

## 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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#### Permitted Uses

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

#### Discretionary Uses

Residential sales center\*

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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.

### 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.
- 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.

- 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.
- 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).
- f) Despite 7.5A.5 d), the minimum setback from a side lot line that abuts a flanking road shall be 3.0 m.
- 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.
- 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.
  - 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:
    - 1. the garage or parking area shall not encroach on the private maintenance easement;
    - 2. all roof drainage shall be directed away from buildings and to a public roadway, including a lane, or to a drainage network; and
    - 3. an application for a development permit shall include a detailed drainage plan showing the proposed drainage of the site.
  - 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.