

BYLAW 11-2020

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE *OF AMENDING BYLAW NO. 6-2015, AS AMENDED, BEING THE LAND USE BYLAW.*

AS:

A. it is deemed advisable to amend the Land Use Bylaw;

THEREFORE, Council enacts as follows:

1. THAT Bylaw 6-2015, as amended, is hereby further amended by:

- a. Within Part 7, after 7.5A R2C Lane Specific Residential, adding 7.5B HR1 Hillshire Low Density Residential Zoning District as outlined on Schedule "A" attached hereto.
- b. Within Part 7, after 7.6 R3 Low to Medium Density Multiple Residential, adding 7.6A HR2 Hillshire Low to Medium Density Residential Zoning District as outlined on Schedule "B" attached hereto.
- c. Within Part 7, after 7.7 R4 Medium Density Multiple Residential, adding 7.7A HR3 Hillshire Medium Density Residential Zoning District as outlined on Schedule "C" attached hereto.
- d. Within Part 1, Section 1.16.1, under the heading Urban Service Area Zoning Districts, adding HR1 Hillshire Low Density Residential after "Lane Specific Residential" and under the heading symbol adding HR1, after "R2C".
- e. Within Part 1, Section 1.16.1, under the heading Urban Service Area Zoning Districts, adding HR2 Hillshire Low to Medium Density Residential after "Low to Medium Density Multiple Residential" and under the heading symbol adding HR2, after "R3".

- f. Within Part 1, Section 1.16.1, under the heading Urban Service Area Zoning Districts, adding HR3 Hillshire Medium Density Residential after "Medium Density Multiple Residential" and under the heading symbol adding HR3, after "R4".

First reading: _____
Second reading: _____
Third reading: _____

Date Signed: _____

Mayor

Director, Legislative and Legal Services

SCHEDULE "A"

7.5B HR1 - HILLSHIRE LOW DENSITY RESIDENTIAL

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:

Permitted Uses	Discretionary Uses
Dwelling, duplex	Group home, minor
Dwelling, semi-detached	Home business, intermediate*
Dwelling, single	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 (*)

7.5B.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 m².
- e) The minimum lot area for a semi-detached dwelling shall be 210 m² per dwelling.
- f) The minimum lot area for a duplex dwelling shall be 500 m².
- 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 m².

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 m² 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.

SCHEDULE "B"**7.6A HR2 - HILLSHIRE LOW TO MEDIUM DENSITY RESIDENTIAL****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

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

Discretionary Uses

Congregate housing
Group home, minor
Home business, intermediate*
Residential sales centre*

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 m².
- f) The minimum lot area for a semi-detached dwelling shall be 210 m² per dwelling.
- g) The minimum lot area for a duplex dwelling shall be 500 m².
- h) The minimum area for a townhouse dwelling shall be 150 m².
- 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.
- i) Where a common wall of a townhouse dwelling is located on a shared lot line, the setback shall be 0.0 m.
- 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.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 m².

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 m² 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.

SCHEDULE "C"**7.7A HR3 - HILLSHIRE MEDIUM DENSITY RESIDENTIAL****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:

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*

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 m².
- d) The minimum lot area for a stacked townhouse or apartment dwelling shall be 4,500 m² 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 m² on a lot that contains a townhouse dwelling.
 - ii 94 m² 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.