

Residential Land Use Districts

8.1. Application

Sections 8.2 through 8.29 shall apply to all residential land use districts under this Bylaw.

8.2. Accessory Buildings (BL31/2013)

Except as otherwise provided in this Bylaw, an accessory building:

- (a) must not be located in a front yard;
- (b) must be located a minimum of 1.0 m from side and rear property lines when located in a rear yard;
- (c) may be located in a screened side yard, provided it is a minimum of 1.2 m from the side property line; **(BL31/2013, BL 22/2020)**
- (d) must not be more than 3.7 m in height above finished grade;
- (e) must be located a minimum of 1.5 m from the principal building unless determined otherwise by the Development Officer; and **(BL2/2018, BL 22/2020)**
- (f) must be located a minimum of 1.5 m from another accessory structure unless determined otherwise by the Development Officer. **(BL2/2018)**

8.3. Air Conditioners

A freestanding exterior air conditioner must not be:

- (a) located in a front yard; or
- (b) located less than 1 m from side and rear property lines.

8.4. Amenity Area, Common (BL2/2018)

In R3, R3A, R4, or DR Districts:

- (a) notwithstanding the requirements of Section 8.5, up to 25% of the required amenity area, private may be substituted for an amenity area, common that is accessible to all residents, at the discretion of the Development Officer. Common amenity areas may include:
 - (i) a rooftop amenity area and/or rooftop garden;
 - (ii) a balcony or terraced balcony;
 - (iii) an at grade amenity area, including a common garden area; and/or
 - (iv) some other common amenity area including an interior amenity area not less than 30 sq. m which is common to and accessible by all residents, excluding parking lot and pedestrian walkways.

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- (b) An amenity area, common at ground level adjacent to public areas must have a landscape buffer at least 1 m wide, or fence with a minimum height of 1.2 m.

8.5. Amenity Area, Private (BL2/2018)

- (a) In R3, R3A, R4, or DR Districts, each dwelling unit must provide at least one of the following forms of private amenity area:
 - (i) a balcony;
 - (ii) a patio; or
 - (iii) a recessed balcony or sunroom enclosed with exterior windows.
- (b) An amenity area, private must be located next to a habitable room.
- (c) An amenity area, private that is located at ground level must have a minimum depth of 6 m, except where a dwelling unit is adjacent to a P District, in which case a minimum depth of 5 m must be provided.
- (d) An amenity area, private that is located in a dwelling unit located above ground level must have a minimum area of 5 sq. m.
- (e) An amenity area, private at ground level must be screened with a fence or wall with a minimum height of 1.2 m.
- (f) An amenity area, private at ground level adjacent to public areas must have a landscape buffer at least 1 m wide or fence with a minimum height of 1.2 m.

8.6. Apartment Development (BL2/2018)

(1) **Location of Buildings**

In R3, R3A, R4, and DR Districts; the minimum separation distances for apartment buildings are:

- (a) 10 m between the exterior wall of an apartment building and any other residential building; and
- (b) 4 m between the exterior wall of each apartment building; and
 - (i) a common walkway;
 - (ii) a roadway; and
 - (iii) a common or visitor parking stall located on-site; and
- (c) 1.5 m between a principal building and an accessory building, except for a common amenity building which has a separation distance determined by the Development Officer; and

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- (d) separation distances may be determined by the Development Officer for any portion or portions of a building containing ground floor non-residential uses.

8.7 Architectural Projections (BL2/2018)

- (a) Architectural projections shall be permitted to extend into a required yard up to 0.6 m, with the exception of required minimum side yards, within which no architectural projections shall be permitted.
- (b) The architectural projection shall not extend the entire length of a room.

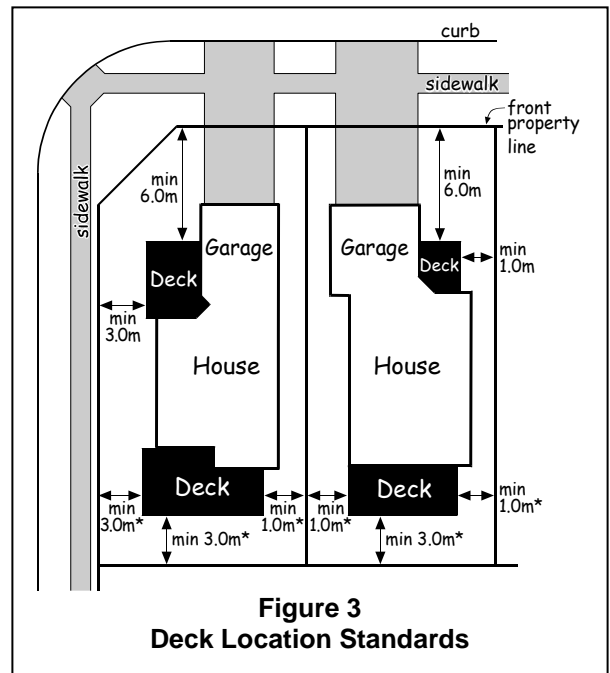
8.8. Below Grade Development

Stairways and steps attached to the principal building that are located below finished grade must not:

- (a) project more than 1 m into a required side yard setback unless the yard provides or is required to provide driveway access to a detached garage or carport in a rear yard setback in which case no projection is allowed; or
- (b) be located less than 1 m from the side property line.

8.9. Decks

- (1) A deck must:
 - (a) meet the required front yard setback of the principal building;
 - (b) be located at least 1 m from a side property line; and
 - (c) be located at least 3 m from the rear property line (Figure 3).
 - (d) notwithstanding the provisions under clause (b), a deck may be developed to a 0 m setback along the common property line on semi-detached dwellings, and townhousing. (BL2/2018)
- (2) An unenclosed deck located in a side yard that adjoins a public roadway in a corner lot must be located at least 3 m from a property line adjoining a public roadway (Figure 3).



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- (3) If a deck is more than 1.5 m above finished grade, it must be located at least 5 m from all property lines, unless:
 - (a) the Development Officer determines that a 5 m separation from all property lines is not required due to site conditions; and
 - (b) the deck complies with the side yard setback of the principal building.
- (4) If a covered deck is attached to a principal structure, the deck shall meet the minimum setback requirements for the principal structure.
- (5) Decks less than 0.6 m above finished grade may be built to the interior side property line.

8.10. Design Criteria (BL2/2018)

- (1) In R3, R3A, R4, or DR Districts:
 - (a) no building façade shall exceed 60 m in length, at the discretion of the Development Officer;
 - (b) building façade(s) shall be articulated by a combination of recesses, entrances, windows, projections, change in building materials, colours, roof design, or physical breaks in building mass, to create attractive streetscapes and interfaces at the discretion of the Development Officer. A continuous building façade without recess, balcony or other form of articulation shall not exceed 15 m in horizontal direction;
 - (c) building massing must respect the existing topography of the site by terracing the building where appropriate;
 - (d) rooftop mechanical equipment must be screened on all sides and on top to the specification and satisfaction of the Development Officer;
 - (e) walls, including retaining walls, for general landscaping, amenity areas, private and amenity areas, common, and perimeter walls must be constructed or finished in a similar material and colour to that used for the principal building exterior; at the discretion of the Development Officer.
- (2) In R3A, R4, or DR Districts:
 - (a) all exterior pedestrian entrances to an apartment building must have overhead weather protection;
 - (b) walkways must be at least 1.5 m wide; and
 - (c) the principal pedestrian entrance to an apartment building must have barrier-free access.

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- (g) encroaching onto a required front yard.

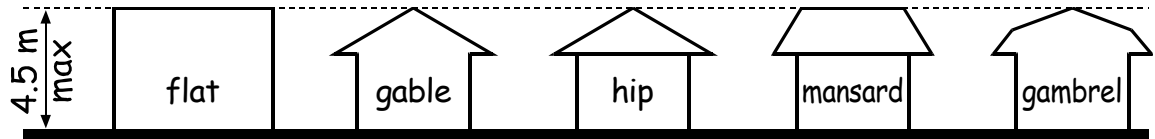


Figure 5
Maximum Detached Garage Height

- (2) In addition to the requirements in subsection (1), on a corner lot, a detached garage or carport must be located at least 4.5 m from the side property line adjoining the public roadway where there is no sidewalk or 6 m from the edge of the sidewalk nearest the property line, whichever is greater; and the face of the garage must be located at least 6 m from the edge of the sidewalk closest to the development.
- (3) The Development Officer may approve a breezeway that connects a detached garage to a principal building if it is built in compliance with the Alberta Building Code and does not exceed 13.5 sq. m in gross floor area.

8.12. Dwelling, Garage Suite (BL2/2018)

- (1) A dwelling, garage suite shall be accessory to the principal dwelling unit and shall:
- (a) be located in a rear or side yard;
 - (b) meet side yard setback requirements for the principal building;
 - (c) meet the rear yard setback requirements for a detached garage;
 - (d) have a maximum habitable net floor area of 75 sq. m; and
 - (e) be architecturally compatible with the principal dwelling unit.
- (2) Consideration should be given to privacy for the suite, the principal dwelling unit, and dwelling unit(s) on adjacent properties through the placement of windows, decks and balconies.
- (3) A garage containing a dwelling, garage suite shall have a maximum height of 7.0 m from finished grade; or 6.5 m with a roof slope equal to or less than 2/12 (Figure 5a).
- (4) Only one dwelling, garage suite; dwelling, garden suite; or dwelling, secondary suite; is permitted on a lot with a single-detached house. **(BL 22/2020)**
- (5) A dwelling, garage suite must be located a minimum of 4 m from the principal dwelling.

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- (6) A dwelling, garage suite shall not be subject to separation from the principal dwelling by registration of a condominium or subdivision plan.
- (7) A dwelling, garage suite shall not be considered in the calculation of densities as outlined in statutory plans.

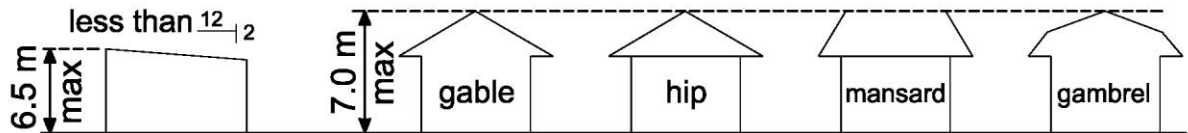


Figure 5a
Maximum Height for Detached Garage with Garage Suite

8.13. Dwelling, Garden Suite (BL2/2018)

- (1) A dwelling, garden suite shall be accessory to the principal dwelling unit and shall:
 - (a) be located in a rear or side yard;
 - (b) meet side yard setback requirements for the principal building;
 - (c) meet rear yard setback requirements for a detached garage, as per Section 8.11;
 - (d) have a maximum floor area of 50 sq. m; and
 - (e) be architecturally compatible with the principal dwelling unit.
- (2) Consideration should be given to privacy for the suite, the principal dwelling unit, and dwelling unit(s) on adjacent properties through the placement of windows, decks and balconies.
- (3) A dwelling, garden suite shall have a maximum height of 4.5 m from finished grade or 4.0 m with a roof slope of 2/12 or less.
- (4) Only dwelling, garage suite; dwelling, garden suite; or dwelling, secondary suite; is permitted on a lot with a single-detached house. **(BL 22/2020)**
- (5) A dwelling, garden suite must be located a minimum of 4 m from the principal dwelling.
- (6) A dwelling, garden suite shall not be subject to separation from the principal dwelling by registration of a condominium or subdivision plan.
- (7) A dwelling, garden suite shall not be considered in the calculation of densities as outlined in statutory plans.

8.14. Dwelling, Secondary Suite (BL2/2018)

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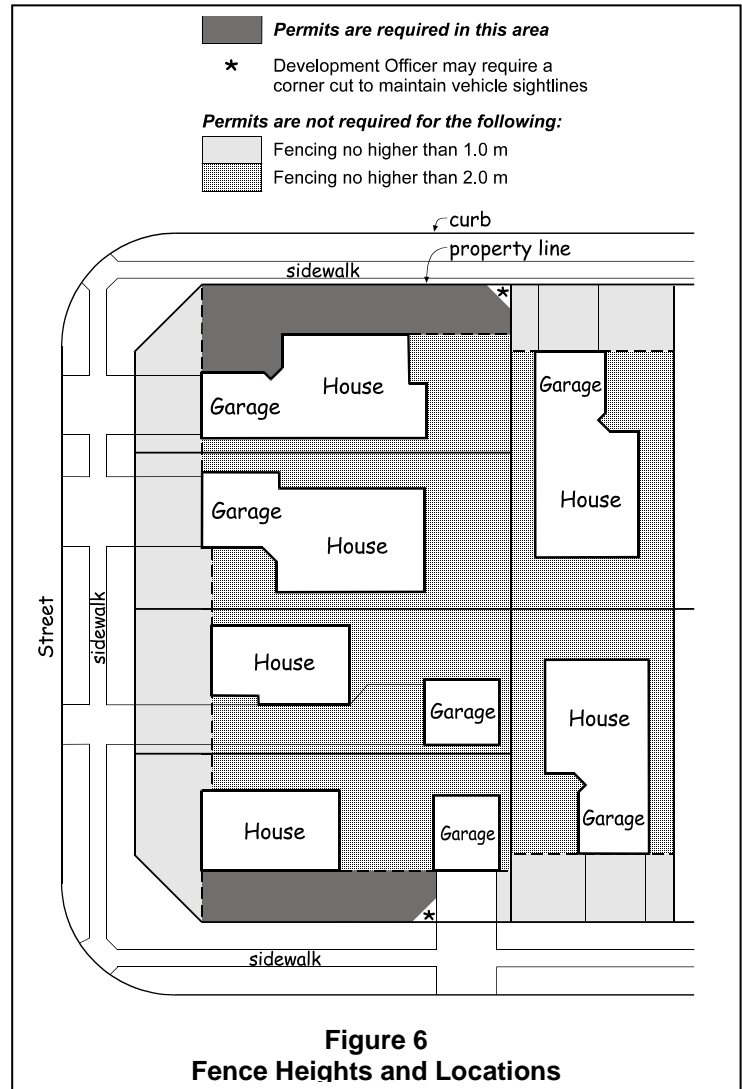
- (1) A dwelling, secondary suite shall be accessory to the principal dwelling unit.
- (2) Only dwelling, garage suite; dwelling, garden suite; or dwelling, secondary suite; is permitted on a lot with a single-detached house. **(BL 22/2020)**
- (3) A dwelling, secondary suite shall have a maximum of three bedrooms.
- (4) The minimum area of a dwelling, secondary suite shall be not less than 30 sq. m.
- (5) A dwelling, secondary suite shall not be considered in the calculation of densities as outlined in statutory plans.
- (6) A dwelling, secondary suite shall have a separate entry from the principal dwelling unit, either from a common indoor landing or from the exterior. If the entry is from the exterior, it shall be located on the side or rear of the principal dwelling unit.
- (7) A dwelling, secondary suite shall not be subject to separation from the principal dwelling by registration of a condominium or subdivision plan.

8.15. **Fences**

(Figure 6)

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- (1) A fence in or around a front yard must not exceed 1 m in height except where required under Section 6.5.
- (2) Any other fence must not exceed 2 m in height.
- (3) For the purposes of subsection (1) only, the depth of a front yard shall be the distance from the front property line to the foremost portion of the on-site principal building or the principal building on the lot adjacent to the fence, whichever is greater.
- (4) For a fence that is to be constructed on top of a retaining wall or within 1 m of the top of a retaining wall, the maximum height of the fence shall be determined from a point that is one-half the height of the subject retaining wall.
- (5) Notwithstanding anything in this section, no fence is permitted in the front or side yard of a corner lot if, in the opinion of the Development Officer, the fence will block or impede traffic sight lines.



8.16. Fire Pits and Barbecues

A fixed outdoor fire pit, barbecue, fireplace or stove must not be:

- (a) located in a front or side yard;
- (b) located less than 3 m from side and rear property lines; or
- (c) located less than 3 m from any building.

8.17. Group Homes

A group home shall comply with the following regulations:

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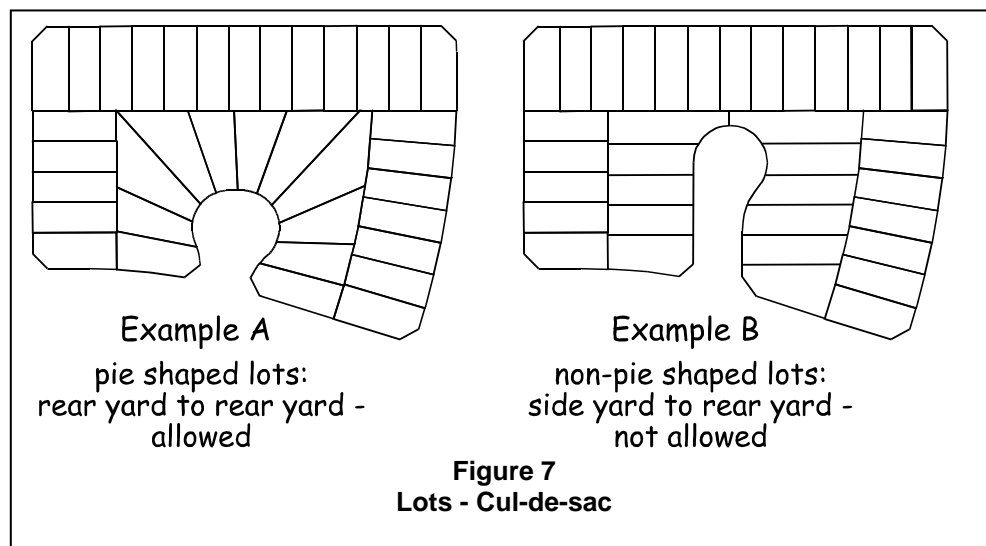
- (a) the Development Officer shall establish the maximum number of residents, to a maximum of 6 residents, having regard for the nature of the group home and the density of the district in which it is located;
- (b) the group home shall not generate pedestrian or vehicular traffic or parking in excess of that which is characteristic of the district in which it is located; and
- (c) **DELETED (BL 12/2019)**

8.18. Lot Coverage

Notwithstanding Section 1.9(8), the Development Officer shall include the area of the principal building and accessory buildings including, but not limited to, gazebos, sheds, attached or detached garages and carports; covered or enclosed decks and verandas; dwelling, garage suites; and dwelling, garden suites in the calculation of lot coverage. **(BL2/2018)**

8.19. Lots - Cul-de-sac (BL2/2018)

Where a lot is located on a cul-de-sac bulb adjacent to another existing or future residential development, the lot shall be a pie-shaped lot sharing a rear property with the adjacent residential development (Figure 7).

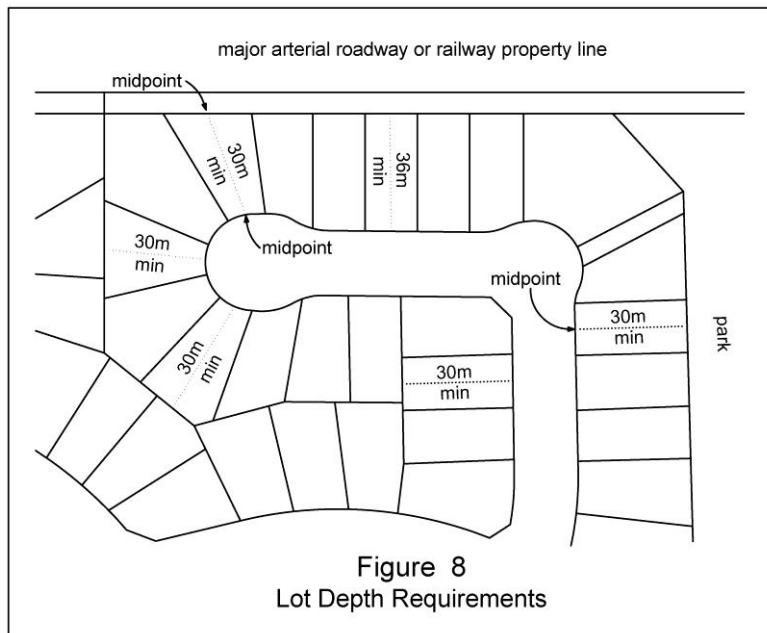


8.20. Lot Depth (BL2/2018)

In R1, R2, R3, RX, and RXL Districts, the minimum lot depth is:

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- (a) 36 m, if the lot is adjacent to or backs onto a major arterial roadway identified in Schedule B; or backs onto a railway property line;
- (b) 30 m, if the lot is pie-shaped and is located on a bulb of a cul-de-sac, or on a partial bulb on an outside corner of a public roadway, and is adjacent to or backs onto a major arterial roadway identified in Schedule B; and
- (c) 30 m in all other cases (Figure 8).

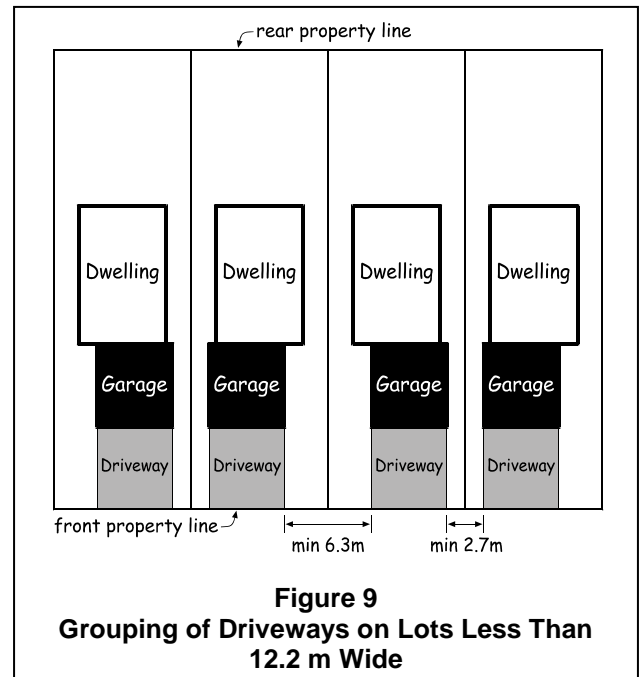


8.21. Lots less than 12.2 m wide (BL2/2018)

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For all dwelling types on lots less than 12.2 m wide, including single-detached houses, dwellings, duplex; dwellings, semi-detached; and street-oriented townhousing, the following regulations apply:

- (a) Garages and driveways shall be grouped to maximize on-street parking with a minimum of one on-street parking space to every two lots (Figure 9).
- (b) Driveways shall not exceed 5.5 m in width at the front property line when located on a lot less than 11.5 m in width.
- (c) Lots less than 11.5 m in width shall be located on through streets only.



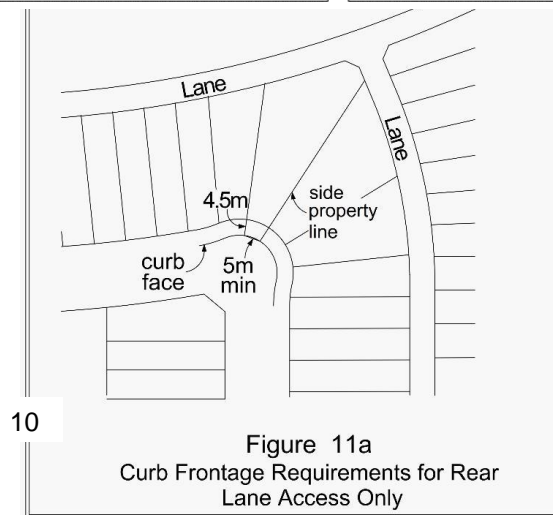
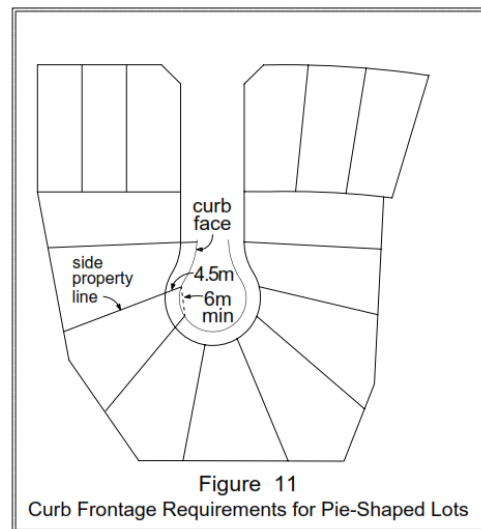
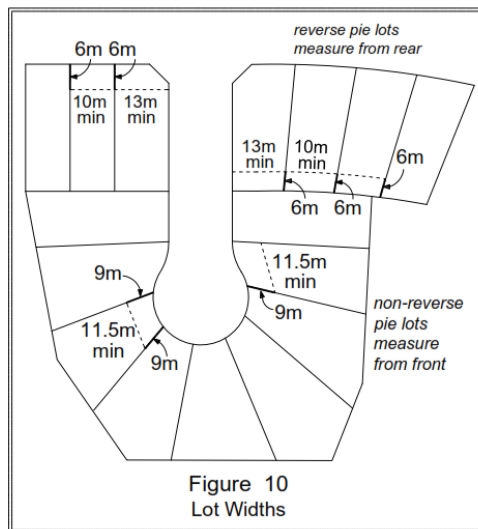
8.22. Lot Width Measurements (BL2/2018)

The location of measuring a lot width varies on rectangular, pie, reverse pie, and irregular lot:

- (a) On a rectangular lot, lot width is measured by offsetting the front property line 6 m (Figure 10);
- (b) For a pie-shaped lot located on a bulb of a cul-de-sac or a partial bulb on an outside corner of a public roadway:
 - (i) lot width is measured along a line 9 m back from the front property line (Figure 10);
 - (ii) the curb frontage must be a minimum of 6 m as measured between the points determined by the intersection of the side property lines and the line of the curb face. For the purposes of this subsection, the side property lines are extended to the curb face (Figure 11); and
 - (iii) where the lot is accessed by a rear lane, the curb frontage must be a minimum of 5 m as measured between the points determined by the intersection of the side property lines and the line of the curb face. For the purposes of this subsection, the side property lines are extended to the curb face (Figure 11a); **(BL 22/2020)**

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- (c) On a reverse pie lot where the front of the lot is wider than the back, lot width is measured along a line 6 m from the rear property line (Figure 10); and
- (d) For irregular lot configuration; where the lot width cannot be reasonably calculated by these methods, at the discretion of the Subdivision Approving Authority or the Development Officer, lot width shall be determined having regard, but not limited to, access, shape and buildable area of the lot and location of the adjacent buildings.
(BL13/2012)



(BL 22/2020)

8.23. Lot Width Distribution (BL2/2018)

Applies to lot width distribution for all single-detached houses in the R1, R2, RX, and RXL districts, and is not applicable to dwellings (semi-detached; duplex; or 3 units or more) in the R1, R2, R3, R3A, R4, RX, RXL, or DR Districts.

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- (a) Lands governed by an Area Structure Plan adopted prior to the effective date of Bylaw 2/2018.

The amendment shall comply with the requirements defined in Schedule H;

- (b) Lands governed by a new Area Structure Plan or amended Area Structure Plan adopted subsequent to the effective date of Bylaw 2/2018.

If the subdivision forms one stage of a series of subdivisions contemplated within an area under an Area Structure Plan bylaw, the Area Structure Plan shall comply with the following table:

Lot Width	>12.5 m	10 m - ≤ 12.5 m	<10 m
Percentage of lots allowed for that range of widths	10% - 40%	35% - 80%	0% - 25%

8.24. Motor Vehicle Access

- (1) In the R1, R2, RX, and RXL Districts and street-oriented townhousing, only 1 motor vehicle access per lot is allowed. **(BL2/2018)**
- (2) Notwithstanding subsection (1),
- (a) on a corner lot that does not have rear lane access, the Development Officer may permit one motor vehicle access on each side adjoining a public roadway; **(BL2/2018)**
- (b) on a lot which can be accessed from a rear lane, the Development Officer may permit 1 additional motor vehicle access from the rear lane; or
- (c) on a lot that provides a minimum of 30 m of frontage, the Development Officer may permit a circular driveway with two vehicle accesses.

8.25. Outdoor Storage

- (1) There shall be no outdoor storage of inoperable, dilapidated, wrecked or dismantled:
- (a) motor vehicles;
- (b) recreation equipment;
- (c) recreation vehicles; or

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- (d) other equipment of any kind.
- (2) There shall be no outdoor storage of materials or goods that are associated with a business or home occupation.

8.26. **Private Pools (Including Hot Tubs) and Decorative Ponds (BL 22/2020)**

- (1) A private pool or decorative pond must be:
 - (a) at least 1 m from the side and rear property lines;
 - (b) located in a rear or side yard in an interior lot; and
 - (c) on a corner lot, located in a rear yard or the side yard not adjacent to a public roadway.
- (2) A decorative pond must not be located in a front yard, unless:
 - (a) the decorative pond is 600 mm or less in depth; and
 - (b) the decorative pond is located a minimum of 1 m from the front and side property lines.
- (3) Deleted (BL 22/2020)

8.27. **Radio Antennas**

- (1) Subject to the requirements of the Canadian Radio-television and Telecommunications Commission, a radio antenna must not be:
 - (a) located in a front yard;
 - (b) located less than 1.5 m from side and rear property lines;
 - (c) more than 12 m in height above finished grade; or
 - (d) used for commercial purposes.
- (2) There shall be no more than 1 freestanding radio antenna on a lot.
- (3) There shall be no more than 2 roof top radio antennas on a lot.

8.28. **Satellite Dish Antennas**

- (1) A satellite dish antenna must not be:
 - (a) roof-top mounted, if it has a diameter greater than 0.5 m;
 - (b) located in a front or side yard;
 - (c) less than 1 m from side and rear property lines;
 - (d) more than 4 m in height from finished grade unless it is roof-top mounted; or

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- (e) greater than 3.5 m in diameter.

8.29. **Townhousing Development (BL2/2018)**

The following regulations are applicable to townhousing development:

(1) **Building Setback (BL2/2018)**

- (a) The minimum principal building setback for a townhousing development, excluding street-oriented townhousing, is:
 - (i) 5 m from any property line adjoining a P District;
 - (ii) 7.5 m from any property line adjacent to a major arterial roadway listed in Schedule B, if a dwelling unit faces that roadway; and
 - (iii) 6 m from a property line in all other cases.
- (b) The minimum principal building setback for street-oriented townhousing is:
 - (i) 7.5 m from any property line adjacent to a major arterial roadway, listed in Schedule B if a dwelling unit faces that roadway;
 - (ii) from front property lines:
 - (A) 4.5 m if parking is provided from a rear yard or side yard;
 - (B) 6 m in all other cases;
 - (iii) from side property lines:
 - (A) 0 m for an internal dwelling unit;
 - (B) 1.25 m for an end dwelling unit;
 - (C) 4 m on a corner lot in the R3, R3A, and R4 Districts;
 - (D) 3 m on a corner lot in the RX and RXL Districts;
 - (iv) from the rear property line:
 - (A) 13 m where a detached garage is being provided from a rear lane; and **(BL 22/2020)**
 - (B) 6 m in all other cases.

(2) **Location of Buildings**

The minimum separation distances for townhousing developments, excluding street-oriented townhousing are: **(BL2/2018)**

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- (a) 10 m between the exterior of the front or rear wall of each building and the rear or front wall of any other building; **(BL2/2018)**
 - (b) 6 m between the exterior of the front or rear wall of each building and
 - (i) any separate wall of a residential building;
 - (ii) a common walkway except that portion of the walkway that provides direct access to the building;
 - (iii) an on-site roadway; and
 - (iv) a common or visitor parking stall located on-site.
 - (c) 3 m between the exterior of the side wall of each building and
 - (i) the side wall of any other building unless a greater separation is required by the Development Officer;
 - (ii) a common walkway except that portion of the walkway that provides direct access to the building;
 - (iii) an on-site roadway; or
 - (iv) a common or visitor parking stall located on-site; and
 - (d) 1.5 m between a principal building and an accessory building, except for a common amenity building which has a separation distance determined by the Development Officer.
- (3) **Lot Width (BL2/2018)**
- The minimum lot width for street-oriented townhousing is:
- (a) 5.5 m per dwelling, interior unit;
 - (b) 6.75 m per dwelling, end unit on an interior lot;
 - (c) 8.5 m per dwelling, end unit on a corner lot in the RX and RXL District; and
 - (d) 9.5 m per dwelling, end unit on a corner lot in the R3, R3A, and R4 District.
- (4) **Lot Coverage For Street-Oriented Townhousing (BL2/2018)**
- (a) The maximum lot coverage for a street-oriented townhouse dwelling, interior unit is 55%.
 - (b) The maximum lot coverage for a street-oriented townhouse dwelling, end unit is 47%.
 - (c) The maximum lot coverage for a street-oriented townhouse dwelling, end unit on a corner lot is 47%.

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- (d) The maximum lot coverage for any other townhousing development shall be determined by the Development Officer after taking into account site density, site constraints, and the total size of the development.

- (5) **Lot Depth (BL2/2018)**

For minimum lot depth requirements refer to Section 8.20.

- (6) **Density**

Notwithstanding Sections 8.29(3), 8.29(4), and 8.29(5) any townhousing product must meet the required density listed in the applicable Land Use District. **(BL 22/2020)**

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