

**BYLAW 70-2020
A BYLAW TO AMEND BYLAW 6-2015 THE LAND USE BYLAW**

The *Municipal Government Act*, RSA 2000, c M-26, as amended, provides that a land use bylaw must divide the municipality into districts of the number and area the council considers appropriate, that a land use bylaw may provide for certain matters with respect to any district established, and that a bylaw may be amended;

Council enacts:

Purpose 1 The purpose of this bylaw is to amend Bylaw 6-2015 to create a new zoning district, being the ALD – Ardrossan Low Density Residential zoning district.

Amendments 2 Bylaw 6-2015 is amended as follows:

(a) within the chart contained in section 1.16.1., under the heading "Rural Area Zoning Districts", and after the row containing the text "Agriculture: River Valley " and before the row containing the text "Recreation Commercial", add the following as a row in the chart:

Ardrossan Low Density Residential	ALD	"; and
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(b) within Part 7: Urban Service Area Zoning Districts, after section 7.5B HR1 – Hillshire Low Density Residential) and before section 7.6 (R3 – low to Medium Density Multiple Residential), add as section 7.5C the text attached as Schedule "A" to this bylaw.

FIRST READING: _____

SECOND READING: _____

THIRD READING: _____

SIGNED THIS ____ day of _____, 20____.

MAYOR

DIRECTOR, LEGISLATIVE AND LEGAL SERVICES

7.5C ALD - ARDROSSAN LOW DENSITY RESIDENTIAL

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 Uses 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, single
Dwelling, semi-detached
Garden suite*
Group home, minor
Home business, minor*
Secondary suite*

Discretionary Uses

Residential sales centre*

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 m².
 - ii) With a rear detached garage shall be 222 m².
- 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 m².
 - ii) With a rear detached garage shall be 216 m².
- f) The minimum lot area per semi-detached dwelling unit:
 - i) Shall be 210 m².

- 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 m².
- 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 m².

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.