

BYLAW 46-2022
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, and that a bylaw may be amended; and

The purpose of this bylaw is to amend Bylaw 6-2015 to create a new zoning district, being R1E – Cambrian Single Detached Residential E zoning district, and to accommodate the creation of this zoning district.

Council enacts:

Amendments 1 Bylaw 6-2015 is amended as follows:

(a) within the chart contained in section 1.16.1., under the heading "Urban Service Area Zoning Districts", and after the row containing the text "Single Detached Residential 'D'" and before the heading "Semi-Detached Residential" adding the following text as a row in the chart:

"

Cambrian Single Detached Residential E	R1E
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 ";

(b) within Part 7: Urban Service Area Zoning Districts, after section 7.3A (R1D - Single Detached Residential D) and before section 7.4 (R2A – Semi-Detached Residential), adding as section 7.3B the text attached as Schedule "A" attached to this bylaw.

FIRST READING: _____

SECOND READING: _____

THIRD READING: _____

SIGNED THIS ____ day of _____, 20____.

MAYOR

DIRECTOR, LEGISLATIVE AND LEGAL SERVICES

7.3B R1E – CAMBRIAN SINGLE DETACHED RESIDENTIAL E

7.3B.1. Purpose

To provide primarily for single dwellings on lots designated for low density residential development within the boundaries of the Cambrian Crossing Area Structure Plan that increases the active frontage of the non-garage portion of the dwelling.

7.3B.2. Permitted Uses and Discretionary Uses

Permitted Uses

Dwelling, single
Group home, minor
Home business, minor*
Residential sales centre*
Secondary suite*
Show home*

Discretionary Uses

Home business, intermediate*

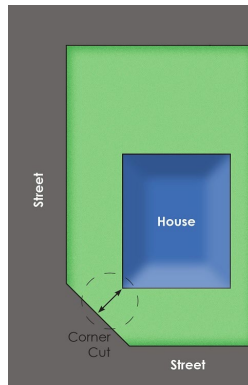
Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.3B.3. Subdivision Regulations

- a) The minimum lot width shall be 9.0 m or 10.0 m for a corner lot.
- b) The minimum lot depth shall be 27 m.
- c) A lot with one setback from a side lot line of 0.6 m shall require a minimum 0.6 m wide private easement to be registered on title of the abutting side lot that provides for:
 - i) permission to access the easement area for maintenance of both lots;
 - ii) drainage in accordance with County bylaws and standards; and
 - iii) eave and/or gutter encroachment.

7.3B.4. Development Regulations – Principal Dwelling

- a) The maximum height shall be 11.0 m.
- b) The minimum setback from the front lot line shall be 3.00 m.
- c) Despite 7.3B.4. b) the minimum setback from the front lot line to the attached garage that faces a road with a monolithic sidewalk shall be 3.45 m.
- d) Despite 7.3B.4. b) The minimum setback from the front lot line to the attached garage that faces a road with a non-monolithic sidewalk shall be 5.5 m.
- e) For a side lot line:
 - i) The minimum setback from a side lot line shall be 1.2 m, or 2.4 m where a lot abuts a flanking road other than a lane.
 - ii) Despite 7.3B.4. e) i) the minimum setback from one side lot line that does not abut a flanking road may be reduced to 0.6 m where the other setback from a side lot line is a minimum of 1.2 m and the abutting lot(s) have an easement registered against title as required in 7.3B.3 c).
- f) The minimum setback to the corner cut for corner lots shall be 0.3 m as shown in the following illustration:



- g) The minimum setback from the rear lot line shall be 7.5 m, or 5.5 m for a corner lot.
- h) The minimum width of the front façade of the first storey of a dwelling not including the attached garage shall be 3.0 m.
- i) The maximum distance of the second storey above the attached garage from the front of the attached garage shall be 1.5 m.
- j) The maximum protrusion of the front attached garage from the front façade of the first storey of a dwelling shall be 2.4 m.
- k) The maximum width of an attached garage shall be 6.8 m.

7.3B.5. 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 15.0 m.
- c) 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.
- d) The minimum setback from the rear lot line shall be 1.0 m.
- e) The maximum combined ground floor area for all accessory buildings shall be 52 m².

7.3B.6. Development Regulations – Site Coverage

- a) The maximum combined site coverage for all buildings shall be 55%.

7.3B.7. 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.