

# PART 7: URBAN SERVICE AREA

## ZONING DISTRICTS

### 7.1 R1A – SINGLE DETACHED RESIDENTIAL A

**7.1.1. Purpose**

To provide for single dwellings on residential lots with a minimum width of 15.0 m.

**7.1.2. Permitted Uses and Discretionary Uses**

**Permitted Uses**

Dwelling, single  
 Group home, minor  
 Home business, minor\*  
 Secondary suite\*

**Discretionary Uses**

Bed and breakfast, up to two (2) sleeping units\*  
 Group home, major  
 Home business, intermediate\*  
 Residential sales centre\*

**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**7.1.3. Fundamental Use Criteria**

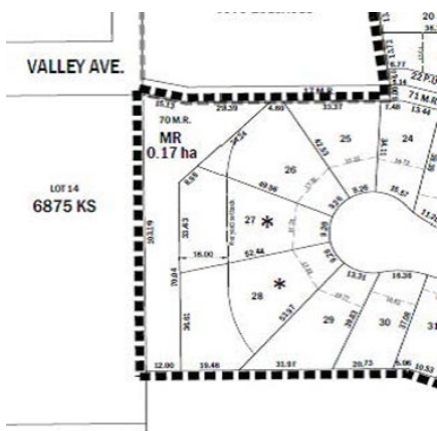
a) For any of the listed uses, those which are accessory to a single dwelling shall provide all required parking on-site.

**7.1.4. Subdivision Regulations**

a) The minimum lot width shall be 15.0 m, or 16.5 m for a corner lot.  
 b) The minimum lot area shall be 500 m<sup>2</sup>.

**7.1.5. Development Regulations – Principal Dwelling**

a) The maximum height shall be 10.0 m, or 11.0 m where there is a front drive basement garage.  
 a.1) Despite 7.1.5.a), a principal dwelling on a lot identified with an asterisk (\*) in the diagram below, which is located within Phase 2 of the Salisbury Village Area Structure Plan, shall be a single-storey bungalow with a maximum height of 7.0 m. (Bylaw 22-2018-June 7, 2018)



- b) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) For a side lot line:
  - i) The minimum setback from a side lot line shall be 1.5 m.
  - ii) The minimum setback from a side lot line that abuts a flanking road shall be 4.0 m.
  - iii) Despite 7.1.5 d) ii) above, the minimum setback from a side lot line that abuts a flanking road shall be 3.0 m for lots registered after March 27, 2018. (*Bylaw 14-2018 – Mar 27, 2018*)
  - iv) The minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 4.0 m.
  - v) The minimum setback from one side lot line shall be 3.0 m where there is not direct vehicular access to the rear yard or to an attached garage.
- e) The minimum setback from the rear lot line shall be 7.5 m, or 5.5 m for a corner lot.
- e.1) Despite 7.1.5.e), the minimum setback from the rear lot line shall be 16.0 m for a principal dwelling on a lot identified with an asterisk (\*) in the diagram in 7.1.5. a.1), which is located within Phase 2 of the Salisbury Village Area Structure Plan. (*Bylaw 22-2018-June 7-2018*)
- f) There shall be a minimum of 3.0 m of the first storey of a dwelling, other than an attached garage, exposed to the road.

7.1.6. **Development Regulations – Accessory Buildings and Accessory Structures**

- a) The maximum height shall be 4.5 m.
- b) Where the vehicle door of a garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 18.0 m.
- d) The minimum setback from a side lot line shall be 1.0 m, or 4.0 m from a lot line that abuts a flanking road.
- e) The minimum setback from the rear lot line shall be 1.0 m.
- f) The maximum ground floor area for one accessory building shall be 68 m<sup>2</sup>.
- g) The maximum combined ground floor area for all accessory buildings shall be 94 m<sup>2</sup>.

7.1.7. **Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings shall be 40%.

7.1.8. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

## 7.2 R1B – Single Detached Residential B

### 7.2.1. Purpose

To provide for single dwellings on residential lots with a minimum width of 12.0 m.

### 7.2.2. Permitted Uses and Discretionary Uses

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**Permitted Uses**

Dwelling, single  
Group home, minor  
Home business, minor\*  
Secondary suite\*

**Discretionary Uses**

Bed and breakfast, up to two (2) sleeping units\*  
Group home, major  
Home business, intermediate\*  
Residential sales centre\*

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

### 7.2.3. Fundamental Use Criteria

- a) For any of the listed uses, those which are accessory to a single dwelling shall provide all required parking on-site.

### 7.2.4. Subdivision Regulations

- a) The minimum lot width shall be 12.0 m, or 13.5 m for a corner lot.
- b) The minimum lot area shall be 400 m<sup>2</sup>.

### 7.2.5. Development Regulations – Principal Dwelling

- a) The maximum height shall be 10.0 m.
- b) Despite Section 7.2.5 a) for a lot within the Urban Service Area where an Area Structure Plan or Area Structure Plan amendment was approved after January 1, 2014, the maximum height shall be 10.5 m.
- c) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- d) The minimum setback from the front lot line shall be 6.0 m.
- e) For a side lot line:
  - i) The minimum setback from a side lot line shall be 1.2 m.
  - ii) The minimum setback from a side lot line that abuts a flanking road shall be 4.0 m.
  - iii) Despite 7.2.5 e) ii) above, the minimum setback from a side lot line that abuts a flanking road shall be 3.0 m for lots registered after March 27, 2018. (*Bylaw 14-2018 – Mar 27, 2018*)
  - iv) The minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 4.0 m.
  - v) The minimum setback from one side lot line shall be 3.0 m where there is not direct vehicular access to the rear yard or to an attached garage.
- f) In addition to 7.2.5 d), a lot registered prior to July 3, 2001 may have a setback from a side lot line of 0.0 m where:
  - i) The side lot line is not adjacent to a road;
  - ii) The dwelling has no windows or doors facing that side lot line; and

- iii) A 2.4 m access and maintenance easement is registered against the adjacent lot.
  - g) The minimum setback from the rear lot line shall be 7.5 m, or 5.5 m for a corner lot.
  - h) There shall be a minimum of 2.4 m of the first storey of the dwelling, other than a garage, exposed to the road.
- 7.2.6. **Development Regulations – Accessory Buildings and Accessory Structures**
- a) The minimum setback from the front lot line shall be 18.0 m.
  - b) Where the vehicle door of a garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
  - c) The minimum setback from a side lot line shall be 1.0 m, or 4.0 m from a side lot line flanking a road.
  - d) The minimum setback from the rear lot line shall be 1.0 m.
  - e) The maximum ground floor area for one accessory building shall be 68 m<sup>2</sup>.
  - f) The maximum combined ground floor area for all accessory buildings shall be 94 m<sup>2</sup>.
  - g) The maximum height shall be 4.5 m. (*Bylaw 14-2018 – Mar 27, 2018*)
- 7.2.7. **Development Regulations – Site Coverage**
- a) The maximum site coverage for all buildings shall be 40%.
- 7.2.8. **Other Regulations**
- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

### 7.3 R1C – SINGLE DETACHED RESIDENTIAL C

7.3.1. **Purpose**

To provide for single dwellings on residential lots with a minimum width of 10.4 m.

7.3.2. **Permitted Uses and Discretionary Uses**

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**Permitted Uses**

Dwelling, single  
Group home, minor  
Home business, minor\*

**Discretionary Uses**

Group home, major  
Home business, intermediate\*  
Residential sales centre\*

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

7.3.3. **Fundamental Use Criteria**

a) For any of the listed uses, those which are accessory to a single dwelling shall provide all required parking on-site.

7.3.4. **Subdivision Regulations**

a) The minimum lot width shall be 10.4 m, or 13.0 m for a corner lot.  
b) The minimum lot area shall be 350 m<sup>2</sup>.

7.3.5. **Development Regulations – Principal Dwelling**

- a) The maximum height shall be 9.1 m.
- b) Despite Section 7.3.5 a) for a lot within the Urban Service Area where an Area Structure Plan or Area Structure Plan amendment was approved after January 1, 2014, the maximum height shall be 10.5 m.
- c) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- d) The minimum setback from the front lot line shall be 6.0 m or 4.5 m where access is gained from a lane.
- e) Despite Section 7.3.5 d) for a lot within the Urban Service Area where an Area Structure Plan or Area Structure Plan amendment was approved after January 1, 2014, the minimum setback from the front lot line shall be 5.5 m or 4.5 m where access is gained from a lane.
- f) For a side lot line:
  - i) The minimum setback from a side lot line shall be 1.2 m.
  - ii) The minimum setback from a side lot line that abuts a flanking road shall be 3.0 m.
  - iii) The minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 3.0 m.
  - iv) The minimum setback from one side lot line shall be 3.0 m where there is not direct vehicular access to the rear yard or to an attached garage.
- g) In addition to 7.3.5 d), a lot registered prior to July 3, 2001 may have a setback from a side lot line of 0.0 m where:
  - i) The side lot line is not adjacent to a road;
  - ii) The dwelling has no windows or doors facing that side lot line; and

- iii) A 2.4 m access and maintenance easement is registered against the adjacent lot.
- h) The minimum setback from the rear lot line shall be 7.5 m, or 5.5 m for a corner lot.
- i) There shall be a minimum of 1.8 m of the first storey of the dwelling, other than a garage, exposed to the road.
- j) The maximum width of an attached garage shall be 7.32 m.
- k) Despite 7.3.5 j), the maximum width of an attached garage located within Phase 2 of the Salisbury Village Area Structure Plan shall be 7.93 m. *(Bylaw 38-2016 – Sept 13, 2016)*
- l) To minimize driveway conflict and to promote exposure of the front façade of the dwelling to the road, the vehicle door(s) of an attached garage should be sited parallel to the front lot line.

7.3.6. **Development Regulations – Accessory Buildings and Accessory Structures**

- a) The maximum height shall be 4.5 m.
- b) Where the vehicle door of an garage faces a lane or road, the minimum setback from the lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 18.0 m.
- d) The minimum setback from a side lot line shall be 1.0 m, or 3.0 m from a lot line that abuts a flanking road.
- e) The minimum setback from the rear lot line shall be 1.0 m.
- f) The maximum combined ground floor area for all accessory buildings shall be 52 m<sup>2</sup>.

7.3.7. **Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings shall be 42.5%.

7.3.8. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

**7.3A R1D – SINGLE DETACHED RESIDENTIAL D** *(Bylaw 30-2020-July 29, 2020)*

**7.3A.1 Purpose**

To provide for single dwellings with a front attached garage that are located on residential lots with one side lot line setback of 0.0 m. This zoning district shall be located:

- directly across from commercial, multi-unit residential, or lane oriented land uses; or
- where a minimum of 20% of this district is directly across from open space; or
- in accordance with an adopted area structure plan.

**7.3A.2 Permitted Uses and Discretionary Uses**

Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary use for this zoning district are:

<b>Permitted Uses</b>	<b>Discretionary Use</b>
Dwelling, single Group home, minor Home business, minor*	Residential sales centre*

**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**7.3A.3 Fundamental Use Criteria**

- a) For any of the listed uses, those which are accessory to a single dwelling shall provide all required parking on-site.

**7.3A.4 Subdivision Regulations**

- a) The minimum width shall be 8.3 m, or 10.3 m for a corner lot.
- b) The minimum lot area shall be 250 m<sup>2</sup>.
- c) A lot for a single dwelling with one setback from a side lot line of 0.0 m shall require a minimum 1.5 m wide private maintenance easement be registered on title of the abutting side lot that provides for:
  - i) a 0.30 m eave encroachment easement with the requirement that the eave shall be a minimum 0.90 m to the eaves of the abutting building;
  - ii) a 0.60 m footing encroachment easement;
  - iii) drainage in accordance with County bylaws and standards;
  - iv) permission to access the easement area for maintenance of both lots; and

- v) no roof leader discharge directed to the maintenance easement.

#### **7.3A.5 Development Regulations – Principal Dwelling**

- a) The maximum height shall be 10.5 m.
- b) The minimum setback from the front lot line shall be 6.0 m.
- c) For a side lot line:
  - i) The minimum setback from one side lot line shall be 0.0 m.
  - ii) Where one side lot line is 0.0 m, the minimum setback from the other side lot line shall be 1.5 m.
  - iii) Despite 7.3A.5 c) i) and ii) the minimum setback from a side lot line that abuts a residential Zoning District for single or semi-detached dwellings that is not the R1D Zoning District shall be 1.2 m.
  - iv) Despite 7.3A.5 c) i) and ii) the minimum setback from a side lot line that abuts a flanking road shall be 3.0 m.
  - v) Despite 7.3A.5 c) i) and ii) the minimum setback from a side lot line that abuts a multiple residential or commercial Zoning District shall be 3.0 m.
- d) For a rear property line:
  - i) The minimum setback from the rear lot line shall be 7.5 m, or 5.5 m for a corner lot; and
  - ii) The minimum setback from the southwest limit of Railway Plan 3607P and Railway Right-of-way 506PX for lots in the northeast portion of the Summerwood Area Structure Plan shall be 30.0m.
- e) There shall be a minimum of 1.2 m of the first storey of the dwelling, other than a garage, exposed to the road.
- f) The maximum width of an attached garage shall be 6.7 m.
- g) To minimize driveway conflict and to promote exposure of the front façade of the dwelling to the road, the vehicle door(s) of an attached garage should be sited parallel to the front lot line.

#### **7.3A.6 Development Regulations – Accessory Buildings & Accessory Structures**

- a) The maximum height shall be 4.5 m.
- b) The minimum setback from a front lot line shall be 18.0 m.
- c) The minimum setback from a side lot line shall be 1.0 m, or 3.0 m from a lot line that abuts a flanking road.
- d) The minimum setback from a rear lot line shall be 1.0 m.
- e) The maximum combined ground floor area for all accessory buildings shall be 52 m<sup>2</sup>.



**7.3A.7 Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings shall be 50%.

**7.3A.8 Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

**7.4 R2A – SEMI-DETACHED RESIDENTIAL**

**7.4.1. Purpose**

To provide primarily for semi-detached dwellings on residential lots designated for low density development.

**7.4.2. Permitted Uses and Discretionary Uses**

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**Permitted Uses**

Dwelling, semi-detached  
Home business, minor\*

**Discretionary Uses**

Dwelling, duplex  
Dwelling, single  
Group home, minor  
Home business, intermediate\*  
Residential sales centre\*

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**7.4.3. Fundamental Use Criteria**

a) Uses that are accessory to the principal dwelling shall provide all required parking on-site.

**7.4.4. Subdivision Regulations – All Dwelling Types**

- a) The minimum lot width for a semi-detached dwelling shall be 7.4 m for an interior lot, and 11.6 m for a corner lot.
- b) The minimum lot width for a duplex dwelling shall be 17.4 m.
- c) The minimum lot area shall be 280 m<sup>2</sup>.
- d) The lot width regulations of Section 7.5 (R1C Zoning District) should apply to lots for a single dwelling.

**7.4.5. Development Regulations – Semi-Detached Dwellings and Duplex Dwellings**

- a) The maximum height shall be 10.0 m.
- b) Despite Section 7.4.5 a) for a lot within the Urban Service Area where an Area Structure Plan or Area Structure Plan amendment was approved after January 1, 2014, the maximum height shall be 10.5 m.
- c) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- d) The minimum setback from the front lot line shall be 6.0 m or 4.5 m where access is gained from a lane.
- e) For a side lot line:
  - i) The minimum setback from a side lot line shall be 1.2 m.
  - ii) The minimum setback from a side lot line that abuts a flanking road shall be 3.0 m.
  - iii) The minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 3.0 m.
  - iv) The minimum setback from one side lot line shall be 3.0 m where there is not direct vehicular access to the rear yard or to an attached garage.

- f) Where a common wall of a semi-detached dwelling is located on a shared lot line, the setback shall be 0.0 m.
- g) The minimum setback from the rear lot line shall be 7.5 m, or 5.5 m for a corner lot.
- h) Attached garages for the two dwelling units may be centered on the shared lot line.

7.4.6. **Development Regulations – Single Dwellings**

- a) The development regulations of Section 7.3 (R1C Zoning District) shall apply to all single dwellings.

7.4.7. **Development Regulations – Accessory Buildings and Accessory Structures**

- a) The maximum height shall be 4.5 m.
- b) The minimum setback from the front lot line shall be 18.0 m.
- c) The minimum setback from a side lot line shall be 1.0 m or 3.0 m from a side lot line that abuts a flanking road.
- d) The minimum setback from the rear lot line shall be 1.0 m.
- e) The maximum combined ground floor area for all accessory buildings shall be 52 m<sup>2</sup>.

7.4.8. **Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings shall be 40%.
- b) Despite Section 7.4.8 a) the maximum site coverage for all buildings where the principle dwelling is a bungalow style semi-detached dwelling shall be 45%. (*Bylaw 34-2019 – Dec 14, 2019*)
- c) Despite Section 7.4.8 a) the maximum site coverage for all buildings on a lot that has a lot area of less than 300 m<sup>2</sup> shall be 45%. (*Bylaw 34-2019 – Dec 14, 2019*)
- d) Despite Section 7.4.8 a); Section 7.4.8 b); and Section 7.4.8 c) the maximum site coverage for all buildings as prescribed by Section 7.4.8 a); Section 7.4.8 b); and Section 7.4.8 c) is increased by an additional 2% where there is a porch facing the front yard. (*Bylaw 34-2019 – Dec 14, 2019*)

7.4.9. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

## 7.5 R2B – LOW DENSITY SITE RESIDENTIAL

### 7.5.1. Purpose

To primarily provide for single dwellings and semi-detached dwellings on a planned site basis with internal roadways.

### 7.5.2. Permitted Uses and Discretionary Uses

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**Permitted Uses**

Dwelling, single  
Dwelling, semi-detached  
Home business, minor\*

**Discretionary Uses**

Dwelling, multiple  
Dwelling, townhouse  
Group home, minor  
Home business, intermediate\*  
Residential sales centre\*

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

### 7.5.3. Fundamental Use Criteria

- a) Uses that are accessory to the principal dwelling shall provide all required parking on-site.
- b) The maximum number of dwelling units within a multiple dwelling or a townhouse dwelling shall be four (4).

### 7.5.4. Subdivision Regulations

- a) The minimum area for a planned site shall be 0.6 ha.
- b) The maximum density shall be 25 units/ha.
- c) Despite Section 7.5.4 b), within the Urban Service Area the maximum density may be increased in accordance with an Area Structure Plan or Area Structure Plan amendment approved after January 1, 2014.
- d) Reduced areas for individual dwellings that are bare land condominium units may be considered; however the density of the development shall not exceed the provisions of Section 7.5.4 b) or c).

### 7.5.5. Development Regulations – Planned Site

- a) The maximum height shall be 10.0 m.
- b) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) For a side lot line:
  - i) The minimum setback from a side lot line shall be 3.0 m.
  - ii) The minimum setback from a side lot line that abuts a flanking road shall be 4.5 m.
  - iii) The minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 4.5 m.
- e) The minimum setback from the rear lot line shall be 7.5 m.

### 7.5.6. Development Regulations – Accessory Buildings and Accessory Structures

- a) The maximum height shall be 4.5 m.

- b) The minimum setback from the front lot line shall be 18.0 m.
- c) The minimum setback from a side lot line shall be 1.0 m. or 4.0 m from a side lot line abutting a flanking road.
- d) The minimum setback from the rear lot line shall be 1.0 m.
- e) The maximum combined ground floor area for all accessory buildings shall be 52 m<sup>2</sup>.

7.5.7. **Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings shall be 40%.

7.5.8. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

**7.5A R2C – LANE SPECIFIC RESIDENTIAL**

**7.5A.1 Purpose**

To provide for road oriented single and semi-detached housing with vehicular access from a rear lane.

**7.5A.2 Permitted Uses and Discretionary Uses**

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<b>Permitted Uses</b>	<b>Discretionary Uses</b>
Dwelling, single	Residential sales centre*
Dwelling, semi-detached	
Group home, minor	
Home business, minor*	

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**7.5A.3 Fundamental Use Criteria**

- a) Uses that are accessory to the principal dwelling shall provide all required parking on-site.
- b) A lot for a single detached dwelling with one setback from a side lot line of 0.0 m shall only abut:
  - i) another lot for a single detached dwelling with one setback from a side lot line of 0.0 m;
  - ii) a public utility lot;
  - iii) a road right of way; or
  - iv) a reserve lot.

*(Bylaw 7-2016 – Feb 23, 2016)*

**7.5A.4 Subdivision Regulations**

- a) The minimum lot width for a single detached dwelling shall be 7.6 m, or 10.2 m for a corner lot.
- b) Despite 7.5A.4 a), the minimum width of a lot for a single detached dwelling with one setback from a side lot line of 0.0 m shall be 7.6 m, or 9.1 m for a corner lot. *(Bylaw 7-2016 – Feb 23, 2016)*
- c) The minimum lot width for a semi-detached dwelling shall be 6.7 m, or 9.1 m for a corner lot.
- d) A lot for a single detached dwelling with one setback from a side lot line of 0.0 m shall require a minimum 1.5 m wide private maintenance easement be registered on title of the abutting side lot that provides for:
  - i) a 0.30 m eave encroachment easement with the requirement that the eave shall be a minimum 0.90 m to the eave of the abutting building;
  - ii) a 0.60 m footing encroachment easement;
  - iii) drainage in accordance with the Strathcona County Design and Construction Standards;
  - iv) permission to access the easement area for maintenance of both lots; and

- v) no roof leader discharge directed to the maintenance easement.  
*(Bylaw 7-2016 – Feb 23, 2016)*
- e) The minimum lot area for a single detached dwelling shall be 250 m<sup>2</sup>.
- f) The minimum lot area for a semi-detached dwelling shall be 221 m<sup>2</sup> per dwelling.

**7.5A.5 Development Regulations – Single Dwellings and Semi-Detached Dwellings**

- a) The maximum height shall be 10.5 m.
- b) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 4.5 m.
- d) The minimum setback from a side lot line shall be 1.2 m. *(Bylaw 7-2016 – Feb 23, 2016)*
- e) Despite 7.5A.5 d), the setback from one side lot line for a single detached dwelling may be reduced to 0.0 m where the other setback from a side lot line is a minimum of 1.5 m and the abutting lot(s) have an easement registered against title, as required in Section 7.5A.4 d). *(Bylaw 7-2016 – Feb 23, 2016)*
- f) Despite 7.5A.5 d), the minimum setback from a side lot line that abuts a flanking road shall be 3.0 m. *(Bylaw 7-2016 – Feb 23, 2016)*
- g) Despite 7.5A.5 d), the minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 3.0 m. *(Bylaw 7-2016 – Feb 23, 2016)*
- h) Where a common wall of semi-detached dwelling is located on a shared lot line, the setback shall be 0.0 m.
- i) The minimum setback from the rear lot line for a principal building with a rear detached garage shall be 10.0 m.
- j) The minimum setback from the rear lot line for a principal building with a rear attached garage shall be 6.0 m.
- k) The minimum setback from the rear lot line for a principal building with a front attached garage shall be 7.5 m.
- l) Vehicle access to single dwelling lots shall be from a rear lane.
- m) Vehicle access for a minimum of one unit of a semi-detached structure shall be from a rear lane.
- n) One unit of a semi-detached structure may have a front attached garage with vehicle access from the road.
- o) The development permit application for a principal building without an attached garage shall include the construction of a hard surfaced parking pad and apron in accordance with the following:
  - i) The parking pad and access/driveway shall consist of concrete.
  - ii) The minimum area of the parking pad shall be 36 m<sup>2</sup>.
  - iii) The parking pad shall be sited in accordance with the requirements for garages (See the Development Regulations for Accessory Development in this District).
  - iv) The parking pad shall include an electrical outlet.
  - v) Provisions shall be made for a future garage on the parking pad.
- p) The maximum site coverage for a principal building without an attached garage is 35%.

7.5A.6 **Development Regulations – Accessory Buildings and Accessory Structures**

- a) The maximum height shall be 4.5 m.
- b) The minimum setback from the front lot line shall be 18.0 m.
- c) The minimum setback from a side lot line shall be 1.0 m or 3.0 m from a side lot line that abuts a flanking road.
- d) The minimum setback from the rear lot line shall be 1.0 m.
- e) Despite the above, the following shall apply to detached garages within this district:
  - i) A maximum of one garage per lot shall be allowed.
  - ii) Access to a detached garage shall be from the rear lane.
  - iii) The overhead door(s) of a detached garage shall face the lane.
  - iv) Detached garages shall match or compliment the principal dwelling with respect to colour, style and materials.
  - v) The maximum height shall be 4.5 m.
  - vi) The minimum setback from a side lot line shall be 0.6 m, except it shall be 3.0 m from a side lot line that abuts a flanking road.  
*(Bylaw 7-2016 – Feb 23, 2016)*
  - vii) Despite 7.5A.6 e) vi, the setback for one side lot line may be reduced to 0.0 m for the same side as the principal dwelling that is reduced to 0.0 m provided that:
    - a. The garage or parking area shall not encroach on the private maintenance easement;
    - b. All roof drainage shall be directed away from buildings and to a public roadway, including a lane, or to a drainage network; and
    - c. An application for a development permit shall include a detailed drainage plan showing the proposed drainage of the site.  
*(Bylaw 7-2016 – Feb 23, 2016)*
  - viii) Where a common wall of a semi-detached garage is located on a shared lot line, the setback shall be 0.0 m.
  - ix) The minimum setback from a rear lot line shall be 2.6 m.
  - x) The maximum ground floor area for a detached garage shall be 41 m<sup>2</sup>.
- f) The maximum combined ground floor area for all accessory buildings shall be 52 m<sup>2</sup>.

7.5A.7 **Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings shall be 50%.

7.5A.8 **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within other Parts of this Bylaw.



**7.5B HR1 - HILLSHIRE LOW DENSITY RESIDENTIAL** *(Bylaw 11-2020 - March 12, 2020)*

**7.5B.1. Purpose**

To provide for low density residential development within the boundaries of the Hillshire Area Structure Plan that is consistent with the housing types and density distribution identified in that plan.

**7.5B.2. Permitted and Discretionary Uses**

Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this zoning district are:

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**Permitted Uses**

- Dwelling, duplex
- Dwelling, semi-detached
- Dwelling, single
- Garden suite\*
- Home business, minor\*
- Secondary suite\*

**Discretionary Uses**

- Group home, minor
- Home business, intermediate\*
- Residential sales centre\*

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**7.5B.3. Fundamental Use Criteria**

The fundamental use criteria for certain uses before uses become permitted uses or discretionary uses within this zone are:

- a) Uses that are accessory to the principal dwelling shall provide all required parking on-site.
- b) A garden suite and a secondary suite shall not be located on the same lot.

**7.5B.4. Subdivision Regulations**

- a) The minimum lot width for a single dwelling shall be 8.5 m for an interior lot, and 9.7 m for a corner lot.
- b) The minimum lot width for a semi-detached dwelling shall be 7.3 m for an interior lot, and 8.5 m for a corner lot.
- c) The minimum lot width for a duplex dwelling shall be 17.4 m.
- d) The minimum lot area for a single dwelling shall be 250 m<sup>2</sup>.
- e) The minimum lot area for a semi-detached dwelling shall be 210 m<sup>2</sup> per dwelling.
- f) The minimum lot area for a duplex dwelling shall be 500 m<sup>2</sup>.
- g) The minimum lot depth shall be 28.5 m.

**7.5B.5. Development Regulations – Duplex Dwellings**

- a) The maximum height shall be 10.5 m.
- b) The minimum setback to the front lot line shall be 3.0 m.

- c) Despite Section 7.5B.5. b), where the vehicle door of an attached garage faces a lane or road, the minimum setback from a front lot line shall be 6.0 m.
- d) The minimum setback from the rear lot line shall be 7.0m, or 5.5m for a corner lot.
- e) For a side lot line:
  - i) The minimum setback from a side lot line shall be 1.2 m.
  - ii) The minimum setback from a side lot line that abuts a flanking road shall be 2.4 m.
- f) Despite Sections 7.5B.5. b) and 7.5B.5. e) ii), the development setback shall be increased so that no development or portion thereof is located on or over a municipal easement.
- g) There shall be a minimum of 1.8 m, or 20% (whichever is greater) of the first storey of the dwelling, other than an attached garage, exposed to the road.

#### 7.5B.6. **Development Regulations – Semi-Detached Dwellings**

- a) The maximum height shall be 10.5 m.
- b) The minimum setback from a front lot line shall be 3.0 m.
- c) Despite Section 7.5B.6. b), where the vehicle door of an attached garage faces a lane or road, the minimum setback from a front lot line shall be 6.0 m.
- d) The minimum setback from a rear lot line shall be 7.0 m, or 5.5 m for a corner lot.
- e) For a side lot line:
  - i) The minimum setback from a side lot line shall be 1.2 m.
  - ii) The minimum setback from a side lot line that abuts a flanking road shall be 2.4 m.
- f) Despite Sections 7.5B.6. b) and 7.5B.6. e) ii), the development setback shall be increased so that no development or portion thereof is located on or over a municipal easement.
- g) Where a common wall of a semi-detached dwelling is located on a shared lot line, the setback shall be 0.0 m.
- h) There shall be a minimum of 1.8 m, or 20% (whichever is greater) of the first storey of the dwelling, other than an attached garage, exposed to the road.

#### 7.5B.7. **Development Regulations – Single Dwellings**

- a) The maximum height shall be 10.5 m.
- b) The minimum setback from a front lot line shall be 3.0 m.
- c) Despite Section 7.5B.7. b), where the vehicle door of an attached garage faces a lane or road, the minimum setback from a front lot line shall be 6.0 m.
- d) The minimum setback from a rear lot line shall be 7.0 m, or 5.5 m for a corner lot.
- e) For a side lot line:
  - i) The minimum setback from a side lot line shall be 1.2 m.
  - ii) The minimum setback from a side lot line that abuts a flanking road shall be 2.4 m.
- f) Despite Sections 7.5B.7. b) and 7.5B.7. e) ii), the development setback shall be increased so that no development or portion thereof is located on or over a municipal easement.

- g) There shall be a minimum of 1.8 m, or 20% (whichever is greater) of the first storey of the dwelling, other than an attached garage, exposed to the road.

**7.5B.8. Development Regulations – Accessory Buildings and Accessory Structures**

- a) In addition to the provisions in Section 6.1.18 of this Bylaw, a garden suite may only be considered on a lot containing a single dwelling with a minimum lot width of 11.5 m.
- b) Despite Section 7.5B.8. a), a garden suite may be considered on an irregularly shaped lot containing a single dwelling with a lot width of less than 11.5 m if the lot is accessed by a lane and can provide all required parking on-site.
- c) The maximum height shall be 5.0 m.
- d) Despite Section 7.5B.8. c), the maximum height for a detached garage containing a second-floor garden suite shall be 8.0 m.
- e) The minimum setback from a front lot line shall be 16.0 m.
- f) The minimum setback from a rear lot line shall be 1.0 m.
- g) the minimum setback from a side lot line shall be 1.0 m, or 2.4 m from a lot line that abuts a flanking road.
- h) Despite Section 7.5B.8. g), where a detached garage shares a common wall with a detached garage on an adjacent lot, the setback from the shared lot line shall be 0.0 m.
- i) The maximum combined ground floor area for all accessory buildings shall be 52 m<sup>2</sup>.

**7.5B.9. Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings on a lot that contains a single dwelling, semi-detached dwelling, or duplex dwelling shall be 45%.
- b) Despite Section 7.5B.9. a), the maximum site coverage for all buildings on a lot that contains a single dwelling or semi-detached dwelling and has a lot area that is less than 350 m<sup>2</sup> shall be 50%.
- c) Despite Section 7.5B.9. a); and Section 7.5B.9. b), the maximum site coverage for all buildings as prescribed by Section 7.5B.9. a); and Section 7.5B.9. b) is increased by an additional 2.5% for a porch facing the front yard.

**7.5B.10. Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the other Parts of this Bylaw.

**7.5C ALD - ARDROSSAN LOW DENSITY RESIDENTIAL** *(Bylaw 70-2020 – Dec. 15, 2020)*

**7.5C.1. Purpose**

To enable for single and semi-detached dwellings including front and rear attached garages, rear detached garages, one side lot setback of 0.0 m, or a combination thereof throughout Ardrossan East Area Structure Plan boundary and enables housing variety to occur within a contiguous block or street.

**7.5C.2. Permitted and Discretionary Uses**

Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this zoning district are:

<b>Permitted Uses</b>	<b>Discretionary Uses</b>
Dwelling, single	Residential sales centre*
Dwelling, semi-detached	
Garden suite*	
Group home, minor*	
Home business, minor*	
Secondary suite*	

**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**7.5C.3. Fundamental Use Criteria**

The fundamental use criteria for certain uses before uses become permitted uses or discretionary uses within this zone are:

- a) A garden suite and a secondary suite shall not be located on the same lot.

**7.5C.4. Subdivision Regulations**

- a) The minimum lot width for a single dwelling:
  - i) With a front attached garage shall be 9.3 m for an interior lot, or 10.5 m for a corner lot.
  - ii) With a rear detached garage shall be 7.8 m for an interior lot, or 9.0 m for a corner lot.
- b) The minimum width of a lot for a single dwelling with one setback from a side lot line of 0.0 m:
  - i) With a front attached garage shall be 8.3 m for an interior lot, or 9.2 m for a corner lot.
  - ii) With a rear detached garage shall be 7.6 m for an interior lot, or 8.5 m for a corner lot.

- c) The minimum lot width for a semi-detached dwelling:
  - i) Shall be 6.7 m, or 9.1 m for a corner lot.
- d) The minimum lot area for a single dwelling:
  - i) With a front attached garage shall be 265 m<sup>2</sup>.
  - ii) With a rear detached garage shall be 222 m<sup>2</sup>.
- e) The minimum lot area for a single dwelling with one setback from a side lot line of 0.0 m:
  - i) With a front attached garage shall be 236 m<sup>2</sup>.
  - ii) With a rear detached garage shall be 216 m<sup>2</sup>.
- f) The minimum lot area per semi-detached dwelling unit:
  - i) Shall be 210 m<sup>2</sup>.
- g) A lot for a single dwelling with one setback from a side lot line of 0.0 m shall require a minimum 1.5 m wide private easement be registered on title of the abutting side lot that provides for:
  - i) permission to access the easement area for maintenance of the properties;
  - ii) 0.30 m eave encroachment with the requirement that the eave shall be a minimum 0.90 m to the eave of the abutting building;
  - iii) a 0.60 m footing encroachment easement;
  - iv) drainage in accordance with County bylaws and standards;
  - v) permission to access the easement area for maintenance of both lots; and,
  - vi) no roof leader discharge directed to the maintenance easement.
- h) Lots abutting Range Road 221 or Township Road 531 the minimum lot depth shall be 37.0 m.

**7.5C.5. Development Regulations – Single Dwelling**

- a) The maximum height shall be 10.5 m.
- b) The minimum setback from the front lot line shall be 4.5 m.
- c) Despite Section 7.5C.5 b) the minimum setback from a front lot line for the door of an attached garage shall be 6.0 m.
- d) The minimum setback from a rear lot line shall be 7.5 m.
- e) Despite Section 7.5C.5 d) The minimum setback from a rear lot line for a single dwelling with a rear detached garage shall be 10.0 m.
- f) Despite Section 7.5C.5 d) the minimum setback from a rear lot line shall be increased to 10.0 m for a single-detached dwelling on a lot that abuts Range Road 221 or Township Road 531.

- g) For a side lot line:
  - i) The minimum setback from a side lot line shall be 1.2 m.
  - ii) The minimum setback from a side lot line that abuts a flanking road shall be 2.4 m.
  - iii) The setback from one side lot line may be reduced to 0.0 m where the other setback from a side lot line is a minimum of 1.5 m and the abutting lot(s) have an easement registered against title, as required in 7.5C.4 g).
  - iv) Despite 7.5C.5. g) iii) The setback from one side lot line may be reduced to 0.0 m where:
    - 1. the other setback from a side lot line is a minimum of 1.2 m;
    - 2. The side lot line that is 1.2 m is abutting lot(s) that are zoned as a residential Zoning District for single or semi-detached dwellings that is not the ALD Zoning District; and
    - 3. the abutting lot(s) have an easement registered against title, as required in 7.5C.4 g).
- h) Despite Section 7.5C.5 g) ii) the minimum setback from a flanking road for the door of an attached garage shall be 6.0 m.
- i) The development permit application for a single dwelling without an attached garage shall include the construction of a hard surfaced parking pad and driveway in accordance with the following:
  - i) The parking pad and driveway shall consist of concrete.
  - ii) The parking pad shall be sited in accordance with the requirements for a detached garage as indicated in 7.5C.7.
  - iii) The minimum area of the parking pad shall be 36 m<sup>2</sup>.
- j) There shall be a minimum of 1.8 m. of the first storey of the dwelling, other than the attached garage, exposed to the road.
- k) Despite 7.5C.5 j) the minimum amount of the first storey of the dwelling, other than an attached garage, exposed to the road may be reduced to 1.2 m. where one of the following design regulation is provided:
  - i) Habitable space shall be provided above the attached garage with windows facing the road for a two storey single dwelling; and
  - ii) The second storey above the attached garage shall be setback a maximum of 1.83 m from the front facade of the front attached garage; or
  - iii) A front attached garage shall not protrude more than 3.05 m from the front façade of the dwelling.

**7.5C.6. Development Regulations – Semi-Detached Dwellings**

- a) The maximum height shall be 10.5 m.
- b) The minimum setback from the front lot line shall be 4.5 m.
- c) Despite Section 7.5C.6 b) the minimum setback from a front lot line for the door of an attached garage shall be 6.0 m.
- d) The minimum setback from the rear lot line shall be 7.0 m., or 5.5 m. for a corner lot.
- e) Despite Section 7.5C.6 d) The minimum setback from a rear lot line for a single dwelling with a rear detached garage shall be 10.0 m.
- f) Despite Section 7.5C.6 d) the minimum setback from the rear property line shall be increased to 10.0 m for a semi-detached dwelling on a lot that abuts Range Road 221 or Township Road 531.
- g) For a side lot line:
  - i) The minimum setback from a side lot line shall be 1.2 m.
  - ii) The minimum setback from a side lot line that abuts a flanking road shall be 2.4 m.
- l) Despite Section 7.5C.6 g) ii) the minimum setback from a flanking road for the door of an attached garage shall be 6.0 m.
- h) Where a common wall of a semi-detached dwelling is located on a shared lot line, the setback shall be 0.0 m.
- i) There shall be a minimum of 1.2 m of the first storey of the dwelling that directly faces the road excluding the attached garage, exposed to the road.

**7.5C.7. Development Regulations – Accessory Buildings and Accessory Structures**

- a) In addition to the provisions in Section 6.1.18 of this Bylaw, a garden suite may only be considered on a lot containing a single dwelling with a minimum lot width of 11.5 m.
- b) Despite Section 7.5C.7. a), a garden suite may be considered on an irregularly shaped lot containing a single dwelling with a lot width of less than 11.5 m if the lot is accessed by a lane and can provide all required parking on-site.
- c) The maximum height shall be 4.5 m.
- d) Despite Section 7.5C.7. c), the maximum height for a detached garage containing a second-floor garden suite shall be 8.0 m.
- e) The minimum setback from the front lot line shall be 18.0 m.
- f) The minimum setback from a side lot line shall be 1.0 m or 2.4 m from a side lot line that abuts a flanking road.

- g) The minimum setback from the rear lot line shall be 1.0 m.
- h) Despite the above, the following shall apply to detached garages within this district that are accessed from a rear lane:
  - i) A maximum of one garage per lot shall be allowed.
  - ii) Access to a detached garage shall be from the rear lane.
  - iii) The overhead door(s) of a detached garage shall face the lane.
  - iv) Detached garages shall match or compliment the principal dwelling with respect to colour, style and materials.
  - v) The minimum setback from a side lot line shall be 0.6 m, except it shall be 2.4 m from a side lot line that abuts a flanking road.
  - vi) Despite 7.5C.7. h) v), the setback for one side lot line may be reduced to 0.0 m for the same side as the single dwelling that is reduced to 0.0 m.
  - vii) Where a common wall of a semi-detached dwelling garage is located on a shared lot line, the setback shall be 0.0 m.
  - viii) Despite 7.5C.7 g) the minimum setback from a rear lot line shall be 2.6 m.
- i) The maximum combined ground floor area for all accessory buildings shall be 52 m<sup>2</sup>.

**7.5C.8. Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings shall be 50%.
- b) Despite Section 7.5C.8 a) the maximum site coverage for all buildings as prescribed by Section 7.5C.8 a) is increased by an additional 2% where there is a porch.

**7.5C.9. Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within other Parts of this Bylaw.



**7.6 R3 – LOW TO MEDIUM DENSITY MULTIPLE RESIDENTIAL**

**7.6.1. Purpose**

To provide for a mix of low density and medium density dwelling types, either on a planned site or street-oriented basis.

**7.6.2. Permitted Uses and Discretionary Uses**

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**Permitted Uses**

- Dwelling, multiple
- Dwelling, semi-detached
- Dwelling, townhouse
- Group home, minor
- Home business, minor\*

**Discretionary Uses**

- Boarding and lodging house
- Dwelling, single
- Home business, intermediate\*
- Residential sales centre\*
- Temporary shelter service

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**7.6.3. Fundamental Use Criteria**

- a) Uses that are accessory to the principal dwelling shall provide all required parking on-site.
- b) The maximum number of dwelling units within a multiple dwelling or a townhouse dwelling shall be six (6).

**7.6.4. Subdivision Regulations**

- a) The maximum density shall be 37.0 units/ha.
- b) Despite Section 7.6.4 a), within the Urban Service Area the maximum density may be increased in accordance with an Area Structure Plan or Area Structure Plan amendment approved after January 1, 2014.
- c) The minimum lot width for a townhouse dwelling unit shall be:
  - i) 5.4 m for an internal unit, or
  - ii) 6.6 m for an end unit, or
  - iii) 8.4 m for a corner lot. (*Bylaw 58-2017 – December 12, 2017*)
- d) The lot width regulations of Section 7.4.4 (R2A Zoning District) should apply to all semi-detached dwellings.
- e) The lot width regulations of Section 7.3.4 (R1C Zoning District) should apply to all single dwellings.
- f) The minimum lot depth for all listed dwelling types shall be 33.0 m.

**7.6.5. Development Regulations – Townhouse Dwellings**

- a) The maximum height shall be 10.0 m.
- b) Despite Section 7.6.5 a) for a lot within the Urban Service Area where an Area Structure Plan or Area Structure Plan amendment was approved after January 1, 2014, the maximum height shall be 10.5 m.
- c) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- d) The minimum setback from the front lot line shall be 6.0 m, or 4.5 m where the only vehicular access is from a rear lane.
- e) For a side lot line:

- i) The minimum setback from a side lot line shall be 1.2 m.
  - ii) The minimum setback from a side lot line that abuts a flanking road shall be 3.0 m.
  - iii) The minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 3.0 m.
  - iv) The minimum setback from one side lot line shall be 3.0 m where there is not direct vehicular access to the rear yard or to an attached garage.
  - f) Where a common wall of a dwelling unit is located on a shared lot line, the setback shall be 0.0 m.
  - g) The minimum setback from the rear lot line shall be 7.5 m.
- 7.6.6. **Development Regulations – Semi-detached Dwellings**
- a) The development regulations of Section 7.4 (R2A Zoning District) should apply to all semi-detached dwellings.
- 7.6.7. **Development Regulations – Single Dwellings**
- a) The development regulations of Section 7.3 (R1C Zoning District) should apply to all single dwellings.
- 7.6.8. **Development Regulations – Accessory Buildings and Accessory Structures (Bylaw 58-2017 – December 12, 2017)**
- b) The maximum height shall be 4.5 m.
  - c) The minimum setback from the front lot line shall be 18.0 m.
  - d) The minimum setback from a side lot line shall be 1.0 m or 3.0 m from a side lot line that abuts a flanking road.
  - e) The minimum setback from the rear lot line shall be 1.0 m.
  - f) Detached garages shall match or compliment the principal dwelling with respect to colour, style and materials.
  - g) The following additional regulations shall apply to detached garages within this district that are accessed from a rear lane:
    - i) A maximum of one garage per lot shall be allowed.
    - ii) The overhead door(s) of a detached garage shall face the lane.
    - iii) The minimum setback from a side lot line shall be 0.6 m or 3.0 m from a side lot line that abuts a flanking road.
    - iv) Despite 7.6.8. f) iii), where a detached garage shares a common wall with a detached garage on an adjacent lot, the setback from the shared lot line shall be 0.0 m.
    - v) Despite 7.6.8. d), the minimum setback from a rear lot line shall be 2.6 m.
    - vi) The maximum ground floor area for a detached garage shall be 41 m<sup>2</sup>.
  - h) The maximum combined ground floor area for all accessory buildings shall be 52 m<sup>2</sup>.
- 7.6.9. **Development Regulations – Site Coverage**
- a) The maximum site coverage for all buildings shall be 55% for an interior lot, or 50% for a corner lot.

7.6.10. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

## 7.6A HR2 - HILLSHIRE LOW TO MEDIUM DENSITY RESIDENTIAL

*(Bylaw 11-2020 - March 12, 2020)*

### 7.6A.1. Purpose

To provide for low and medium density residential development within the boundaries of the Hillshire Area Structure Plan that is consistent with the housing types and density distribution identified in that plan.

### 7.6A.2. Permitted and Discretionary Uses

Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this zoning district are:

Permitted Uses	Discretionary Uses
Dwelling, duplex	Congregate housing
Dwelling, semi-detached	Group home, minor
Dwelling, single	Home business, intermediate*
Dwelling, townhouse	Residential sales centre*
Garden suite*	
Home business, minor*	
Secondary suite*	

**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

### 7.6A.3. Fundamental Use Criteria

The fundamental use criteria for certain uses before uses become permitted uses or discretionary uses within this zone are:

- a) Uses that are accessory to the principal dwelling shall provide all required parking on-site.
- b) A garden suite and a secondary suite shall not be located on the same lot.
- c) The maximum number of dwelling units within a townhouse dwelling shall be four (4).

### 7.6A.4. Subdivision Regulations

- a) The minimum lot width for a single dwelling shall be 8.5 m for an interior lot, and 9.7 m for a corner lot.
- b) The minimum lot width for a semi-detached dwelling shall be 7.3 m for an interior lot, and 8.5 m for a corner lot.
- c) The minimum lot width for a duplex dwelling shall be 17.4 m.
- d) The minimum lot width for a townhouse dwelling shall be 4.8 m for an interior lot, 6.0 m for an end lot, and 7.2 m for a corner lot.
- e) The minimum lot area for a single dwelling shall be 250 m<sup>2</sup>.
- f) The minimum lot area for a semi-detached dwelling shall be 210 m<sup>2</sup> per dwelling.

- g) The minimum lot area for a duplex dwelling shall be 500 m<sup>2</sup>.
- h) The minimum area for a townhouse dwelling shall be 150 m<sup>2</sup>
- i) The minimum lot depth shall be 28.5 m.

**7.6A.5. Development Regulations – Duplex Dwellings**

- a) The maximum height shall be 10.5 m.
- b) The minimum setback to the front lot line shall be 3.0 m.
- c) Despite Section 7.6A.5. b), where the vehicle door of an attached garage faces a lane or road, the minimum setback from a front lot line shall be 6.0 m.
- d) The minimum setback from the rear lot line shall be 7.0m, or 5.5m for a corner lot.
- e) For a side lot line:
  - i) The minimum setback from a side lot line shall be 1.2 m.
  - ii) The minimum setback from a side lot line that abuts a flanking road shall be 2.4 m.
- f) Despite Sections 7.6A.5. b) and 7.6A.5. e) ii), the development setback shall be increased so that no development or portion thereof is located on or over a municipal easement.
- g) There shall be a minimum of 1.8 m, or 20% (whichever is greater) of the first storey of the dwelling, other than an attached garage, exposed to the road.

**7.6A.6. Development Regulations – Semi-Detached Dwellings**

- a) The maximum height shall be 10.5 m.
- b) The minimum setback from a front lot line shall be 3.0 m.
- c) Despite Section 7.6A.6. b), where the vehicle door of an attached garage faces a lane or road, the minimum setback from a front lot line shall be 6.0 m.
- d) The minimum setback from a rear lot line shall be 7.0 m, or 5.5 m for a corner lot.
- e) For a side lot line:
  - i) The minimum setback from a side lot line shall be 1.2 m.
  - ii) The minimum setback from a side lot line that abuts a flanking road shall be 2.4 m.
- f) Despite Sections 7.6A.6. b) and 7.6A.6. e) ii), the development setback shall be increased so that no development or portion thereof is located on or over a municipal easement.
- g) Where a common wall of a semi-detached dwelling is located on a shared lot line, the setback shall be 0.0 m.
- h) There shall be a minimum of 1.8 m, or 20% (whichever is greater) of the first storey of the dwelling, other than an attached garage, exposed to the road.

**7.6A.7. Development Regulations – Single Dwellings**

- a) The maximum height shall be 10.5 m.
- b) The minimum setback from a front lot line shall be 3.0 m.
- c) Despite Section 7.6A.7. b), where the vehicle door of an attached garage faces a lane or road, the minimum setback from a front lot line shall be 6.0 m.

- d) The minimum setback from a rear lot line shall be 7.0 m, or 5.5 m for a corner lot.
- e) For a side lot line:
  - i) The minimum setback from a side lot line shall be 1.2 m.
  - ii) The minimum setback from a side lot line that abuts a flanking road shall be 2.4 m.
- f) Despite Sections 7.6A.7. b) and 7.6A.7. e) ii), the development setback shall be increased so that no development or portion thereof is located on or over a municipal easement.
- g) There shall be a minimum of 1.8 m, or 20% (whichever is greater) of the first storey of the dwelling, other than an attached garage, exposed to the road.

**7.6A.8. Development Regulations – Townhouse Dwellings**

- a) The maximum height shall be 10.5 m.
- b) The minimum setback from a front lot line shall be 3.0 m.
- c) Despite Section 7.6A.8. b), where the vehicle door of an attached garage faces a lane or road, the minimum setback from a front lot line shall be 6.0 m.
- d) The minimum setback from a rear lot line shall be 7.0 m, or 5.5 m for a corner lot.
- e) For a side lot line:
  - i) The minimum setback from a side lot line shall be 1.2 m.
  - ii) The minimum setback from a side lot line that abuts a flanking road shall be 2.4 m.
- f) Despite Sections 7.6A.8. b) and 7.6A.8. e) ii), the development setback shall be increased so that no development or portion thereof is located on or over a municipal easement.
- g) Where a common wall of a townhouse dwelling is located on a shared lot line, the setback shall be 0.0 m.
- h) There shall be a minimum of 1.8 m, or 20% (whichever is greater) of the first storey of the dwelling, other than an attached garage, exposed to the road.

**7.6A.9. Development Regulations – Accessory Buildings and Accessory Structures**

- a) In addition to the provisions in Section 6.1.18 of this Bylaw, a garden suite may only be considered on a lot containing a single dwelling with a minimum lot width of 11.5 m.
- b) Despite Section 7.6A.9. a), a garden suite may be considered on an irregularly shaped lot containing a single dwelling with a lot width of less than 11.5 m if the lot is accessed by a lane and can provide all required parking on-site.
- c) The maximum height shall be 5.0 m.
- d) Despite Section 7.6A.9. c), the maximum height for a detached garage containing a second-floor garden suite shall be 8.0 m.
- e) The minimum setback from a front lot line shall be 16.0 m.
- f) The minimum setback from a rear lot line shall be 1.0 m.
- g) the minimum setback from a side lot line shall be 1.0 m, or 2.4 m from a lot line that abuts a flanking road.

- h) Despite Section 7.6A.9. g), where a detached garage shares a common wall with a detached garage on an adjacent lot, the setback from the shared lot line shall be 0.0 m.
- i) The maximum combined ground floor area for all accessory buildings shall be 52 m<sup>2</sup>.

7.6A.10. **Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings on a lot that contains a single dwelling, semi-detached dwelling, or duplex dwelling shall be 45%.
- b) The maximum site coverage for all buildings on a lot that contains a townhouse dwelling shall be 55% for an interior lot, or 50% for a corner lot.
- c) Despite Section 7.6A.10. a), the maximum site coverage for all buildings on a lot that contains a single dwelling or semi-detached dwelling and has a lot area that is less than 350 m<sup>2</sup> shall be 50%.
- d) Despite Section 7.6A.10. a); Section 7.6A.10. b); and Section 7.6A.10 c), the maximum site coverage for all buildings as prescribed by Section 7.6A.10. a); Section 7.6A.10 b); and Section 7.6A.10. c) is increased by an additional 2.5% for a porch facing the front yard.

7.6A.11. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the other Parts of this Bylaw.

## 7.7 R4 – MEDIUM DENSITY MULTIPLE RESIDENTIAL

### 7.7.1. Purpose

To provide for medium-density dwellings, primarily as low-rise apartment dwellings.

### 7.7.2. Permitted Uses and Discretionary Uses

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#### Permitted Uses

Care centre, intermediate  
 Dwelling, apartment  
 Dwelling, multiple  
 Dwelling, stacked townhouse  
 Dwelling, townhouse  
 Group home, minor  
 Home business, minor\*

#### Discretionary Uses

Boarding or lodging house  
 Care centre, major  
 Congregate housing  
 Group home, major  
 Personal service establishment  
 Residential sales centre\*  
 Retail, convenience  
 Temporary shelter service

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

### 7.7.3. Fundamental Use Criteria

- a) Uses that are accessory to a dwelling unit shall provide all required parking on-site.
- b) The maximum number of dwelling units within a multiple dwelling or a townhouse dwelling shall be eight (8).

### 7.7.4. Subdivision Regulations

- a) The minimum area for a planned site shall be 0.6 ha.
- b) The maximum density shall be 75 units/ha.
- c) Despite Section 7.7.4 b), within the Urban Service Area the maximum density may be increased in accordance with an Area Structure Plan or Area Structure Plan amendment approved after January 1, 2014.

### 7.7.5. Development Regulations – Principal Building

- a) The maximum height shall be 14.0 m.
- b) Despite Section 7.7.5 a) for a lot within an Area Structure Plan approved after January 1, 2014 and within the Urban Service Area, the maximum height shall be 15 m.
- c) The minimum setback from the front lot line shall be 4.5 m.
- d) The minimum setback from a side lot line shall be 2.0 m or 1.5 m for each storey or partial storey, whichever is greater.
- e) The minimum setback from a side lot line that abuts a flanking road shall be 6.0 m.
- f) The minimum setback from the rear lot line shall be 7.5 m.
- g) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- h) The maximum site coverage shall be 40%.



7.7.6. **Development Regulations – Townhouse Dwellings**

- a) The development regulations of Section 7.6 (R3 Zoning District) shall apply to all townhouse dwellings.

7.7.7. **Other Regulations**

- a) Commercial uses that are accessory to residential development, including a personal service establishment and convenience retail shall:
  - i) be considered as part of a development with more than 150 dwelling units;
  - ii) shall be located on the ground floor of a principal building; and
  - iii) have a maximum gross floor area of 275 m<sup>2</sup>.
- b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

## 7.7A HR3 - HILLSHIRE MEDIUM DENSITY RESIDENTIAL

*(Bylaw 11-2020 - March 12, 2020)*

### 7.7A.1. Purpose

To provide for medium density residential development within the boundaries of the Hillshire Area Structure Plan that is consistent with the housing types and density distribution identified in that plan.

### 7.7A.2. Permitted and Discretionary Uses

Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this zoning district are:

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#### Permitted Uses

Dwelling, apartment  
 Dwelling, townhouse  
 Dwelling, stacked townhouse  
 Home business, minor\*

#### Discretionary Uses

Congregate housing  
 Group home, major  
 Group home, minor  
 Residential sales centre\*

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

### 7.7A.3. Fundamental Use Criteria

The fundamental use criteria for certain uses before uses become permitted uses or discretionary uses within this zone are:

- a) Uses that are accessory to the principal dwelling shall provide all required parking on-site.
- b) The maximum number of dwelling units within a townhouse dwelling shall be four (4).

### 7.7A.4. Subdivision Regulations

- a) The minimum lot width for a townhouse dwelling shall be 4.8 m for an interior lot, 6.0 m for an end lot, and 7.2 m for a corner lot.
- b) The minimum lot width for a stacked townhouse or apartment dwelling shall be 60.0 m.
- c) The minimum lot area for a townhouse dwelling shall be 150 m<sup>2</sup>.
- d) The minimum lot area for a stacked townhouse or apartment dwelling shall be 4,500 m<sup>2</sup> per dwelling.
- e) The minimum lot depth shall be 28.5 m.
- f) The minimum lot depth for a stacked townhouse or apartment shall be 50.0 m.

### 7.7A.5. Development Regulations – Apartment & Stacked Townhouse Dwellings

- a) The maximum height shall be 15.0 m.
- b) The minimum setback from a front lot line shall be 4.0 m.
- c) The minimum setback from a rear lot line shall be 7.5 m.
- d) The minimum setback from a side lot line shall be 3.0 m.

- e) Despite Section 7.7A.5. d), The minimum setback from a side lot line that abuts a Low or Low to Medium Density zoning district shall be 2.0 m or 1.5 m for each storey or partial storey, whichever is greater.
- f) Despite Section 7.7A.5 d) The minimum setback from a side lot line that abuts a flanking road shall be 4.0 m.
- g) Despite Sections 7.7A.5. b) and 7.7A.5. f), the development setback shall be increased so that no development or portion thereof is located on or over a municipal easement.

**7.7A.6. Development Regulations – Townhouse Dwellings**

- a) The development regulations of Section 7.6A (Hillshire Low to Medium Density Residential) shall apply to all townhouse dwellings.

**7.7A.7. Development Regulations – Accessory Buildings and Accessory Structures**

- a) The maximum height shall be 5.0 m.
- b) The minimum setback from a front lot line shall be 16.0 m.
- c) The minimum setback from a rear lot line shall be 1.0 m.
- d) The minimum setback from a side lot line shall be 1.0 m, or 2.4 m from a lot line that abuts a flanking road.
- e) Despite Section 7.7A.7. d), where a detached garage shares a common wall with a detached garage on an adjacent lot, the setback from the shared lot line shall be 0.0 m.
- f) The maximum combined ground floor area for all accessory buildings shall be:
  - i) 52 m<sup>2</sup> on a lot that contains a townhouse dwelling.
  - ii) 94 m<sup>2</sup> on a lot that contains a stacked townhouse dwelling or apartment dwelling.

**7.7A.8. Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings on a lot that contains a townhouse dwelling shall be 55% for an interior lot, or 50% for a corner lot.
- b) Despite Section 7.7A.8. a), the maximum site coverage for all buildings as prescribed by Section 7.7A.8. a), is increased by an additional 2.5% for a porch facing the front yard.
- c) The maximum site coverage for all buildings on a lot that contains a stacked townhouse or apartment dwelling shall be 40%

**7.7A.9. Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the other Parts of this Bylaw.

## 7.8 R5 – HIGH DENSITY MULTIPLE RESIDENTIAL

### 7.8.1. Purpose

To provide for a high-density dwellings, primarily as high-rise apartment dwellings.

### 7.8.2. Permitted Uses and Discretionary Uses

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#### Permitted Uses

Care centre, intermediate  
 Care centre, major  
 Congregate housing  
 Dwelling, apartment  
 Group home, minor  
 Home business, minor\*

#### Discretionary Uses

Apartment hotel  
 Boarding or lodging house  
 Dwelling, multiple  
 Dwelling, townhouse  
 Group home, major  
 Personal service establishment  
 Recreation, indoor  
 Residential sales centre\*  
 Retail, convenience  
 Temporary shelter service

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

### 7.8.3. Fundamental Use Criteria

- a) Uses that are accessory to a dwelling unit shall provide all required parking on-site.

### 7.8.4. Subdivision Regulations

- a) The minimum area for a planned site shall be 0.6 ha.
- b) The maximum density shall be 200 units/ha.
- c) Despite Section 7.8.4 b), within the Urban Service Area the maximum density may be increased in accordance with an Area Structure Plan or Area Structure Plan amendment approved after January 1, 2014.

### 7.8.5. Development Regulations – Principal Building

- a) The maximum height shall be 40.0 m.
- b) The minimum setback from the front lot line shall be 6.0 m.
- c) The minimum setback from a side lot line shall be 2.0 m or 1.0 m for each storey or partial storey, whichever is greater.
- d) The minimum setback from a side lot line that abuts a flanking road shall be 6.0 m.
- e) The minimum setback from the rear lot line shall be 9.0 m.
- f) The maximum site coverage shall be 40%.

### 7.8.6. Other Regulations

- a) Uses that are accessory to residential development, including indoor recreation, a personal service establishment and convenience retail shall:

- i) be considered as part of a development with more than 150 dwelling units;
  - ii) shall be located on the ground floor of a principal building; and
  - iii) have a maximum gross floor area of 275 m<sup>2</sup>.
- b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

**7.8A R6 – CAMBRIAN EAST MIXED DWELLING RESIDENTIAL**

*(Bylaw 40-2021-Sept. 29, 2021)*

**7.8A.1 Purpose**

To enable for a mix of dwelling types, including single, semi-detached and townhouse with front and rear attached garages, rear detached garages, one side lot setback of 0.6 m, or a combination thereof in the Cambrian East neighborhood.

**7.8A.2 Permitted and Discretionary Uses**

Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this zoning district are:

<b>Permitted Uses</b>	<b>Discretionary Uses</b>
Dwelling, single	Group home, minor
Dwelling, semi-detached	Home business, intermediate*
Dwelling, townhouse	
Garden suite*	
Home business, minor*	
Residential sales centre*	
Secondary suite*	
Show home*	

**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**7.8A.3 Fundamental Use Criteria**

The fundamental use criteria for certain uses before uses become permitted or discretionary uses within this zone are:

- a) a garden suite may only be located on a lot that does not contain a secondary suite; and
- b) a secondary suite may only be located on a lot that does not contain a garden suite.

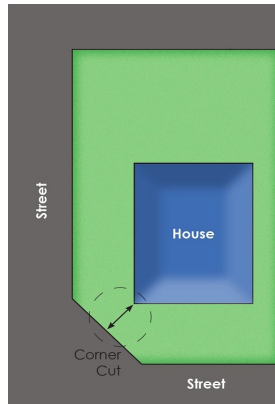
**7.8A.4 Subdivision Regulations**

- a) The minimum lot width for a single dwelling:
  - i) with a front attached garage shall be 9 m for an interior lot, or 10.0 m for a corner lot; or
  - ii) with a rear attached or detached garage shall be 8.5 m for an interior lot, or 10.0 m for a corner lot.
- b) The minimum lot width for a semi-detached dwelling:
  - i) with a front attached garage shall be 5.5 m for an interior lot, or 7.0 m for a corner lot; or
  - ii) with a rear attached or detached garage shall be 6.0 m for an interior lot, or 7.0 m for a corner lot.
- c) The minimum lot width for a townhouse dwelling:

- i) with a front attached garage shall be 5.4 m, for an interior lot, or 6.0 m for a corner lot; or
  - ii) with a rear attached or detached garage shall be 5.0 m, for an interior lot, or 6.0 m for a corner lot.
- d) The minimum lot area for a single dwelling:
  - i) with a front attached garage shall be 198 m<sup>2</sup>; or
  - ii) with a rear attached or detached garage shall be 170 m<sup>2</sup>.
- e) The minimum lot area for a semi-detached dwelling:
  - i) with a front attached garage shall be 120 m<sup>2</sup>; or
  - ii) with a rear attached or detached garage shall be 120 m<sup>2</sup>.
- f) The minimum lot area for a townhouse dwelling:
  - i) with a front attached garage shall be 125 m<sup>2</sup>; or
  - ii) with a rear attached or detached garage shall be 75 m<sup>2</sup>.
- g) The minimum lot depth for a single dwelling:
  - i) with a front attached garage shall be 22 m; or
  - ii) with a rear attached or detached garage shall be 20 m.
- h) The minimum lot depth for a semi-detached dwelling:
  - i) with a front attached garage shall be 20 m; or
  - ii) with a rear attached or detached garage shall be 15 m.
- i) The minimum lot depth for a townhouse dwelling:
  - i) with a front attached garage shall be 20 m; or
  - ii) with a rear attached or detached garage shall be 15 m.
- j) A lot for a single dwelling with one setback from a side lot line of 0.6 m shall require a minimum 0.6 m wide private easement to be registered on title of the abutting side lot that provides for:
  - i) permission to access the easement area for maintenance of both lots;
  - ii) drainage in accordance with County bylaws and standards; and
  - iii) eave and/or gutter encroachment.

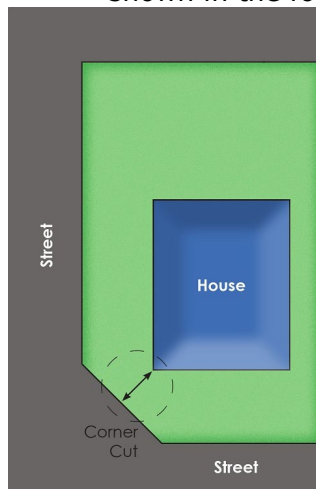
#### 7.8A.5 Development Regulations – Single Dwelling

- a) The maximum height shall be 11.0 m.
- b) The minimum setback from the front lot line shall be 2.3 m.
- c) Despite 7.8A.5 b) The minimum distance from the garage door of a front attached garage to the closest edge of a sidewalk or multi-use path shall be 6.5 m.
- d) The minimum setback from the rear lot line:
  - i) with a front attached garage shall be 6.0 m; or
  - ii) with a rear attached or detached garage shall be 1.0 m.
- e) The minimum setback for a side lot line shall be 1.2 m, or 2.5 m from a lot line that abuts a flanking road.
- f) Despite 7.8A.5e) the minimum setback from one side lot line that does not abut a flanking road may be reduced to 0.6 m where the other setback from a side lot line is a minimum of 1.2 m and the abutting lot(s) have an easement registered against title as required in 7.8A.4j).
- g) The minimum setback to the corner cut for corner lots shall be 0.3 m as shown in the following illustration:



**7.8A.6 Development Regulations – Semi-Detached Dwellings**

- a) The maximum height shall be 11.0 m.
- b) The minimum setback from the front lot line shall be 2.3 m.
- c) Despite 7.8A.6b) the minimum distance from the garage door of a front attached garage to the closest edge of a sidewalk or multi-use path shall be 6.5 m.
- d) The minimum setback from the rear lot line:
  - i) with a front attached garage shall be 6.0 m; or
  - ii) with a rear attached or detached garage shall be 1.0 m.
- e) The minimum setback for a side lot line shall be 1.2 m, or 2.5 m from a lot line that abuts a flanking road.
- f) Where a common wall of a semi-detached dwelling is located on a shared lot line, the setback shall be 0.0 m.
- g) The minimum setback to the corner cut for corner lots shall be 0.3 m as shown in the following illustration:

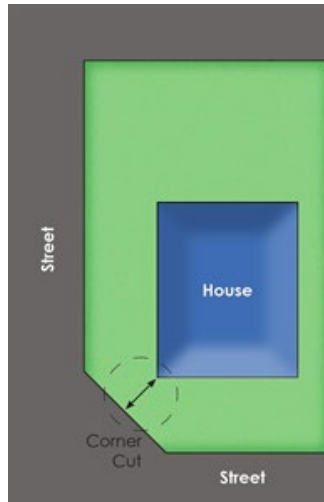


**7.8A.7 Development Regulations – Townhouse Dwellings**

- a) The maximum height shall be 11.0 m.
- b) The minimum setback from the front lot line shall be 2.3 m.
- c) Despite 7.8A.7b) the minimum distance from the garage door of a front attached garage to the closest edge of sidewalk or multi-use path shall be 6.5 m.
- d) The minimum setback from the rear lot line:
  - i) with a front attached garage shall be 6.0 m; or



- ii) with a rear attached or detached garage shall be 1.0 m.
- e) The minimum setback for a side lot line shall be 1.2 m, or 2.5 m from a lot line that abuts a flanking road.
- f) Where a common wall of a townhouse dwelling is located on a shared lot line, the setback shall be 0.0 m.
- g) The minimum setback to the corner cut for corner lots shall be 0.3 m as shown in the following illustration:



**7.8A.8 Development Regulations – Accessory Buildings and Accessory Structures**

- a) The maximum height shall be 5.0 m.
- b) Despite 7.8A.8a) the maximum height for a detached garage containing a second floor garden suite shall be 8.0 m.
- c) The minimum setback from a side lot line shall be 1.0 m, or 2.4 m from a side lot line that abuts a flanking road.
- d) The minimum setback from the front lot line shall be 10.0 m.
- e) The minimum setback from the rear lot line shall be 1.0 m.
- f) The maximum combined ground floor area for all accessory buildings shall be 52 m<sup>2</sup>.
- g) For single dwellings, semi-detached dwellings and townhouse dwellings with a detached garage accessed by a rear lane, a minimum distance of 4.5 m shall be provided between the dwelling and the detached garage.
- h) Despite anything else within this district, the following shall apply to detached garages:
  - i) a maximum of one garage per lot shall be allowed;
  - ii) access to a detached garage shall be from the rear lane;
  - iii) the overhead garage door(s) of a detached garage shall face the lane;
  - iv) detached garages shall match or compliment the principal dwelling with respect to color, style and materials;
  - v) the minimum setback from a side lot line that does not abut a flanking road shall be 0.6 m;
  - vi) where a common wall of a semi-detached dwelling or a townhouse dwelling garage is located on a shared lot line, the setback shall be 0.0 m; and
  - vii) the maximum ground floor area shall be 50 m<sup>2</sup>.

**7.8A.9 Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings on a lot that contains a single dwelling with front attached garage is 55%.
- b) The maximum site coverage for all buildings on a lot that contains a single dwelling with a rear attached garage is 70%.
- c) The maximum site coverage for all buildings on a lot that contains a single dwelling with a rear detached garage is 60%.
- d) The maximum site coverage for all buildings on a lot that contains a semi-detached dwelling with a front attached garage is 55%.
- e) The maximum site coverage for all buildings on a lot that contains a semi-detached dwelling with a rear attached garage is 75%.
- f) The maximum site coverage for all buildings on a lot that contains a semi-detached dwelling with a rear detached garage is 70%.
- g) The maximum site coverage for all buildings on a lot that contains a townhouse dwelling with a front attached garage is 67%.
- h) The maximum site coverage for all buildings on a lot that contains a townhouse dwelling with a rear attached garage is 85%.
- i) The maximum site coverage for all buildings on a lot that contains a townhouse dwelling with a rear detached garage is 80%.

**7.8A.10 Other Regulations**

- a) Despite anything else within this bylaw, the development setbacks shall be increased so that no development or portion thereof is located on or over a municipal easement or right of way.
- b) Despite anything else in this bylaw, a single dwelling, semi-detached dwelling or townhouse dwelling shall only be located on a lot that complies with the minimum lot area, width and depth listed within 7.8A.4 for the respective use.
- c) Where a rear attached garage is provided, access shall be from a rear lane.
- d) A single dwelling, semi-detached dwelling, or townhouse dwelling without an attached garage shall include the construction of a hard surfaced parking pad and driveway in accordance with the following:
  - i) the parking pad and driveway shall consist of concrete;
  - ii) the parking pad shall be sited in accordance with the requirements for a detached garage as indicated in 7.8A.8; and
  - iii) the minimum area of the parking pad shall be 36 m<sup>2</sup>.
- e) Parking spaces may be configured in tandem for townhouse dwellings.
- f) A garden suite may only be located on a lot that:
  - i) that contains a single dwelling; and
  - ii) has a lot width of at least 11.5 m or is an irregularly shaped lot accessed by a lane that can provide all required parking on-site.
- g) A secondary suite may only be located on a lot that that contains a single dwelling.
- h) Despite anything else within this bylaw, a residential sales centre within this district:
  - i) shall have a minimum setback from the front, side and rear lot line of 0.0 m; and
  - ii) shall provide parking within an accessory parking lot that:
    - A. may be located on abutting lot(s) or on a lot across a lane or local roadway;
    - B. may be non hardsurfaced; and

- C. shall be temporary and must be removed once the residential sales centre is no longer in operation.
- iii) may be considered as a temporary use for a period of up to ten (10) years.
- i) Should a development permit for a residential sales centre be applied for prior to registration of the ultimate subdivision plan for the lands where the residential sales centre is located, the applicant shall provide additional information to the satisfaction of the development authority as part of the development permit application to confirm that the placement of the residential sales centre will not hinder the future subdivision of the parcel or prevent compliance with the regulation of this bylaw following subdivision registration.
- j) Should a development permit for a show home be applied for prior to registration of the ultimate subdivision plan for the lands where the show home is located, the applicant shall provide additional information to the satisfaction of the development authority as part of the development permit application to confirm that the placement of the Show Home will not hinder the future subdivision of the parcel or prevent compliance with the regulation of this bylaw following subdivision registration.
- k) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the other Parts of this Bylaw.

**7.8B R7 – CAMBRIAN EAST MEDIUM DENSITY RESIDENTIAL**

*(Bylaw 40-2021-Sept. 29, 2021)*

**7.8B.1 Purpose**

To provide for medium density residential development in the form of townhouses with rear attached and detached garages and stacked townhouses with attached garages in the Cambrian East neighborhood.

**7.8B.2 Permitted and Discretionary Uses**

Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this zoning district are:

<b>Permitted Uses</b>	<b>Discretionary Uses</b>
Dwelling, townhouse	
Dwelling, stacked townhouse	
Home business, minor*	
Residential sales centre*	
Show home*	

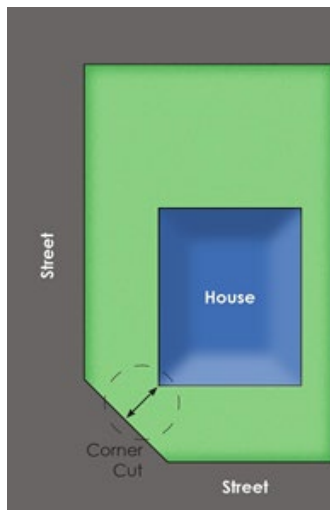
**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**7.8B.3 Subdivision Regulations**

- a) The minimum lot width for a townhouse dwelling:
  - i) with a front attached garage shall be 5.4 m for an interior lot or 6.0 m for a corner lot.
  - ii) with a rear attached or detached garage shall be 5.0 m for an interior lot or 6.0m for a corner lot.
- b) The minimum lot width for a stacked townhouse dwelling shall be 5.0 m for an interior lot or 6.0 m for a corner lot.
- c) The minimum lot area for a townhouse dwelling:
  - i) with a front attached garage shall be 125 m<sup>2</sup>; or
  - ii) with a rear attached or detached garage shall be 75 m<sup>2</sup>.
- d) The minimum lot area for a stacked townhouse dwelling shall be 78 m<sup>2</sup> per dwelling.
- e) The minimum lot depth for a townhouse dwelling:
  - i) With a front attached garage shall be 20 m; or
  - ii) With a rear attached or detached garage shall be 15 m.
- f) The minimum lot depth for a stacked townhouse dwelling is 13 m.

**7.8B.4 Development Regulations – Townhouse Dwellings**

- a) The maximum height shall be 13.0 m.
- b) The minimum setback from the front lot line:
  - i) with a front attached garage shall be 2.3 m; or
  - ii) with a rear attached or detached garage shall be 2.0 m.
- c) Despite 7.8B.4b)i) The minimum distance from the garage door of a front attached garage to the closest edge of a sidewalk or multi-use path shall be 6.5 m.
- d) The minimum setback from the rear lot line:
  - i) with a front attached garage shall be 6.0 m; or
  - ii) with a rear attached or detached garage shall be 1.0 m.
- e) The minimum setback from a side lot line:
  - i) for an end unit on an internal lot shall be 1.2 m; or
  - ii) that abuts a flanking road other than a lane shall be 2.5 m.
- f) Where a common wall of a townhouse dwelling is located on a shared lot line, the setback shall be 0.0 m.
- g) The minimum setback to the corner cut for corner lots shall be 0.3 m as shown in the following illustration:

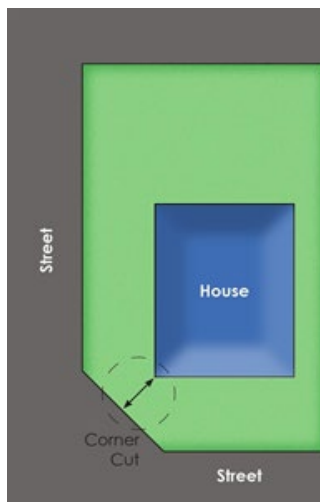


- h) A townhouse dwelling without an attached garage shall include the construction of a hard surfaced parking pad and driveway in accordance with the following:
  - i) the parking pad and driveway shall consist of concrete;
  - ii) the parking pad shall be sited in accordance with the requirements for a detached garage as indicated in 7.8B.6; and
  - iii) the minimum area of the parking pad shall be 36 m<sup>2</sup>.

**7.8B.5 Development Regulations – Stacked Townhouse Dwelling**

- a) The maximum height shall be 13.0 m.
- b) The minimum setback from the front lot line shall be 2.3 m.

- c) Despite 7.8B.5 b) The minimum distance from the garage door of a front attached garage to the closest edge of a sidewalk or multi-use path shall be 6.5 m.
- d) The minimum setback from a rear lot line shall be 0.0 m.
- e) The minimum setback from a side lot line:
  - i) for an end unit on an internal lot shall be 1.2 m; or
  - ii) that abuts a flanking road other than a lane shall be 2.5 m.
- f) Where a common wall of a stacked townhouse dwelling is located on a shared lot line, the setback shall be 0.0 m.
- g) The minimum setback to the corner cut for corner lots shall be 0.3 m as shown in the following illustration:



**7.8B.6 Development Regulations – Accessory Buildings and Accessory Structures**

- a) The maximum height shall be 5.0 m.
- b) The minimum setback from a side lot line shall be 1.0 m, or 2.4 m from a side lot line that abuts a flanking road.
- c) The minimum setback from the front lot line shall be 10.0 m.
- d) The minimum setback from the rear lot line shall be 1.0 m.
- e) The maximum combined ground floor area for all accessory buildings shall be 50 m<sup>2</sup>.
- f) For townhouse dwellings with a detached garage accessed by a rear lane, a minimum distance of 4.5 m shall be provided between the dwelling and the detached garage.
- g) Despite anything else within this district, the following shall apply to detached garages:
  - i) a maximum of one garage per lot shall be allowed;
  - ii) access to a detached garage shall be from the rear lane;
  - iii) the overhead garage door(s) of a detached garage shall face the lane;
  - iv) detached garages shall match or compliment the principal dwelling with respect to color, style and materials;
  - v) the minimum setback from a side lot line that does not abut a flanking road shall be 0.6 m;

- vi) where a common wall of a stacked townhouse dwelling or a townhouse dwelling garage is located on a shared lot line, the setback shall be 0.0 m; and
- vii) the maximum ground floor area for a detached garage shall be 50 m<sup>2</sup>.

#### 7.8B.7 **Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings on a lot that contains a townhouse dwelling with front attached garage is 67%.
- b) The maximum site coverage for all buildings on a lot that contains a townhouse dwelling with a rear attached garage is 85%.
- c) The maximum site coverage for all buildings on a lot that contains a townhouse dwelling with a rear detached garage is 80%.
- d) The maximum site coverage for all buildings on a lot that contains a stacked townhouse dwelling with a front attached garage is 75%.

#### 7.8B.8 **Other Regulations**

- a) Despite anything else within this bylaw, the development setbacks shall be increased so that no development or portion thereof is located on or over a municipal easement or right of way.
- b) Despite anything else in this bylaw, townhouse dwelling or stacked townhouse dwelling shall only be located on a lot that complies with the minimum lot area, width and depth listed within 7.8B.3 for the respective use.
- c) Where a rear attached garage is provided, access shall be from a rear lane.
- d) Parking spaces may be configured in tandem for townhouse dwellings.
- e) Uses that are accessory to a principal dwelling shall provide all required parking on-site.
- f) Despite anything else within this bylaw, a residential sales centre within this district shall:
  - i) have a minimum setback from the front, side and rear lot line of 0.0 m; and
  - ii) provide parking within an accessory parking lot that:
    - A. may be located on abutting lot(s) or on a lot across a lane or local roadway;
    - B. may be non hardsurfaced; and
    - C. shall be temporary and must be removed once the residential sales centre is no longer in operation.
  - iii) may be considered as a temporary use for a period of up to ten (10) years.
- g) Should a development permit for a residential sales centre be applied for prior to registration of the ultimate subdivision plan for the lands where the residential sales centre is located, the applicant shall provide additional information to the satisfaction of the development authority as part of the development permit application to confirm that the placement of the residential sales centre will not hinder the future subdivision of the parcel

or prevent compliance with the regulation of this bylaw following subdivision registration.

- h) Should a development permit for a show home be applied for prior to registration of the ultimate subdivision plan for the lands where the show home is located, the applicant shall provide additional information to the satisfaction of the development authority as part of the development permit application to confirm that the placement of the Show Home will not hinder the future subdivision of the parcel or prevent compliance with the regulation of this bylaw following subdivision registration.
- i) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the other Parts of this Bylaw.



**7.9 RE – ESTATE RESIDENTIAL**

**7.9.1. Purpose**

This Zoning District is intended only for existing subdivisions within the Urban Service Area and a portion of the Rural Area adjacent to the Urban Service Area. This Zoning District is not intended for development following the implementation date of this Bylaw.

**7.9.2. Permitted Uses and Discretionary Uses**

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**Permitted Uses**

Dwelling, single  
 Group home, minor  
 Home business, minor\*  
 Secondary suite\*

**Discretionary Uses**

Bed and breakfast, up to 2 sleeping units\*  
 Care centre, intermediate  
 Garden suite\*  
 Group home, major  
 Home business, intermediate\*  
 Residential sales centre\*

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**7.9.3. Fundamental Use Criteria**

- a) A garden suite shall be limited to a single story structure.
- b) A garden suite shall not be located within a side yard.
- c) Uses that are accessory to the principal dwelling shall provide all required parking on-site.

**7.9.4. Subdivision Regulations**

- a) The minimum lot width shall be 25.0 m.
- b) The minimum lot area shall be 1250 m<sup>2</sup>.

**7.9.5. Development Regulations – Principal Dwelling**

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from the front lot line shall be 7.0 m.
- c) The minimum setback from a side lot line shall be 4.0 m.
- d) The minimum setback from a side lot line that abuts a flanking road shall be 7.0 m.
- e) The minimum setback from a rear lot line shall be 10.0 m.

**7.9.6. Development Regulations – Accessory Buildings and Accessory Structures**

- a) An accessory building shall not be located in the front yard.
- b) The maximum height shall be 4.5 m.
- c) The minimum setback from the front lot line shall be 18.0 m.
- d) The minimum setback from a side lot line shall be 1.0 m (*Bylaw 23-2015 – May 26, 2015*).
- e) The minimum setback from a side lot line that abuts a flanking road shall be 7.0 m.
- f) The minimum setback from the rear lot line shall be 1.0 m (*Bylaw 23-2015 – May 26, 2015*).

- g) The maximum ground floor area for all accessory buildings shall be 94.0 m<sup>2</sup>.

7.9.7. **Development Regulations – Site Coverage**

- a) The maximum combined site coverage for all buildings shall be 40%.

7.9.8. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

**7.10 RM – MANUFACTURED HOME**

**7.10.1. Purpose**

To provide for housing in a planned manufactured housing community within the Urban Service Area in accordance with the Municipal Development Plan.

**7.10.2. Permitted Uses and Discretionary Uses**

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<b>Permitted Uses</b>	<b>Discretionary Uses</b>
Home business, minor*	Care centre, intermediate
Manufactured home park	Home business, intermediate*
Manufactured home*	Recreation, community
Manufactured home, singlewide*	Residential sales centre*
Modular home	

---

**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**7.10.3. Fundamental Use Criteria**

- a) Uses that are accessory to the principal dwelling shall provide all required parking on-site.

**7.10.4. Subdivision Regulations**

- a) The minimum site area shall be 2.0 ha.
- b) The configuration of manufactured home spaces shall be provided on a plan prepared by an Alberta Land Surveyor.

**7.10.5. Development Regulations – Site**

- a) The minimum setback from the front lot line shall be 4.5 m.
- b) The minimum setback from a side lot line shall be 3.0 m.
- c) The minimum setback from a rear lot line shall be 3.0 m.
- d) The minimum setback from a lot line that abuts a road shall be 4.5 m.

**7.10.6. Development Regulations – Manufactured Home Space**

- a) A manufactured home shall be located on a space of at least 350 m<sup>2</sup> for a singlewide manufactured home and 420 m<sup>2</sup> for a manufactured home or modular home.
- b) The minimum distance to the front of a manufactured home space abutting a flanking private road shall be 3.0 m.
- c) The minimum distance to the side of a manufactured home space shall be 1.2 m where there is no door on the side of a dwelling and 1.5 m where there is a door on the side of the dwelling.
- d) The minimum distance to the side of a manufactured home space abutting a flanking private road shall be 3.0 m.
- e) The minimum distance to the rear of a manufactured home space shall be 3.0 m, except it shall be 4.5 m when abutting a private road.
- f) The maximum height shall be 6.0 m or one (1) storey, whichever is less.
- g) Where the vehicle door(s) of an attached garage or carport face a private road, the minimum setback from the lot line shall be 3.0 m.

7.10.7. **Development Regulations – Accessory Buildings and Accessory Structures**

- a) The maximum height shall be 4.5 m.
- b) The minimum setback to the front of a manufactured home space shall be 6.0 m.
- c) The minimum setback to the side of a manufactured home space shall be 1.0 m.
- d) The minimum setback to the rear of a manufactured home space shall be 1.0 m.
- e) The maximum ground floor area for one accessory building shall be 68.0 m<sup>2</sup>.
- f) The maximum ground floor area for all accessory buildings shall be 94.0 m<sup>2</sup>.
- g) Where the doors of a detached garage or carport face a private road, the minimum setback from the lot line shall be 3.0 m.

7.10.8. **Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings within a manufactured home space shall be 42.5%.

7.10.9. **Other Regulations**

- a) Community recreation uses shall have a maximum height of 10.0 m.
- b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

**7.10A MU1 – CENTENNIAL MIXED USE 1** *(Bylaw 38-2019 – Dec 14, 2019)*

**7.10A.1. Purpose**

The purpose of this district is to provide a thematically designed compact pedestrian-orientated development. Mixed-use could include compatible apartment style residential, such as, assisted living, community housing and live-work units, along with commercial and local community service in mixed or standalone buildings. This district is specific to Lot A, Plan 6676KS within the Centennial Area Structure Plan boundary.

**7.10A.2. Permitted and Discretionary Uses**

Subject to any fundamental use criteria for certain uses set out below. The permitted uses and the discretionary uses for this zoning district are:

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**Permitted Uses**

- Assisted Living Facility^
- Care centre, intermediate^
- Care centre, major^
- Care centre, minor^
- Congregate housing^
- Dwelling, apartment^
- Financial service^
- Food service, restaurant^
- Food service, specialty^
- Government service^
- Health service, minor^
- Home business, minor\*
- Home office^
- Household repair service
- Neighbourhood pub^
- Office^
- Personal service establishment^

- Recreation, indoor^
- Retail, alcohol\*^
- Retail, cannabis\*^
- Retail, convenience^
- Retail, general^
- Retail, second-hand^
- Senior citizen housing^
- Veterinary service, minor

**Discretionary Uses**

- Animal grooming and care
  - Business support service^
  - Commercial school^
  - Gas bar
  - Hotel^
  - Service station, minor
  - WECS, small\*
- 

**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**Uses containing a caret (^) may be prohibited or subject to limitations or additional regulations within Section 7.19, Heavy Industrial Transition Overlay**

7.10A.3. **Fundamental Use Criteria**

The fundamental use criteria for certain uses before such uses become permitted uses or discretionary uses within this zoning district are:

- a) Animal grooming and care, Business support service, Commercial school, Household repair service, Neighbourhood pub, Retail, alcohol; Retail, cannabis; Recreation, indoor; Food service, restaurant, Retail, general and Retail, second-hand will have a maximum gross floor area of 150 m<sup>2</sup> within a mixed-use building and maximum gross floor area of 254 m<sup>2</sup> within a stand-alone commercial building.
- b) Retail, convenience will have a maximum gross floor area of 150 m<sup>2</sup> within a mixed-use building and a maximum gross floor area 235 m<sup>2</sup> within a stand-alone commercial building.
- c) Gas bar and Service station, minor shall front onto Sherwood Drive and shall be located within 60.0 m from the east lot line.
- d) Vehicle-oriented commercial uses shall be located a minimum of 30.0 m from the principle entrance of a building where a residential use is located.
- e) Outdoor storage areas shall not be permitted.

7.10A.4. **Development Regulations**

## Setbacks

- a) The minimum setback from a lot line abutting Sherwood Drive shall be 6.0 m.
- b) The minimum setback from a rear lot line shall be 3.0 m.
- c) The minimum setback from a side lot line shall be 2.0 m and an additional 1.0 m for each storey or partial storey after the third storey.

## Height

- d) The maximum height shall be 46.0 m.
- e) Any development with a building height greater than 23.0 m shall address massing and building articulation in accordance with the following regulations:
  - i) a step back shall be required between a minimum height of 3.5 m and a maximum height of 13.0 m; and
  - ii) the building shall include design elements that create a pedestrian-oriented built form, such as, but not limited to, articulation around entranceways, roof treatment, building articulation, and the architectural treatment of the façades; and
  - iii) the base of the building shall incorporate weather protection in the form of a wide canopy or any other architectural element on façades wherever active commercial frontages exists.
- f) Where a tower and podium are utilized:
  - i) the podium shall be a minimum height of 3.5 m and shall not exceed 13.0 m;
  - ii) the tower shall be differentiated from the podium, but should reinforce some of the design details, materials and architectural details from the podium;

- iii) the tower shall step back from the podium wall a minimum of 3.0 m; and
- iv) the minimum distance between a tower and another tower shall be 20.0 m.

#### Site Density

- g) The minimum residential density shall be 100 dwelling units per net residential hectare.

#### Parking, Loading and Circulation

- h) Resident parking shall be provided in underground or stacked parking facilities.
- i) The Development Officer may, at their discretion, vary the residential parking regulations if the developer demonstrates, to the satisfaction of the Development Officer, a reduced demand for parking through the introduction of a travel demand management program which includes effective strategies such as a car share program, shared parking agreements and access to transit service.
- j) Loading and garbage collection areas shall be located at the rear or sides of the principal building and shall be screened from view from any adjacent properties and from any road.

### 7.10A.5. **Design Standards**

#### Area Design

- a) Development shall incorporate an internal grid street pattern which contains sidewalks that are:
  - i) a minimum 1.2 m in width on both sides of the internal private street; and
  - ii) a minimum 2.44 m in width along the entire length of the building façade which contains a principal entry.
- b) Internal private streets may contain on street parking along both sides of the internal private street.
- c) The layout of parking areas shall address the interrelation of pedestrian, vehicular and bicycle circulation in order to provide continuous, direct pedestrian access with a minimum of driveway and drive aisle crossings. Remedial treatments such as raised pedestrian crossings, forecourts and landings, special paving, light or bollards shall be provided where a pedestrian is expected to cross a driveway or drive aisle.
- d) Surface parking areas shall be located at the rear of buildings or interior of sites and be designed in smaller clusters, with landscaped areas separating sidewalks, adjacent parking areas and buildings.
- e) Parking, loading and passenger drop-off areas are required to be easily accessible and designed to minimize pedestrian-vehicle conflicts.
- f) Complimentary and consistent signage and wayfinding materials shall be incorporated into site design to ensure clear and identifiable connections throughout the site and connecting sites.

## Buildings

- g) Design of the buildings and site features shall have a common architectural theme, principal design elements, finishing materials, colors and roof styles. These elements shall be applied to each building, with minor variations, regardless of the staging sequence of development.
- h) Non vehicle-oriented buildings shall be designed to front directly onto internal private streets with principle entrances oriented towards the sidewalk of the internal private street, to create street-oriented products with areas for outdoor seating and patios incorporated into the streetscape.
- i) Projections from apartment buildings, such as, awnings, porticos, eaves, unenclosed balconies, shade protection, and similar architectural features that are not considered part of the interior space of the building, may project up to 1.2 m into the minimum building setback, provided there is no encroachment onto an easement, utility right-of-way or over a property line.
- j) Mechanical equipment on the roof of any building shall be concealed by incorporating it within the building roof, or by screening it in a way that is consistent with the character and finishing of the building.
- k) All building façades shall include design elements, materials, and articulation that reduces the perceived mass of the building façade and adds architectural interest. Blank walls are not permitted on any façade of a building.
- l) Horizontal stretches of uninterrupted façade shall not exceed 12.0 m in length.

7.10A.6. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.



### 7.11 C1 – COMMUNITY COMMERCIAL

7.11.1. **Purpose**

To provide for a broad range of services needed on a day to day basis by residents of urban neighbourhoods, hamlets, or rural areas. They are generally located at the intersection of major roads.

7.11.2. **Permitted Uses and Discretionary Uses**

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**Permitted Uses**

- Care centre, intermediate^
- Care centre, major^
- Care centre, minor^
- Financial service^
- Food service, restaurant^
- Food service, specialty^
- Gas bar\*
- Health service, minor^
- Office^
- Personal service establishment^
- Religious assembly, minor\*^
- Retail, convenience^
- Service station, minor\*
- Veterinary service, minor

**Discretionary Uses**

- Amusement centre^
- Animal grooming and care
- Commercial school^
- Drive-through vehicle service\*
- Emergency service^
- Food service, drive-in^
- Government service^
- Household repair service
- Library and exhibit^
- Neighbourhood pub^
- Recreation, indoor^
- Residential security/operator unit^
- Retail, alcohol\*^
- Retail, cannabis\*^  
*(Bylaw 16-2018 – April 24, 2018)*
- Retail, general^
- Service station, major\*
- Utility service, minor
- WECS, small\*

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**Uses containing a carat (^) may be prohibited or subject to limitations or additional regulations within Section 7.19, Heavy Industrial Transition Overlay**

7.11.3. **Fundamental Use Criteria**

- a) (none)

7.11.4. **Subdivision Regulations**

- a) The minimum lot width shall be 30.0 m.

7.11.5. **Development Regulations – Principal Building**

- a) The maximum floor area ratio shall be 1.0.
- b) The maximum height shall be 12.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) The minimum setback from the side lot line shall be 6.0 m.
- e) The minimum setback from the rear lot line shall be 6.0 m.

- f) The minimum setback from the side lot line and rear lot line shall be increased by 1.0 m for each storey above the first storey.

7.11.6. **Development Regulations – Development Abutting a Residential Zoning District**

The following regulations shall apply to development that abuts a residential Zoning District:

- a) The maximum floor area ratio shall be 1.0.
- b) The maximum height shall be 10.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) The minimum setback from a side lot line shall be 7.5 m.
- e) The minimum setback from the rear lot line shall be 7.5 m.
- f) The minimum setback from the side lot line or rear lot line that abuts a residential Zoning District shall be increased by 1.0 m for each storey above the first storey.

7.11.7. **Other Regulations**

- a) Retail alcohol shall only be considered on a lot greater than 0.8 ha.
- b) Retail, cannabis shall only be considered on a lot greater than 0.8 ha.  
*(Bylaw 16-2018 – April 24, 2018)*
- c) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.
- d) In addition to the regulations listed above, permitted and discretionary uses on the commercial site located at the southeast corner of the intersection of Range Road 222 and Third Avenue, Ardrossan are subject to the policy direction contained within the Ardrossan Area Structure Plan. *(Bylaw 32-2019 – February 10, 2020)*

## 7.12 C2 – ARTERIAL COMMERCIAL

### 7.12.1. Purpose

To provide for a diversity of commercial businesses in planned centres in the Urban Service Area displaying a high standard of appearance and design.

### 7.12.2. Permitted and Discretionary Uses

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#### Permitted Uses

Animal grooming and care  
 Business support service^  
 Care centre, intermediate^  
 Care centre, major^  
 Care centre, minor^  
 Convenience, vehicle rental  
 Custom workshops  
 Emergency service^  
 Entertainment, spectator^  
 Equipment, minor  
 Financial service^  
 Fleet service  
 Food service, drive-in^  
 Food service, restaurant^  
 Food service, specialty^  
 Funeral service^  
 Gas bar\*  
 Government service^  
 Greenhouse  
 Health service, minor^  
 Hotel^  
 Household repair service  
 Landscaping sales and service  
 Library and exhibit^  
 Motel^  
 Neighbourhood pub^  
 Nightclub^  
 Office^

#### Permitted Uses Cont'd

Personal service establishment^  
 Recreation, indoor^  
 Recycling drop-off  
 Religious assembly, minor\*^  
 Retail, alcohol\*^  
 Retail, cannabis\*^  
*(Bylaw 16-2018 – April 24, 2018)*  
 Retail, convenience^  
 Retail, general^  
 Service station, major\*  
 Service station, minor\*  
 Utility service, minor  
 Vehicle repair, major  
 Vehicle repair, minor  
 Vehicle sale/rental  
 Veterinary service, minor  
 Warehouse sales^

#### Discretionary Uses

Amusement centre^  
 Commercial storage  
 Contractor service, limited  
 Drive-through vehicle service  
 Education, private^  
 Education, public^  
 Flea market^  
 Parking, non-accessory  
 Private club^  
 Retail, second-hand^  
 Truck and Manufactured home  
 sale/rental  
 WECS, small\*

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**Uses containing a carat (^) may be prohibited or subject to limitations or additional regulations within Section 7.19, Heavy Industrial Transition Overlay**

- 7.12.3. **Fundamental Use Criteria**
- a) (none)
- 7.12.4. **Subdivision Regulations**
- a) The minimum lot width shall be 30.0 m.
- 7.12.5. **Development Regulations – Principal Building**
- a) The maximum floor area ratio shall be 2.0.
  - b) The maximum height shall be 14.0 m, except it is 23.0 m for a hotel on Lots 8 and 9, Block 248, Plan 1425559 (NE 10-53-23-W4) (*Bylaw 39-2015 – July 7, 2015*).
  - c) The minimum setback from the front lot line shall be 7.5 m.
  - d) The minimum setback from a side lot line shall be 6.0 m.
  - e) The minimum setback from a rear lot line shall be 6.0 m.
  - f) The minimum setback from a side lot line that abuts a residential Zoning District shall be 7.5 m.
  - g) The minimum setback from a rear lot line that abuts a residential Zoning District shall be 7.5 m.
  - h) The minimum setback from the side lot line or rear lot line that abuts a residential Zoning District shall be increased by 1.0 m for each storey above the first storey.
- 7.12.6. **Other Regulations**
- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

### 7.13 C3 – HIGHWAY COMMERCIAL

7.13.1. **Purpose**

To provide for a diversity of commercial, recreation, and tourist uses, largely intended for the public travelling along highways or in conjunction with tourist attractions.

7.13.2. **Permitted and Discretionary Uses**

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**Permitted Uses**

- Emergency service^
- Food service, drive in\*^
- Food service, restaurant^
- Food service, specialty^
- Neighbourhood pub^
- Gas bar\*
- Greenhouse
- Hotel^
- Landscaping sales and service
- Motel^
- Recreation, indoor^
- Recreation, outdoor^
- Retail, convenience^
- Service station, major\*
- Service station, minor\*
- Vehicle repair, major
- Vehicle repair, minor

**Discretionary Uses**

- Amusement centre^
- Campground^
- Commercial storage
- Equipment, minor
- Library and exhibit^
- Nightclub^
- Parking, non-accessory
- Private camp^
- Recreational vehicle storage, major\*  
*(Bylaw 39-2015 – July 7, 2015)*
- Residential security/operator unit^
- Retail, alcohol\*^
- Retail, cannabis\*^  
*(Bylaw 16-2018 – April 24, 2018)*
- Retail, general^
- Spectator sport^
- Truck and manufactured home sale/rental
- Utility service, minor
- Vehicle sale/rental
- WECS, small\*

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**Uses containing a carat (^) may be prohibited or subject to limitations or additional regulations within Section 7.19, Heavy Industrial Transition Overlay**

7.13.3. **Fundamental Use Criteria**

- a) (none)

7.13.4. **Subdivision Regulations**

- a) The minimum lot width shall be 60.0 m.

7.13.5. **Development Regulations**

- a) The maximum floor area ratio shall be 2.0.
- b) The maximum height shall be 10.0 m.
- c) The minimum height for a hotel shall be 16.0 m.

- d) The minimum setback from the front lot line shall be 7.5 m.
- e) Within the Rural Area, the minimum setback from the front lot line that abuts a highway shall be 30.0 m.
- f) The minimum setback from a side lot line shall be 6.0 m.
- g) The minimum setback from a rear lot line shall be 6.0 m.
- h) The minimum setback from a side lot line that abuts a residential Zoning District shall be 7.5 m.
- i) The minimum setback from a rear lot line that abuts a residential Zoning District shall be 7.5 m.

7.13.6. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

### 7.14 C4 – MAJOR COMMERCIAL

7.14.1. **Purpose**

To provide a wide range of commercial, institutional, cultural, entertainment, and other services in central locations in the Urban Service Area to serve Sherwood Park and beyond.

7.14.2. **Permitted and Discretionary Uses**

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**Permitted Uses**

- Animal grooming and care
- Business support service^
- Care centre, minor^
- Care centre, intermediate^
- Care centre, major^
- Commercial school^
- Convenience vehicle rental
- Education, private^
- Education, public^
- Emergency service^
- Entertainment, spectator^
- Financial service^
- Food service, restaurant^
- Food service, specialty^
- Gas bar\*
- Government service^
- Health service, minor^
- Hotel^
- Household repair service
- Library and exhibit^
- Motel^
- Neighbourhood pub^
- Nightclub^
- Office^
- Personal service establishment^
- Recreation, indoor^

**Permitted Uses cont'd**

- Religious assembly, minor\*^
- Retail, alcohol\*^
- Retail, cannabis\*^
- (Bylaw 16-2018 – April 24, 2018)*
- Retail, convenience^
- Retail, general^
- Retail, second hand^
- Service station, minor\*
- Veterinary service, minor

**Discretionary Uses**

- Amusement centre^
- Drive-through vehicle service\*
- Dwelling, apartment^
- Equipment, minor
- Fleet service
- Food service, drive in^
- Group home, minor\*
- Health service, major^
- Landscaping sales and service
- Parking, non-accessory
- Recycling depot
- Recycling drop-off
- Utility service, minor
- Vehicle repair, major
- Vehicle repair, minor
- Vehicle sale/rental
- WECS, small\*

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**Uses containing a carat (^) may be prohibited or subject to limitations or additional regulations within Section 7.19, Heavy Industrial Transition Overlay**

7.14.3. **Fundamental Use Criteria**

- a) Development of the commercial site bound by Sherwood Drive, Gatewood Boulevard and Georgian Way shall be limited to parking associated with

the principal use for that portion of the site located within 90 m of the Georgian Way road right-of-way as illustrated in the Centre in the Park Area Redevelopment Plan. (*Bylaw 56-2015 - Feb 23, 2016*)

7.14.4. **Subdivision Regulations**

- a) The minimum lot width shall be 30.0 m.

7.14.5. **Development Regulations – Principal Building**

- a) The maximum floor area ratio shall be 2.0.
- b) The maximum height shall be 40.0 m.
- c) The minimum setback from the front lot line shall be 7.5 m.
- d) The minimum setback from a side lot line shall be 6.0 m.
- e) The minimum setback from a rear lot line shall be 6.0 m.
- f) The minimum setback from a rear lot line that abuts a residential Zoning District shall be 7.5 m.

7.14.6. **Other Regulations**

- a) Apartment dwellings are permitted only above the first storey.
- b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.



## 7.15 C5 – SERVICE COMMERCIAL

### 7.15.1. Purpose

To provide for a compatible mix of low intensity business and service commercial uses in planned centres with good visibility and accessibility.

### 7.15.2. Permitted and Discretionary Uses

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#### Permitted Uses

Animal grooming and care  
 Broadcasting studio  
 Business support service^  
 Contractor service, limited  
 Convenience vehicle rental  
 Custom indoor manufacturing  
 Drive-through vehicle service\*  
 Entertainment, spectator^  
 Equipment, minor  
 Financial service^  
 Food and beverage products  
 Food service, drive-in^  
 Food service, restaurant^  
 Food service, specialty^  
 Funeral service^  
 Gas bar\*  
 Government service^  
 Household repair service  
 Office^  
 Personal service establishment^  
 Recreation, indoor^  
 Recycling depot  
 Recycling drop-off  
 Religious assembly, minor\*^  
 Retail, convenience^  
 Service station, major\*  
 Service station, minor\*  
 Vehicle repair, major  
 Vehicle repair, minor  
 Vehicle sale/rental  
 Veterinary service, minor  
 Warehouse sales^  
 Warehousing and storage

#### Discretionary Uses

Amusement centre^  
 Auctioneering establishment^  
 Bingo hall^  
 Care centre, intermediate^  
 Care centre, major^  
 Commercial school^  
 Commercial storage  
 Contractor service, general  
 Emergency service^  
 Fleet service  
 Food service, mobile catering  
 Health service, minor^  
 Neighbourhood pub^  
 Parking, non-accessory  
 Recycling, oil depot  
 Residential security/operator unit^  
 Retail, alcohol\*^  
 Retail, cannabis\*^  
*(Bylaw 16-2018 – April 24, 2018)*  
 Retail, general^  
 Retail, secondhand^  
 Truck and manufactured home  
 sale/rental  
 Utility service, minor  
 WECS, small\*

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**Uses containing a carat (^) may be prohibited or subject to additional regulations within Section 7.19, Heavy Industrial Transition Overlay**

- 7.15.3. **Fundamental Use Criteria**
- a) No industrial uses shall be permitted which carry out their operations such that there would be a nuisance factor from noise, odour, earthborne vibrations, heat, high brightness light sources, or dust created outside an enclosed building.
- 7.15.4. **Subdivision Regulations**
- a) The minimum lot width shall be 30.0 m.
- 7.15.5. **Development Regulations – Principal Building**
- a) The maximum floor area ratio shall be 1.0.
  - b) The maximum height shall be 12.0 m.
  - c) The minimum setback from the front lot line shall be 7.5 m.
  - d) The minimum setback from a side lot line shall be 3.0 m.
  - e) The minimum setback from a side lot line that abuts a flanking road shall be 6.0 m.
  - f) The minimum setback from a rear lot line shall be 3.0 m.
  - g) The minimum setback from a rear lot line that abuts a residential Zoning District shall be 6.0 m.
- 7.15.6. **Other Regulations**
- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

## 7.16 ILT – LIGHT INDUSTRIAL

### 7.16.1. Purpose

To provide an area that will facilitate services or businesses of an industrial nature which do not create or generate nuisance factors outside an enclosed building. Outdoor storage in this Zoning District will provide for a limited amount of products, supplies or vehicles, which shall be completely screened from roads and adjacent properties.

### 7.16.2. Permitted Uses and Discretionary Uses

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#### Permitted Uses

Broadcasting studio  
 Business support service^  
 Commercial school^  
 Commercial storage (indoor storage only)  
 Contractor service, limited  
 Convenience vehicle rental  
 Custom indoor manufacturing  
 Custom workshops  
 Drive through vehicle service  
 Equipment, minor  
 Financial services^  
 Food service, drive-in^  
 Food service, mobile catering  
 Food service, restaurant (located within a multi-lot industrial development)^  
 Food specialty (located within a multi-lot industrial development)^  
 Household repair service  
 Office^  
 Recreation, indoor^  
 Utility service, minor  
 Vehicle repair, minor  
 Veterinary service, minor  
 Warehousing and storage (indoor only)

#### Discretionary Uses

Auctioneering establishment (indoor storage only)^  
 Care centre, intermediate^  
 Care centre, major^  
 Contractor service, general  
 Equipment, major  
 Flea market (indoor sales only)^  
 Fleet services  
 Food and beverage products  
 Funeral service^  
 Gas bar  
 Greenhouse  
 Government service^  
 Industrial, general  
 Parking, non-accessory  
 Recreational vehicle storage, major\*  
*(Bylaw 39-2015 – July 7, 2015)*  
 Recycling depot  
 Recycling drop-off  
 Recycling oil depot  
 Residential security/operator unit^  
 Retail, alcohol^  
 Retail, cannabis\*^  
*(Bylaw 16-2018 – April 24, 2018)*  
 Retail, secondhand^  
 Utility service, major  
 Vehicle repair, major  
 WECS, small\*

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**Uses containing a carat (^) may be prohibited or subject to additional regulations within Section 7.19, Heavy Industrial Transition Overlay**

- 7.16.3. **Fundamental Use Criteria**
- a) (none)
- 7.16.4. **Subdivision Regulations**
- a) The minimum lot width shall be 30.0 m.
  - b) The minimum lot depth shall be 35.0 m.
- 7.16.5. **Development Regulations**
- a) The maximum floor area ratio shall be 0.5.
  - b) The maximum height shall be 15.0 m.
  - c) The minimum setback from the front lot line shall be 7.5 m.
  - d) The minimum setback from a side lot line shall be 4.0 m.
  - e) The minimum setback from a side lot line that abuts a flanking road shall be 6.0 m.
  - f) The minimum setback from a rear lot line shall be 4.0 m.
  - g) The minimum setback from a rear lot line that abuts a residential Zoning District shall be 7.5 m.
- 7.16.6. **Other Regulations**
- a) No operation or activity associated with any use in this Zoning District shall be permitted which would create a nuisance factor from noise, odour, earthborne vibrations, heat, intense light sources or dust, outside an enclosed building.
  - b) All loading, service, garbage collection and storage areas (where permitted), shall be located to the rear and sides of the principal building and shall be screened from view from any road other than a lane, and from adjacent sites by a wall, landscape materials, berms, fences, or a combination of these features, to the satisfaction of the Development Officer.
  - c) Commercial vehicles and equipment associated with convenience vehicle rental, fleet services or mobile catering food service may be stored on-site, provided the area used for storage of these vehicles does not exceed the area of the building used by the business to carry out its operations. No materials, equipment or vehicles shall be in a state of disrepair.
  - d) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

## 7.17 IM – MEDIUM INDUSTRIAL

### 7.17.1. Purpose

To provide for a broad range of compatible commercial and industrial uses, some of which have outdoor storage or activities. This Zoning District is generally not located adjacent to residential areas because of potential nuisance factors.

### 7.17.2. Permitted Uses and Discretionary Uses (Amendment by Bylaw 39-2015 on July 7, 2015, Bylaw 1-2016 on Jan 22, 2016)

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#### Permitted Uses

Agricultural support service  
 Agriculture, general  
 Animal grooming and daycare facility  
 Animal hospital and shelter  
 Auctioneering establishment^  
 Autobody repair and paint shop  
 Commercial storage  
 Contractor service, general  
 Contractor service, limited  
 Custom indoor manufacturing  
 Emergency service^  
 Equipment, major  
 Equipment, minor  
 Funeral service  
 Outdoor storage  
 Recreational vehicle storage, major (Bylaw 39-2015, July 7, 2015)  
 Recycling depot  
 Recycling drop-off  
 Service station, minor  
 Truck and manufactured home sales/rental  
 Utility service, minor  
 Vehicle repair, major  
 Vehicle repair, minor  
 Veterinary service, major  
 Veterinary service, minor  
 Warehousing and storage  
 WECS, small\*

#### Discretionary Uses

Abattoir  
 Agriculture, intensive horticulture  
*(Bylaw 63-2017 – Nov 7, 2017)*  
 Agriculture, product processing  
*(Bylaw 63-2017 – Nov 7, 2017)*  
 Asphalt plant, minor  
*(Bylaw 1-2016 – Jan 19, 2016)*  
 Bulk fuel depot  
 Business support service^  
 Cannabis production facility  
*(Bylaw 68-2017 – Jan 26, 2018)*  
 Concrete plant, major  
*(Bylaw 1-2016 – Jan 19, 2016)*  
 Concrete plant, minor  
*(Bylaw 1-2016 – Jan 19, 2016)*  
 Food and beverage products  
 Food service, specialty^  
 Industrial, general^  
 Parking, non-accessory  
 Recreation, indoor^  
 Recycling, oil depot  
 Residential security/operator unit^  
 Retail, convenience^  
 Utility service, major  
 Warehouse sales^  
 Waste management, minor

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

**Uses containing a carat (^) may be prohibited or subject to additional regulations within Section 7.19, Heavy Industrial Transition Overlay**

- 7.17.3. **Fundamental Use Criteria**
- a) (None)
- 7.17.4. **Subdivision Regulations**
- a) The minimum lot width shall be 20.0 m.
- 7.17.5. **Development Regulations – Principal Building**
- a) The maximum floor area ratio shall be 2.0.
  - b) The maximum height shall be 18.0 m.
  - c) The minimum setback from the front lot line shall be 6.0 m.
  - d) The minimum setback from a side lot line shall be 6.0 m.
  - e) The minimum setback from a rear lot line shall be 6.0 m.
  - f) The Development Officer may reduce the minimum setback from a side lot line or a rear lot line where the site is serviced by rail.
- 7.17.6. **Other Regulations**
- a) General industrial, asphalt plant, and concrete plant uses shall not create any nuisance effect beyond the boundaries of the site. (*Bylaw 1-2016 – Jan 19, 2016*)
  - b) Safety, risk and environmental assessment are integral components of the industrial development review process. Where there are potential effects or risk associated with a proposed development, a Development Officer shall require an applicant to retain a qualified professional to provide an environmental impact assessment or a quantitative risk assessment report or both for the proposed development.
  - c) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

### 7.18 IH – HEAVY INDUSTRIAL

7.18.1. **Purpose**

To provide for large scale and major industrial uses that may have large land requirements and some nuisance effects on adjacent sites.

7.18.2. **Permitted Uses and Discretionary Uses**

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**Permitted Uses**

- Agriculture, general
- Equipment, major
- Outdoor storage
- Recycling, oil depot
- Utility service, minor
- Warehousing and storage
- WECS, small\*

**Discretionary Uses**

- Abattoir
- Aggregate extraction\*
- Asphalt plant, major  
*(Bylaw 1-2016 – Jan 19, 2016)*
- Asphalt plant, minor  
*(Bylaw 1-2016 – Jan 19, 2016)*
- Concrete plant, major  
*(Bylaw 1-2016 – Jan 19, 2016)*
- Concrete plant, minor  
*(Bylaw 1-2016 – Jan 19, 2016)*
- Emergency service
- Industrial, general
- Industrial, heavy
- Parking, non-accessory
- Residential security/operator unit
- Service station, minor
- Utility service, major
- Waste management, major
- Waste management, minor
- WECS, large (single)\*
- Wrecking yard

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

7.18.3. **Fundamental Use Criteria**

- a) (none)

7.18.4. **Subdivision Regulations**

- a) The minimum lot width shall be 50.0 m.

7.18.5. **Development Regulations**

- a) The minimum setback from a lot line abutting a road shall be 30.0 m.
- b) The minimum setback from the front lot line shall be 15.0 m.
- c) The minimum setback from a side lot line shall be 15.0 m.
- d) The minimum setback from a rear lot line shall be 15.0 m.
- e) Despite the above, the Development Officer may require a greater setback for a use that may interfere with the safety and amenity of adjacent sites.

**7.18.6. Other Regulations**

- a) Despite the landscaping requirements of Section 3.10, the Development Officer may approve alternate landscape treatments where provision of soft landscaping may result in a fire hazard.
- b) Safety, risk and environmental assessment are integral components of the industrial development review process. Where there are potential effects or risk associated with a proposed development, a Development Officer shall require an applicant to retain a qualified professional to provide an environmental impact assessment or a quantitative risk assessment report or both for the proposed development.
- c) No new development nor expansion to an existing development approved in this Zoning District shall present an annual individual fatality risk in excess of the maximum probabilities specified at the following locations:
  - i) at a distance of 1.5 km (risk of incident 1:100,000) beyond the nearest IH property boundary in the IH district containing the site;
  - ii) at a distance of 3.0 km (risk of incident 1:1,000,000) beyond the nearest IH property boundary in the IH district containing the site.
- d) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.



### 7.19 IHO – HEAVY INDUSTRIAL TRANSITION OVERLAY

7.19.1. **Purpose**

To protect heavy industrial development by avoiding conflicts from the development of significant residential or assembly uses within 1.5 km of the nearest boundary of the IH – Heavy Industrial Zoning District. Additional restrictions on the most sensitive uses extend 3.0 km of the nearest boundary of the IH – Heavy Industrial Zoning District. The application of use restrictions and additional regulations is to reduce the risks to public safety and minimize nuisance associated with heavy industry as well to facilitate emergency management in the event of an industrial accident through the implementation of buffers and transition zones.

7.19.2. **Permitted Uses**

a) Permitted uses are those permitted in the underlying Zoning District unless they are prohibited by Sections 7.19.5, 7.19.6 or listed as a discretionary use by Sections 7.19.3 or 7.19.4. *(Bylaw 14-2018 – Mar 27, 2018)*

7.19.3. **Discretionary Uses (within 1.5 km of the nearest boundary of the IH – Heavy Industrial Zoning District)**

a) The following uses are discretionary within 1.5 km of the nearest boundary of the IH – Heavy Industrial Zoning District as shown on Schedule “B”, if they are permitted or discretionary uses in the underlying Zoning District:

Business support service	Retail, alcohol
Financial service	Retail, cannabis*
Food service, drive-in	<i>(Bylaw 16-2018 – April 24, 2018)</i>
Government service	Retail, convenience
Office	Retail, general
Personal service establishment	Retail, secondhand
	Warehouse sales

7.19.4. **Discretionary Uses (between 1.5 and 3.0 km of the nearest boundary of the IH – Heavy Industrial Zoning District)**

a) The following uses are discretionary between 1.5 km and 3.0 km of the nearest boundary of the IH – Heavy Industrial Zoning District as shown on Schedule “B”, if they are permitted or discretionary uses in the underlying Zoning district:

Auctioneering establishments	Library and exhibit
Bingo hall	Motel
Care centre, intermediate	Recreation, community
Commercial school	Recreation, indoor
Education, private	Recreation, outdoor
Education, public	Religious assembly
Entertainment spectator	Retail, general
Exhibition & convention facility	Retail, secondhand
Flea market	Temporary shelter service
Health service, minor	Tourist Campsite
Hotel	Warehouse sales

7.19.5. **Prohibited Uses (within 1.5 km of the nearest boundary of the IH – Heavy Industrial Zoning District)**

- a) The following uses are prohibited within 1.5 km of the nearest boundary of the IH – Heavy Industrial Zoning District as shown on Schedule “B”, regardless if they are permitted or discretionary in the underlying Zoning District:

All residential uses	Hotel
Amusement centre	Industrial, general (at which dangerous goods are produced, processed, handled, stored, used or disposed, and where a quantitative risk assessment determines the potential increased risk of an industrial accident)
Apartment hotel	Industrial, heavy
Auctioneering establishment	Library and exhibit
Bed and breakfast	Motel
Bingo hall	Neighbourhood pub
Boarding and lodging house	Nightclub
Campground	Office, call centre
Care centre, intermediate	Private camp
Care centre, major	Private club
Care centre, minor	Recreation, community
Commercial school	Recreation, indoor
Congregate housing	Religious assembly
Correction service	Residential security/operator unit
Dormitory, associated with education, private or public	Spectator sports
Education, private	Temporary shelter service
Education, public	
Emergency service	
Entertainment, spectator	
Exhibition and convention facility	
Flea market	
Food service, restaurant	
Food service, specialty	
Funeral service	
Group home, major	
Group home, minor	
Health service, major	
Health service, minor	

7.19.6. **Prohibited Uses (between 1.5 km and 3.0 km of the nearest boundary of the IH – Heavy Industrial Zoning District)**

- a) The following uses are prohibited within 3.0 km of the nearest boundary of the IH Heavy Industrial Zoning District as shown on Schedule "B", regardless if they are permitted or discretionary uses in the underlying Zoning Districts.

All residential uses	Industrial, general (at which
Apartment Hotel	dangerous goods are
Bed and breakfast	produced, processed,
Boarding and lodging house	handled, stored, used or
Care centre, major	disposed, and where a
Congregate housing	quantitative risk assessment
Correction service	determines the potential
Dormitory, associated with	increased risk of an industrial
education, private or public	accident)
Emergency service	Industrial, heavy
Group home, major	Residential security/operator
Group home, minor	unit
Health service, major	Spectator sports

7.19.7. **Fundamental Use Criteria**

- a) It is a fundamental use criterion of any of the above permitted or discretionary uses, that notwithstanding the development regulations in this Zoning District, or the underlying Zoning District that:
  - i) Between 0 km and 1.5 km of the IH – Heavy Industrial Zoning District, the floor area ratio shall not exceed 0.5.
  - ii) Despite Section 7.19.7 a) i), the maximum floor area ratio shall not exceed 0.20 for the following uses: retail general, warehouse sales, office and government service.
  - iii) Between 1.5 km and 3.0 km of the IH – Heavy Industrial Zoning District, the floor area ratio shall not exceed 0.5 (*Bylaw 39-2015 - July 7, 2015*).
  - iv) Despite Section 7.19.7 a) iii), the maximum floor area ratio shall not exceed 0.35 for the following uses: retail general, warehouse sales, and health service, minor.

7.19.8. **Subdivision Regulations**

- a) The subdivision regulations of the underlying Zoning District apply.

7.19.9. **Development Regulations**

The following regulations apply in addition to those of the underlying Zoning District. Where any conflict exists, the more restrictive regulation shall apply:

- a) The maximum height within 0 km to 1.5 km of the nearest boundary of the IH Heavy Industrial zoning district is 10 m except for general industrial uses in which case the height of the underlying Zoning District shall apply.
- b) The maximum height within 1.5 km to 3.0 km of the nearest boundary of the IH – Heavy Industrial Zoning District is the lesser of 16.0 m or the height of the underlying Zoning District.
- c) Where one parcel is bisected by the 1.5 km boundary line of the IH-O Heavy Industrial Transition Overlay, the uses and development regulations on each side of the boundary line shall follow the

applicable provisions as described in this Bylaw. Where there is a dispute or doubt as to the location of the 1.5 km boundary line, it shall be determined by the Development Officer in accordance with Section 1.16.7

- d) The maximum floor area ratio for one parcel shall not be transferable to another parcel, in order to permit greater density than is intended for the one parcel.
- e) All site and building designs, except for renovations or additions of less than 10 % of the existing gross floor area, shall be designed for ease of evacuation, access by emergency services, and mechanical systems to provide protection to occupants in the case of a significant industrial accident.
- f) All sites and buildings shall be designed in accordance with the County's Emergency Services requirements or policy.
- g) In addition to compliance with the Alberta Safety Code and Alberta Fire Code, any on-site production, processing, handling, storage, use or disposal of dangerous goods in excess of the quantities identified under the Alberta Fire Code, with reference to Small Quantity Exemptions for Dangerous Goods may, at the discretion of a Development Officer, require that the applicant retain a qualified professional to prepare a risk assessment report to determine the risk of an industrial accident, or the potential of additional risk resulting from the cumulative quantities of dangerous goods located at other surrounding facilities.
- h) The Development Officer shall require for a development permit application for a general industrial use, at which dangerous goods are produced, processed, handled, stored or disposed of on-site, that an applicant retain a qualified professional acceptable to the Development Officer to prepare a risk assessment review statement.

7.19.10. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

## 7.20 MI – MAJOR INSTITUTIONAL

7.20.1. **Purpose**

To provide for major institutional and community services uses and facilities to serve the County and the surrounding area.

7.20.2. **Permitted Uses and Discretionary Uses**

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**Permitted Uses**

Care centre, intermediate  
Care centre, major  
Education, private  
Education, public  
Government service  
Group home, major  
Health service, minor  
Health service, major  
Utility service, minor

**Discretionary Uses**

Congregate housing  
Cultural/entertainment facility  
Emergency service  
Library and exhibit  
Recreation, community  
Recreation, indoor  
Recreation, outdoor  
Religious assembly, major  
WECS, small\*

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**Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)**

7.20.3. **Fundamental Use Criteria**

a) (None)

7.20.4. **Subdivision Regulations**

a) The minimum lot width shall be 30.0 m.

7.20.5. **Development Regulations – Principal Building**

- a) The maximum height shall be 40.0 m.
- b) The minimum setback from a lot line to the principal building shall be 6.0 m.
- c) The minimum setback from a lot line that abuts a residential Zoning District to a principal building shall be 20.0 m.
- d) The maximum site coverage shall be 50%.

7.20.6. **Accessory Uses**

- a) The following uses may be considered by the Development Authority as a permitted use when located within a principal use:
  - i) religious assembly, minor
  - ii) retail, convenience
  - iii) food service, specialty
  - iv) food service, restaurant
- b) A helipad may be considered by the Development Authority as accessory use to a health service, major use.

7.20.7. **Other Regulations**

- b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.