

Holistic Neighbourhood District (HND)

Summary of Changes

Topic	Current LUB	Proposed LUB
Districts	AG-S, NRRS, PR, and PU	HND
Uses	<p>Backyard Dwellings: permitted use for agriculture sites when regulations are met</p> <p>Townhousing: permitted use in some locations</p> <p>Apartments: not a listed use</p>	<p>Backyard Dwellings: permitted or discretionary use for all sites when regulations are met</p> <p>Townhousing: permitted use in all locations</p> <p>Apartment: permitted use in the node, as well as along arterials and collectors</p>
Maximum Building Heights	All locations: 10 – 13m, except for an agriculture structure such as a silo or grain bin	<p>Sites along local roads: 11m</p> <p>Sites along collector roads: 13.1m</p> <p>Sites along arterial roads: 18.3m</p> <p>Nodes: 25m</p>
Minimum Site Width	<p>Detached dwellings: 7.3 – 11m</p> <p>Duplexes: 6.1 – 7.9m</p>	<p>Detached dwellings: 7.9 – 9.1m</p> <p>Duplexes: 5.5 – 7.3m</p>
Minimum Site Depth	<p>Detached dwellings: 33 – 38m</p> <p>Duplexes: 34m</p> <p>Multi-Attached: 28m</p>	<p>Detached dwellings: 30m</p> <p>Duplexes: 30m</p> <p>Multi-Attached: 30m</p>
Minimum Setbacks	<p>For low density residential in Roseburn:</p> <ul style="list-style-type: none"> • Front yard setback: 3 - 6m • Rear yard setback: 1 - 8m <p>For low density residential on agriculture sites:</p> <ul style="list-style-type: none"> • Front yard setback: 20m • Rear yard setback: 20m • Side yard setback: 20m 	<p>For low density residential on all sites:</p> <ul style="list-style-type: none"> • Front yard setback: 1.5 – 6m • Rear yard setback: 6 – 10.5m
Architectural Design Regulations	Architectural design regulation applied in some special and direct control districts	Architectural design regulations applied to all buildings in high visibility locations (along major streets and nodes)
Landscaping	No minimum tree or shrub requirement for most low density residential	A minimum of 1 tree or 2.5 shrubs for every 100 sq. m for low and medium density housing

Please be aware, this table summarizes proposed changes between the current and proposed land use regulations. It is intended as a high-level overview and does not capture every amendment or technical detail.