Development Regulations for Single Detached, Duplex and Semi-Detached Dwellings

	Interior or Corner Site	
a) Front Yard Setback	Front Yard*	3.0m (9.8ft) minimum with a lane 1 ⁴ .5m (14.7ft) maximum with a lane *Where a semi-detached dwelling has front vehicular access to one unit and rear vehicular access via a lane to the other unit, the front yard setback for the unit with lane access may be increased to a maximum of 7.0m (23.0ft)
		6.0m (19.7ft) minimum without a lane 7.0m (23.0ft) maximum without a lane
	Flanking Yard	3.0m (9.8ft) minimum on a corner site 4.5m (14.8ft) maximum on a corner site
b) Rear Yard Setback	8.0m (26.2ft) minimum 6.0m (19.7ft) minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the property	
c) Side Yard Setback	2 ¹ 1.5m (4.9ft) minimum	

¹ C19-14

² C19-14

5.21.5 RC Site Development Regulations for Single Detached, Duplex and Semi-Detached Dwellings

	Interior or Corner Site
a) Principal Building Height	<p>For single detached and duplex dwellings: Two and one half (2 ½) storeys not to exceed 10.0m (32.8ft) maximum</p> <p>For semi-detached dwellings: Three storeys not to exceed 11.0m (39.4ft) maximum. A maximum differential of one storey shall be allowed between adjacent sites.</p>
b) Site Coverage	<p>45% maximum for principal building over one storey, excluding decks</p> <p>50% maximum for principal building of one storey, excluding decks</p> <p>52% maximum for all buildings and structures where principal building is over one storey</p> <p>57% maximum for all buildings and structures where principal building is one storey</p>
c) Density	<p>For single detached dwellings: maximum of one dwelling unit per site, plus one secondary dwelling unit where permitted</p> <p>For semi-detached dwellings: maximum of one dwelling unit per site</p> <p>For duplex dwellings: maximum of two dwelling units per site</p>

5.21.6 RC Site Subdivision Regulations for Multi-Attached Dwellings

	Interior Site	Corner Site
a) Site Area	187.0m ² (2,011.9ft ²) minimum	271.0m ² (2,917.0ft ²) minimum
b) Site Width	¹ 6.1m (20.0ft) minimum for an Internal unit ² 7.3m (24.0ft) minimum for an End unit	8.5m (27.9ft) minimum
c) Site Depth	34.0m (111.5ft) minimum	

5.21.7 RC Site Development Regulations for Multi-Attached Dwellings

	Interior or Corner Site	
a) Front Yard Setback	Front Yard**	3.0m (9.8ft) minimum with a lane 4.5m (14.8ft) maximum with a lane **Where a multi-attached dwelling has front vehicular access to one or more dwelling units and rear vehicular access via a lane to other units, the front yard setback for units with lane access may be increased to a maximum of 9.0m (29.5ft)
		6.0m (19.7ft) minimum without a lane 7.0m (23.0ft) maximum without a lane
	Flanking Yard	3.0m (9.8ft) minimum on a corner site 4.5m (14.8ft) maximum on a corner site

¹ C19-15

² C19-15

b) Rear Yard Setback	8.0m (26.2ft) minimum
	6.0m (19.6ft) minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site
c) Side Yard Setback	¹ 1.5m (4.9ft) minimum
d) Principal Building Height	Three storeys not to exceed 11.0m (36.1ft) maximum. A maximum differential of one storey shall be allowed between adjacent sites.
e) Site Coverage	45% maximum for principal building
	52% maximum for all buildings and structures
f) Density	Maximum of one dwelling unit per site

5.21.9 Additional Development Regulations for RC

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations for all Land Use Districts, Sections 5.1 to 5.13 of Part 5 – Residential Land Use Districts, Part 11 – Parking and Loading, and Part 12 – Signs; and
- (b) ²(Deleted)

5.21.10 Additional Subdivision and Development Regulations for Multi-Attached Dwellings

- (a) Groupings of Multi-Attached Developments shall be integrated with lower density dwelling forms to maintain a low-density residential character;
- (b) Multi-Attached Dwellings shall not exceed four (4) units per building; and
- (c) There shall be no more than three (3) Multi-Attached Buildings in succession. For the purposes of this subsection, buildings of Multi-Attached Dwellings shall be considered to be in succession if side property lines are separated by a lane.
- (d) ³(Deleted)

¹ C19-14

² C15-17

³ C15-17

¹²5.21.11 Side Yard Setback Exceptions

- (a) Notwithstanding the above site development regulations, where a dwelling constructed prior to the adoption of this Bylaw (as amended) has a 1.2m (3.9ft) minimum side yard setback, it shall be considered to be in conformity with the Land Use Bylaw; and
- (b) Notwithstanding the above site development regulations, where a dwelling is to be constructed on a site located in a subdivision with an application received and deemed complete prior to the adoption of this Bylaw (as amended), it may be constructed with a 1.2m (3.9ft) side yard.

¹ C19-14

² C19-15

5.22 RML – Low Density Multiple Residential District

5.22.1 RML Purpose

This District is intended to provide for the development mixed residential forms as part site-specific condominium developments.

(a) RML Permitted	(b) RML Discretionary
<ul style="list-style-type: none"> - Dwelling, Apartment - Dwelling, Multi-Attached - Dwelling, Semi-Detached - Home Office - Sign, Identification - ¹Accessory development to any use listed in subsection 5.22.2(a) 	<ul style="list-style-type: none"> - Assisted Living Facility (limited) - Community Garden - Day Home* - ²Dwelling, Duplex - Group Home (limited) - Home Business* - Show Home - Temporary Sales Centre - ³Accessory development to any use listed in subsection 5.22.2(b)

⁴* Day home, home business, and group home (limited) uses may not occur within an apartment dwelling.

5.22.3 RML Site Subdivision Regulations for Semi-Detached Dwellings

	Interior Site	Corner Site
a) Site Area	255.0m ² (2,744.8ft ²) minimum	306.0m ² (3,401.4ft ²) minimum
b) Site Width	7.5m (24.6ft) minimum per side of semi-detached dwelling	9.3m (30.5ft) minimum per side of semi-detached dwelling
c) Site Depth	34.0m (111.6ft) minimum	

¹ C19-15

² C15-17

³ C19-15

⁴ C15-17

5.22.4 RML Site Development Regulations for Semi-Detached Dwellings**

	Interior or Corner Site	
a) Front Yard Setback	Front Yard	6.0m (19.7ft) minimum
	Flanking Yard	3.0m (9.8ft) minimum on a corner site
b) Rear Yard Setback	8.0m (26.2ft) minimum 6.0m (19.7ft) minimum where a garage or Carport is attached to the principal building and is accessed from a lane at the rear of the property	
c) Side Yard Setback	1.5m (4.9ft) minimum	
d) Principal Building Height	Two and one half (2 ½) storeys not to exceed 10.0m (32.8ft) maximum	
e) Site Coverage	45% maximum for principal building over one storey, excluding decks	
	50% maximum for principal building of one storey, excluding decks	
	52% maximum for all buildings and structures where principal building is over one storey	
	57% maximum for all buildings and structures where principal building is one storey	
f) Density	¹ Maximum of one dwelling unit per site to a maximum development density of 36 dwelling units per net developable hectare.	

5.22.5 RML Site Subdivision Regulations for Multi-Attached Dwellings

	Interior Site	Corner Site
a) Site Area	207.0m ² (2,218.2ft ²) minimum	360.0m ² (3,293.9ft ²) minimum
b) Site Width	6.1m (20.0ft) per unit	10.6m (34.8ft) per unit
c) Site Depth	34.0m (111.6ft) minimum	

¹ C19-14

5.22.6 RML Site Subdivision Regulations for Apartment Dwellings

	Interior Site	Corner Site
a) Site Area	748.0m ² (8,051.7ft ²) minimum	918.0m ² (9,881.6ft ²) minimum
b) Site Width	21.0m (68.9ft) minimum	27.0m (88.6ft) minimum
c) Site Depth	34.0m (111.6ft) minimum	

5.22.7 RML Site Development Regulations for Multi-Attached and Apartment Dwellings**

	Interior Site	Corner Site	
a) Front Yard Setback	6.0m (19.7ft) minimum	Front	7.0m (23.0ft) minimum
		Flanking	4.5m (14.8ft) minimum
b) Rear Yard Setback	¹ 8.0m (26.2ft) minimum		
c) Side Yard Setback	2.0m (6.6ft) minimum		
d) Principal Building Height	Three storeys not to exceed 11.0m (36.1ft) maximum. A maximum differential of one storey shall be allowed between adjacent sites.		
e) Site Coverage	35% minimum 50% maximum		
f) Density	² Maximum of 36 dwelling units per net developable hectare		

** Internal site setbacks for condominium sites may be reduced and shall be determined at the discretion of the Development Authority.

5.22.8 Additional Development Regulations for RML:

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations for all Land Use Districts, Sections 5.1 to 5.13 of Part 5 – Residential Land Use Districts, Part 11 – Parking and Loading, and Part 12 – Signs;

¹ C19-14

² C19-14

- (b) ¹ Subject to Section 1.3.4 where a dwelling constructed prior to the adoption of this Bylaw has a 1.2m (3.9ft) minimum side yard setback, it shall be considered to be in conformity with the Land Use Bylaw; and
- (c) ² Subject to Section 1.3.4 where a dwelling is to be constructed on a site located in a subdivision with an application received and deemed complete prior to the adoption of this Bylaw, it may be constructed with a 1.2m (3.9ft) side yard.

¹ C19-14

² C19-14

5.23 RMM – Medium Density Multiple Residential District

5.23.1 RMM Purpose

This District is intended to provide for the development of complete neighbourhoods by permitting a range of dwelling unit types and Densities, as well as a limited range of complementary and supporting neighbourhood level commercial and service uses. This District accommodates semi-detached and multi-unit developments including apartments up to four storeys in height, and development is intended to achieve a density target of between 36 and 70 dwelling units per net developable hectare.

5.23.2 RMM Permitted and Discretionary Uses

(a) RMM Permitted	(b) RMM Discretionary
<ul style="list-style-type: none"> - Dwelling, Apartment - Dwelling, Multi-Attached - Home Office - Sign, Facsia - Sign, Identification - Sign, Projecting - ¹(Deleted) - ²Accessory development to any use listed in subsection 5.23.2(a) 	<ul style="list-style-type: none"> - Assisted Living Facility (limited) - Community Garden - Day Home - Dwelling, Semi-Detached - Eating and Drinking Establishment (limited) - Home Business - Personal Service - Professional, Financial, and Office Service - Retail Store (convenience) - Show Home - Temporary Sales Centre - ³Accessory development to any use listed in subsection 5.23.2(b)

⁴* Day home and home business uses may not occur within an apartment dwelling.

¹ C15-17

² C19-15

³ C19-15

⁴ C15-17

5.23.3 RMM Site Subdivision Regulations for Semi-Detached Dwellings

	Interior Site	Corner Site
a) Site Area	248.2m ² (2,671.6ft ²) minimum	336.7m ² (3,624.3ft ²) minimum

5.23.3 RMM Site Subdivision Regulations for Semi-Detached Dwellings

	Interior Site	Corner Site
b) Site Width	7.3m (24.0ft) minimum per side of semi-detached dwelling	9.1m (30.0ft) minimum per side of semi-detached dwelling
c) Site Depth	34.0m (111.5ft) minimum	

5.23.4 RMM Site Subdivision Regulations for Multi-Attached Dwellings

	Internal Unit	External Unit
a) Site Area	207.0m ² (2,218.1ft ²) minimum	360.0m ² (3,875.0ft ²) minimum
b) Site Width	6.1m (20.0ft) minimum 7.6m (24.9ft) minimum for an End unit	10.6m (34.8ft) minimum
c) Site Depth	34.0m (111.5ft) minimum	

5.23.5 RMM Site Development Regulations for Semi-Detached and Multi-Attached Dwellings**

	Interior or Corner Site	
a) Front Yard Setback	Front Yard	3.0m (9.8ft) minimum with a lane 4.5m (14.8ft) maximum with a lane
		6.0m (19.6ft) minimum without a lane 7.0m (23.0ft) maximum without a lane
	Flanking Yard	3.0m (9.8ft) minimum on a corner site 4.5m (14.8ft) maximum on a corner site
b) Rear Yard Setback	8.0m (26.2ft) minimum 6.0m (19.7ft) minimum where a garage or Carport is attached to the principal building and is accessed from a lane at the rear of the property	
c) Side Yard Setback	1.5m (4.9ft) minimum	
d) Principal Building Height	Three storeys not to exceed 11.0m (36.1ft) maximum. A maximum differential of one storey shall be allowed between adjacent sites.	
e) Site Coverage	45% maximum for principal building over one storey, excluding decks	
	50% maximum for principal building of one storey, excluding decks	
	52% maximum for all buildings and structures where principal building is over one storey	
	57% maximum for all buildings and structures where principal building is one storey	
f) Density	For semi-detached dwellings: maximum of one dwelling unit per site to a development density of 36-70 dwelling units per net developable hectare. For multi-attached dwellings: to a development density of 36-70 dwelling units per net developable hectare	

5.23.6 RMM Site Subdivision Regulations for Apartment Dwellings

	Interior Site	Corner Site
a) Site Area	748.0m ² (8,051.4ft ²) minimum	918.0m ² (9,881.3ft ²) minimum
b) Site Width	21.0m (68.9ft) minimum	27.0m (88.6ft) minimum
c) Site Depth	34.0m (111.5ft) minimum	

5.23.7 RMM Site Development Regulations for Apartment Dwellings**

	Interior Site	Corner Site	
a) Front Yard Setback	7.0m (23.0ft) minimum	Front	7.0m (23.0ft) minimum
		Flanking	6.0m (19.7ft) minimum
b) Rear Yard Setback	7.0m (23.0ft) minimum		
c) Side Yard Setback	6.0m (19.7ft) minimum		
d) Principal Building Height	Four storeys not to exceed 18.2m (59.7ft) maximum. Buildings over three storeys shall provide appropriate transitions in height, scale and massing to adjacent sites.		
e) Site Coverage	35% minimum 50% maximum		
f) Density	36-70 dwelling units per net developable hectare		

** Internal site setbacks for condominium sites may be reduced and shall be determined at the discretion of the Development Authority.

5.23.8 Additional Development Regulations for RMM

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations for all Land Use Districts, Sections 5.1 to 5.13 of Part 5 – Residential Land Use Districts, Part 11 – Parking and Loading, and Part 12 – Signs;

- (b) ¹ Subject to Section 1.3.4 where a dwelling constructed prior to the adoption of this Bylaw has a 1.2m (3.9ft) minimum side yard setback, it shall be considered to be in conformity with the Land Use Bylaw;
- (c) ² Subject to Section 1.3.4 where a dwelling is to be constructed on a site located in a subdivision with an application received and deemed complete prior to the adoption of this Bylaw, it may be constructed with a 1.2m (3.9ft) side yard;
- (d) ³Development shall achieve a density of between 36 and 70 dwelling units per net developable hectare;
- (e) ⁴Where the boundary of the development site is over 800 metres (2,624ft) from the boundary of the nearest C2 – Vehicle Oriented Retail and Service District or C3 – Commercial Shopping Centre District site, the development shall include a site designated for C1 – Neighbourhood Retail and Service District development;
- (f) ⁵Personal service, retail store (convenience) uses, professional, financial and office service uses and eating and drinking establishments (limited) shall not exceed 1,000m² (10,763ft²) in gross floor area or 10% of the gross floor area of the apartment dwelling building in which they are located, whichever is less. These uses are not permitted as a freestanding use in a stand-alone building and shall only be located in the ground floor of an apartment dwelling building; and
- (g) ⁶Notwithstanding the site development regulations above, front yard setbacks for multi-attached dwellings may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.

¹ C19-14

² C19-14

³ C19-14

⁴ C19-14

⁵ C19-14

⁶ C19-14

5.24 RMH – High Density Multiple Residential District

¹5.24.1 RMH Purpose

This District is intended to provide for higher density housing forms with close access to a range of complementary and supporting neighbourhood level commercial and service uses. This District accommodates multi-unit developments including apartments between five and 12 storeys and development is intended to achieve a density target of over 70 dwelling units per net developable hectare.

5.24.2 RMH Permitted and Discretionary Uses

(a) RMH Permitted	(b) RMH Discretionary
<ul style="list-style-type: none"> - Dwelling, Apartment - Dwelling, Multi-Attached - Home Office - Sign, Facsia - Sign, Identification - Sign, Projecting - ²(Deleted) - ³Accessory development to any use listed in subsection 5.24.2(a) 	<ul style="list-style-type: none"> - Assisted Living Facility (limited) - ⁴Child Care Facility - Community Garden - Eating and Drinking Establishment (limited) - Home Business* - Personal Service - Professional, Financial, and Office Service - Retail Store (Convenience) - ⁵(Deleted) - Show Home - Temporary Sales Centre - ⁶Accessory development to any use listed in subsection 5.24.2(b)

⁷* Home business uses may not occur within an apartment dwelling.

¹ C19-15

² C15-17

³ C19-15

⁴ C15-17

⁵ C15-17

⁶ C19-15

⁷ C15-17

5.24.3 RMH Site Subdivision Regulations for Multi-Attached Dwellings

	Internal Unit	External Unit
a) Site Area	207.0m ² (2,218.1ft ²) minimum	360.0m ² (3,875.0ft ²) minimum
b) Site Width	6.1m (20.0ft) minimum	10.6m (34.8ft) minimum
c) Site Depth	34.0m (111.5ft) minimum	

5.24.4 RMH Site Development Regulations for Multi-Attached Dwellings**

	Interior or Corner Site	
a) Front Yard Setback	Front Yard	3.0m (9.8ft) minimum with a lane 4.5m (14.8ft) maximum with a lane
		6.0m (19.6ft) minimum without a lane 7.0m (23.0ft) maximum without a lane
	Flanking Yard	3.0m (9.8ft) minimum on a corner site 4.5m (14.8ft) maximum on a corner site
b) Rear Yard Setback	8.0m (26.2ft) minimum	
c) Side Yard Setback	1.5m (4.9ft) minimum	
d) Principal Building Height	Three storey not to exceed 11.0m (36.1ft) maximum. A maximum differential of one storey shall be allowed between adjacent sites.	
e) Site Coverage	60% maximum for All buildings and structures	
f) Density	A minimum of 70 dwelling units per net developable hectare	

** Internal site setbacks for condominium sites may be reduced and shall be determined at the discretion of the Development Authority.

5.24.5 RMH Site Subdivision Regulations for Apartment Dwellings

	Interior or Corner Site
a) Site Area	1,360.0m ² (14,638.9ft ²) minimum
b) Site Width	40.0m (130.2ft) minimum
c) Site Depth	34.0m (111.5ft) minimum

5.24.6 RMH Site Development Regulations for Apartment Dwellings**

	Interior Site	Corner Site	
a) Front Yard Setback	7.0m (23.0ft) minimum	Front	7.0m (23.0ft) minimum
		Flanking	6.0m (19.7ft) minimum
b) Rear Yard Setback	7.0m (23.0ft) minimum		
c) Side Yard Setback	6.0m (19.7ft) minimum		
d) Principal Building Height	12 storeys not to exceed 40.0m (131.2ft) maximum. Buildings over three storeys shall provide appropriate transitions in height, scale and massing to adjacent sites.		
e) Site Coverage	60% maximum for All buildings and structures		
f) Density	A minimum of 70 dwelling units per net development hectare		

** Internal site setbacks for condominium sites may be reduced and shall be determined at the discretion of the Development Authority.

5.24.7 Additional Development Regulations for RMH

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations for all Land Use Districts, Sections 5.1 to 5.13 of Part 5 – Residential Land Use Districts, Part 11 – Parking and Loading, and Part 12 – Signs;

- (b) ¹ Subject to Section 1.3.4 where a dwelling constructed prior to the adoption of this Bylaw has a 1.2m (3.9ft) minimum side yard setback, it shall be considered to be in conformity with the Land Use Bylaw; and
- (c) ² Subject to Section 1.3.4 where a dwelling is to be constructed on a site located in a subdivision with an application received and deemed complete prior to the adoption of this Bylaw, it may be constructed with a 1.2m (3.9ft) side yard.
- (d) Development shall achieve a density of over 70 dwelling units per net developable hectare;
- (e) ³ Where the boundary of the development site is over 800 metres from the boundary of the nearest C2 – Vehicle Oriented Retail and Service District or C3 – Commercial Shopping Centre District site, the development shall include a site designated for C1 – Neighbourhood Retail and Service District development;
- (f) ⁴ Personal service, retail store (convenience) uses, professional, financial and office service uses and eating and drinking establishment (limited) shall not exceed 1,000m² (10,763ft²) in gross floor area or 10% of the gross floor area of the apartment dwelling building in which they are located, whichever is less. These uses are not permitted as a freestanding use in a stand-alone building and shall only be located in the ground floor of an apartment dwelling building;
- (g) No secondary suite dwellings shall be permitted in this District; and
- (h) Notwithstanding the site development regulations above, front yard setbacks for multi-attached dwellings may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.

¹ C19-14

² C19-14

³ C19-14

⁴ C19-14

5.25 RHR - High Rise Residential District

5.25.1 Purpose

This District is intended to provide for apartment buildings between 12 and 20 storeys and urban design direction to effectively integrate high rise developments with the surrounding planned or existing built form. Preferred sites will be located within close proximity (400.0m or 1312.3ft) to commercial amenities and transit nodes. This zoning is not intended for lands included within the Downtown Area Redevelopment Plan (Bylaw C14-08).

5.25.2 RHR Permitted and Discretionary Uses

(a) RHR Permitted Uses	(b) RHR Discretionary Uses
<ul style="list-style-type: none"> - Dwelling, Apartment - Home Office - Sign, Facsia - Sign, Identification - Sign, Projecting - ¹(Deleted) - ²Accessory development to any use listed in subsection 5.25.2(a) 	<ul style="list-style-type: none"> - Assisted Living Facility - Business Support Service - Child Care Facility - Community Garden - Eating and Drinking Establishment (limited) - Health Services - ³Personal Service - Professional, Financial and Office Services - Retail Store (Convenience) - Retail Store (General) - Show Home - Temporary Sales Centre - ⁴Accessory development to any use listed in subsection 5.25.2(b)

¹ C15-17

² C19-15

³ C15-17

⁴ C19-15

5.25.3 Site Subdivision Regulations

		Interior or Corner Site
a) Site Area	Minimum	1,360.0m ² (14,638.9ft ²)

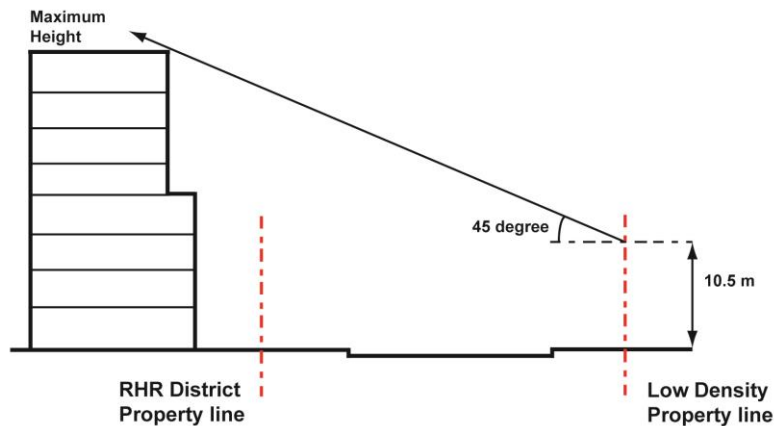
5.25.4 Site Development Regulations

		Interior or Corner Site
a) Setbacks	Minimum	7.0m (23.0ft)
b) Unit Density	Maximum	370 dwelling units per net developable hectare
c) Height	Minimum	12 storeys or 40.0m (131.2ft)
	Maximum	20 storeys or 67.0m (219.0ft), and as per Section 5.13.4(a) of this Bylaw.
d) Common Amenity Area	Minimum	4.5m ² (48.4ft ²) per dwelling unit.
e) Private Amenity Area	Minimum	3.0m ² (33.3ft ²) per dwelling unit to be provided by balconies. Balconies may project a maximum of 1.0m (3.3ft) into the minimum setback.

5.25.5 Urban Form, Building Massing and Architectural Character

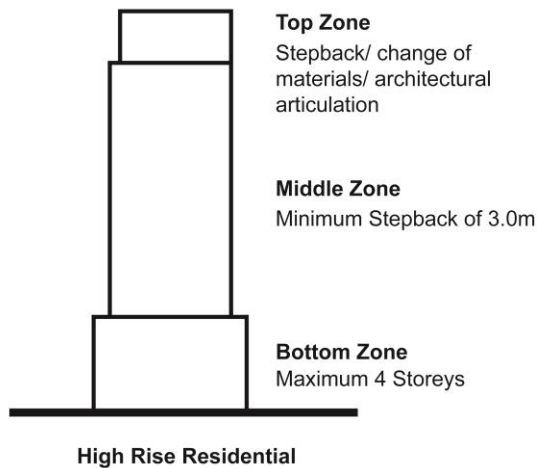
- (a) The maximum building height shall be limited by the application of a 45° Angular Plane where the RHR District abuts a District that allows low density residential. The 45° Angular Plane, as shown in Figure 5.25a, shall be taken from a height of 10.5m (34.4ft) above the nearest property line of the parcel that allows low density residential and subsequent storeys must fit within this angular plane.

Figure 5.25a: 45 Degree Angular Plane for Determining Height Maximums



- (b) Buildings shall provide three distinct vertical zones as per the Figure 5.25b, and meet the following step back requirements:
- The base zone shall be a minimum of two storeys and a maximum four storeys and shall be integrated with townhouses, apartments or commercial retail units;
 - The middle zone shall provide a minimum step-back of 3.0m (9.8ft). To avoid adverse massing effects, the middle zone shall be no wider than 25 m (82 ft) on any side;
 - The top zone shall include the top three stories. The top zone shall provide either an additional stepback or a change in material/colour or special architectural treatment to the satisfaction of the Development Authority.

Figure 5.25b: Vertical Zones

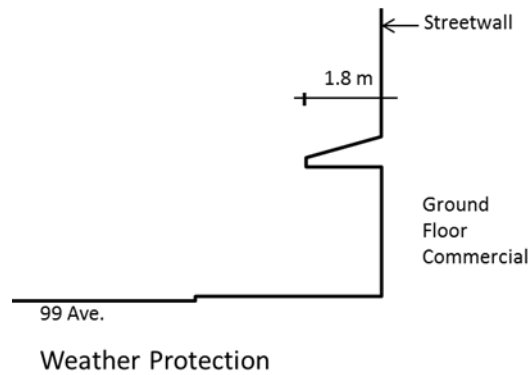


- (c) A minimum separation distance of 25.0m (82.0ft) shall be provided between towers. The 25.0m (82.0ft) separation distance shall be measured from the middle zone of each tower located on the property and on any adjacent or abutting properties.
- (d) Architectural treatment of all sides of the building shall create visual interest through the use of architectural features, materials, windows and articulation.
- (e) Buildings shall be finished with glass curtain wall, cement based envelope materials, such as brick veneer, stone veneer, or other manufactured stone veneer, and/or pre-finished metal, and/or painted metal, wood, brick or stone.
- (f) Exterior lighting shall be designed and finished in a manner consistent with the design and finishing of the development, be provided to ensure a well-lit environment and to highlight the development, to the satisfaction of the Development Authority.
- (g) All mechanical equipment shall be visually and acoustically screened from both the public realm and/or adjacent developments or be concealed by incorporating it within the roof envelope or by screening it in a way that is consistent with the character and finishing of the development.

5.25.6 Building Articulation

- (a) The building shall incorporate articulated façades, rooflines, and architectural treatments that establish the building as a distinctive landmark for the surrounding areas.
 - i. The base zone shall incorporate continuous weather protection in the form of a 1.8m (5.9ft) wide canopy or any other architectural element wherever commercial frontages exist to create a comfortable environment for pedestrians, as per Figure 5.25c.

Figure 5.25c: Canopies and Weather Protection

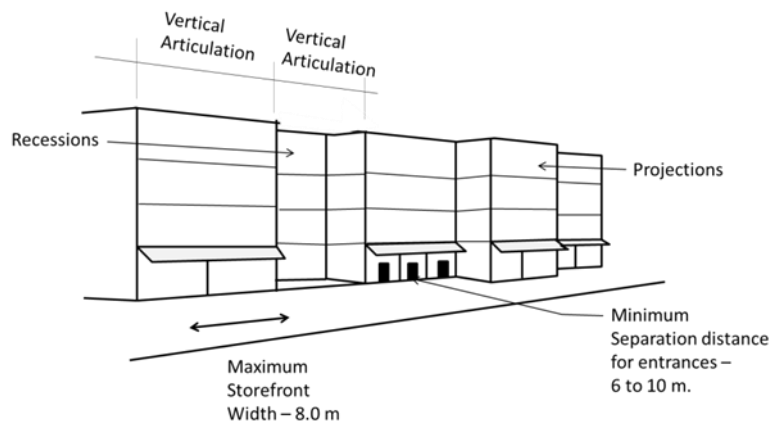


- (b) The middle and top zone shall be designed to reduce both on and off the site impacts to maintain view corridors, maximize solar penetration, and reduce adverse microclimatic effects related to wind, precipitation and shadowing. Prior to the acceptance of a development permit application, the following studies shall be provided to support this objective:
 - i. A Wind Impact Study prepared by a qualified professional. The Study shall be based on a computer model simulation analysis; and
 - ii. A Sun Shadow Impact Study prepared by a qualified professional.

5.25.7 Entrances and Street Character

- (a) All ground level residential units with street frontage shall have individual entrances that front onto the street, adjacent sidewalk, or private outdoor amenity space. Entry transitions, such as steps, fences, gates or hedges, shall be provided to create an appropriate relationship with, and definition of, the public realm and the private space of dwelling units.
- (b) The building shall clearly differentiate residential entrances from commercial entrances through distinct architectural treatment, whereas:
 - i. Entrances for commercial and office uses shall be located at intervals of 6.0m to 10.0m (19.7ft to 32.8ft) along building façades fronting public roadway, as per Figure 5.25d; and
 - ii. To ensure the pedestrian amenity areas are maintained, entrances that are adjacent to the public realm shall be recessed at least 1.0 m (3.3 ft) from the face of the building.
- (c) Individual retail store frontages at ground floor shall not exceed 8.0m (26.2ft) in width, as per Figure 5.25d.
- (d) To avoid monotony in architecture, all buildings shall be required to provide a vertical articulation in the streetwall fronting public roads using a variety of colours, materials, projections as well as recessions in the building façade, as per Figure 5.25d;

Figure 5.25d: Vertical Articulation Specifications

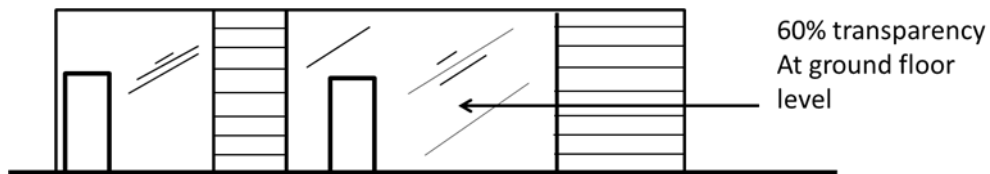


- (e) Common Amenity Areas shall accommodate design features or street related activities, such as architectural elements, landscaping, public art or sidewalk cafes.

5.25.8 Development Regulations for Commercial Uses

- (a) Commercial uses, if developed, shall be limited to the first two storeys of the high rise development.
- (b) Non-residential listed uses shall:
 - i. Not be permitted as a freestanding use in a stand-alone building; and
 - ii. Shall have separate access at grade from residential uses.
- (c) The ground floor of each commercial development shall be required to provide a minimum of 60% transparency measured along the front facade. Tempered or tinted glass that prohibits visibility shall be considered as opaque surface, as per Figure 5.25e.

Figure 5.25e: Transparency in Ground Level Commercial Developments



5.25.9 Parking, Circulation, Accesses, Loading and Waste Collection

- (a) Notwithstanding Part 11, if a development is located within 200m (656.1ft) of a public transit stop the Development Authority may reduce the required parking by 5%.
- (b) Notwithstanding Part 11, if a development has a car share program the Development Authority may reduce the required parking by 5%, or 4 parking spaces for each car share vehicle in the residential tower, whichever is greater.
- (c) Notwithstanding Part 11, bicycle parking for residents shall be located inside the building in a common area. Bicycle parking for visitors or commercial patrons shall be located adjacent to building entrances.
- (d) Resident parking shall be provided in an above or an underground parkade. Visitor parking may be provided at grade, and shall be located at the rear of buildings and not within a required setback. If an aboveground parkade is located fronting a public roadway, then the following design considerations shall be utilized:
 - i. The ground floor shall include retail uses with multiple entrances;

- ii. Entrance to the parking facility shall be designed with architectural features to maintain the integrity of retail frontage; and
 - iii. The façade of the upper storeys of the parking facility shall be designed to reflect residential or commercial building character.
- (e) Vehicular access shall be from the flanking roadway or abutting lane. In the event there is no flanking roadway or abutting lane, the vehicular access shall be designed in a manner that has minimal impact on abutting public roadways.
 - (f) Driveway ramps shall be at grade at the property line and must not exceed a slope of 6% for a distance of 4.5m (14.7ft) inside the property line.
 - (g) Loading, storage and garbage and recycling collection areas shall be located to the rear or sides of the principal building. These areas shall:
 - i. Have a minimum setback of 7.0m (23.0ft) from a public roadway and residential dwellings; and
 - ii. Be incorporated into the overall design theme of the building and screened from public roadways using landscaping or architectural features.

5.25.10 Technical Studies and Assessments

- (a) In addition to Section 3.4.2 of this Bylaw, the Development Authority shall also request that the applicant complete and submit any or all of the following:
 - i. Geotechnical Assessment;
 - ii. Servicing Analysis; and
 - iii. Traffic Impact Assessment.

5.25.11 Off-site Improvements

- (a) The Development Authority may condition the permit requiring that the applicant enter into an agreement with the City to do the following improvements necessary to serve the development and address off-site requirements.
 - i. Relocation of all underground and above ground utilities and maintaining required clearances as specified by the utility companies;
 - ii. The construction of on-street fire hydrants;
 - iii. Removal of all existing accesses as necessary to the site, with the

restoration of the right-of-way;

- iv. Provide sidewalk connections from the site to adjacent developments to create a continuous pedestrian environment;
- v. The improvements to adjacent intersections to facilitate traffic movements into the area, if deemed required by a Traffic Impact Assessment; and
- vi. Upgrading of adjacent right-of-ways directly abutting the site to appropriate standards; or
- vii. Any improvements determined to be necessary as identified in Section 3.10.2.

5.25.12 Additional Development Regulations for RHR

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 - General Regulations for all Land Use Districts, Sections 5.1 to 5.13 of Part 5 - Residential Land Use Districts, Part 11 - Parking and Loading, and Part 12 – Signs.
- (b) In addition to Part 4 – Section 4.8 and Part 5 – Section 5.10 of this Bylaw, landscaping and site design shall:
 - i. Provide a minimum of one deciduous tree every 10.0m (32.8ft) along the street frontage;
 - ii. Provide two minimum 3.0m (9.8ft) wide walkways through the site (from the front property line to the building and from the visitor parking area to the building) to the satisfaction of the Development Authority.