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**

<table>
<thead>
<tr>
<th>Permitted Uses</th>
<th>Discretionary Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling, single</td>
<td>Residential sales center*</td>
</tr>
<tr>
<td>Dwelling, semi-detached</td>
<td></td>
</tr>
<tr>
<td>Group home, minor</td>
<td></td>
</tr>
<tr>
<td>Home business, minor*</td>
<td></td>
</tr>
</tbody>
</table>

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 m².
f) The minimum lot area for a semi-detached dwelling shall be 221 m² 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 m².
   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 m².

f) The maximum combined ground floor area for all accessory buildings shall be 52 m².

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.