

**BYLAW 30-2023
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 three new zoning districts primarily for use in the Bremner area being the RLD1 - Small Lot Low Density Residential zoning district, RLD2 - Standard Lot Low Density Residential zoning district, and RSO - Street Oriented Residential 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 "High Density Multiple Residential" and before the row containing the text "Estate Residential" adding the following text as rows in the chart:

“	Small Lot Low Density Residential	RLD1	”;
	Standard Lot Low Density Residential	RLD2	
	Street Oriented Residential	RSO	

- (b) in section 6.1.18.i) deleting the text “zoning district” and replacing it with the following text:

“, RLD1, RLD2 or RSO zoning district”;

- (c) within Part 7: Urban Service Area Zoning Districts, after section 7.8B (R7 – Cambrian East Medium Density Residential) and before section 7.9 (RE – Estate Residential), adding as sections 7.8C, 7.8D and 7.8E the text attached as Schedule "A" to this bylaw.

Effective Date 2. This bylaw comes into effect on February 1, 2024.

FIRST READING:_____

SECOND READING:_____

THIRD READING:_____

SIGNED THIS ____day of _____, 20____.

MAYOR

DIRECTOR, LEGISLATIVE AND LEGAL
SERVICES

Bylaw 30-2023 Schedule "A"

7.8C RLD1 – SMALL LOT LOW DENSITY RESIDENTIAL

7.8C.1. Purpose

To enable a wide range of small width, primarily front attached garage housing types, located across from areas with a reasonable expectation of uninterrupted on-street parking such as rear access zones, open space, commercial zones, side lots or other areas.

7.8C.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	Discretionary Uses
Dwelling, semi-detached Dwelling, single Garden suite* Home business, minor* Residential sales centre* Secondary suite*	Home business, intermediate*

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

7.8C.3. Fundamental Use Criteria

The fundamental use criteria for certain uses before uses become permitted or discretionary uses within this zone are:

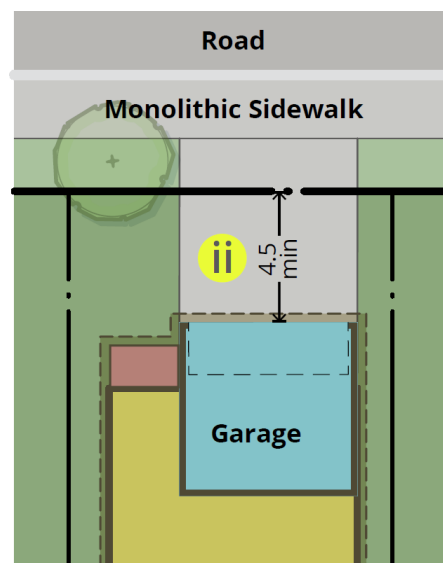
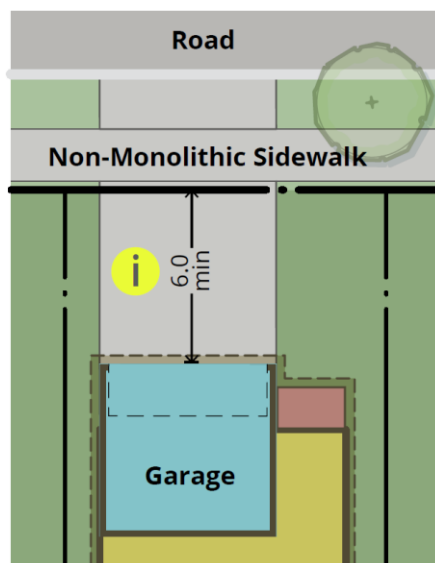
- a) A garden suite and a secondary suite shall not be located on the same lot.

7.8C.4. Subdivision Regulations

- a) The minimum lot area for a single dwelling shall be 209.0 m² for an interior lot, and 218.0 m² for a corner lot.
- b) The minimum lot area for a semi-detached dwelling shall be 200.0 m² for an interior lot, and 218.0 m² for a corner lot.
- c) 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 maintenance easement be registered on title of the abutting side lot that provides for:
 - i) a 0.3 m eave encroachment easement, with the requirement that the eave shall be a minimum 0.9 m to the eaves of the abutting building;
 - ii) a 0.6 m footing encroachment easement;
 - iii) drainage in accordance with County bylaws and standards; and
 - iv) permission to access the easement area for maintenance of both lots.

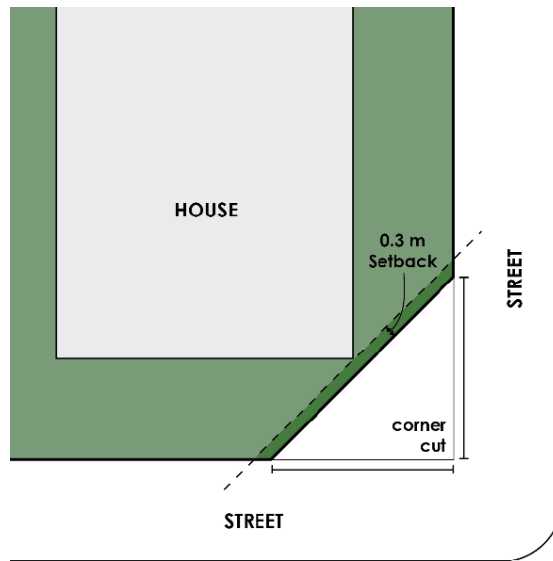
7.8C.5. Development Regulations – Principal Dwelling

- a) The maximum height shall be 11.0 m.
- b) The minimum setback from the front lot line shall be 3.5 m.
- c) The minimum setback from the rear lot line shall be 7.5 m, or 4.5 m for a corner lot.
- d) The minimum setback from a side lot line shall be 1.2 m, or 2.4 m from a lot line that abuts a flanking road other than a lane.
- e) Despite 7.8C.5.d) the setback from one side lot line for a single 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 7.8C.4.b).
- f) Despite 7.8C.5.b), 7.8C.5.d) and 7.8C.5.e) the minimum setback from a vehicle door of an attached garage to any front or flanking side lot line it faces shall be:
 - i) 6.0 m where the road it faces has a non-monolithic sidewalk; or
 - ii) 4.5 m where the road it faces has a monolithic sidewalk.

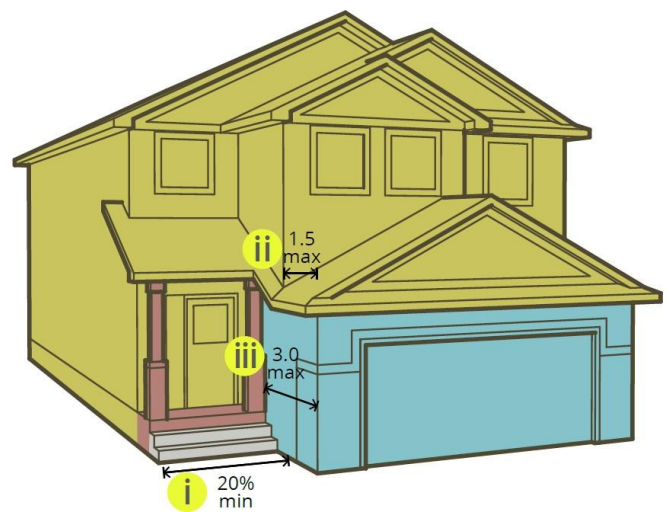
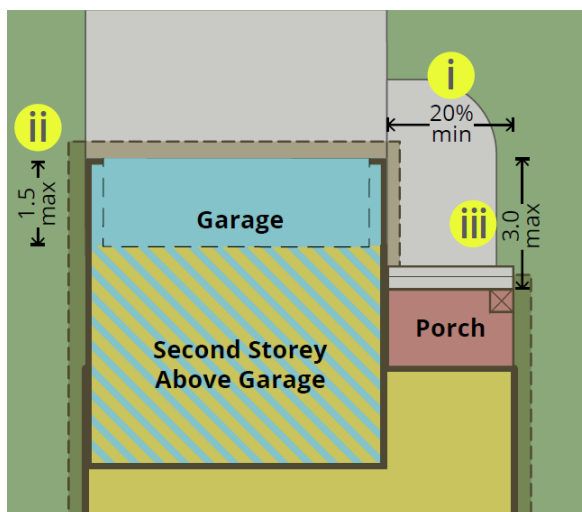


- g) Where a common wall of a semi-detached dwelling is located on a shared lot line, the setback shall be 0.0 m.

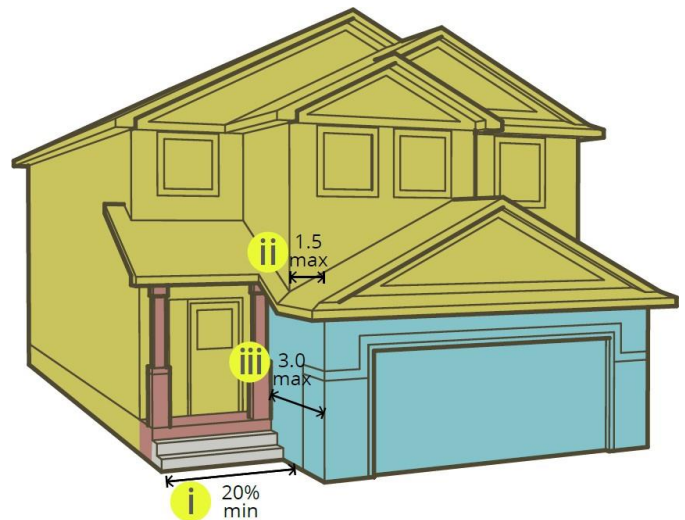
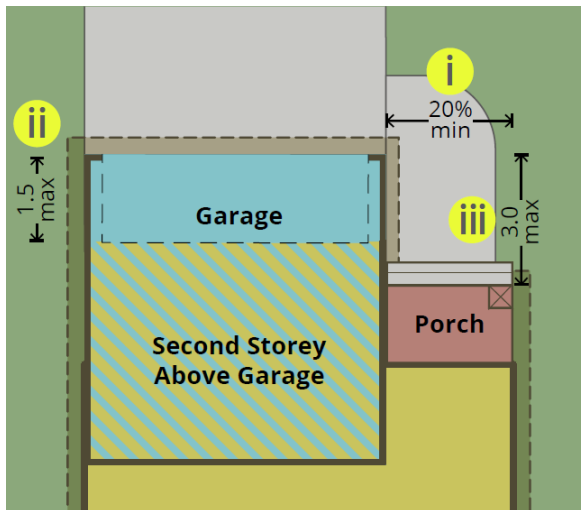
- h) The minimum setback from the corner cut for corner lots shall be 0.3 m as shown in the following illustration:



- i) A dwelling with a total width greater than 7.32 m and less than 8.53 m shall provide a minimum of one of the following design regulations:
- i) the minimum width of the front facade of the first storey of a dwelling not including the attached garage shall be 20% of the width of the front façade; or
 - ii) the maximum distance of the second storey above the attached garage from the front of the attached garage shall be 1.5 m; or
 - iii) the maximum protrusion of the front attached garage from the front façade of the first storey (including a covered porch or veranda) of a dwelling shall be 3.0 m.



- j) A dwelling with a total width of 8.53 m or greater shall provide a minimum of two of the following design regulations:
- i) the minimum width of the front facade of the first storey of a dwelling not including the attached garage shall be 20% of the width of the front façade; or
 - ii) the maximum distance of the second storey above the attached garage from the front of the attached garage shall be 1.5 m; or
 - iii) the maximum protrusion of the front attached garage from the front facade of the first storey (including a covered porch or veranda) of a dwelling shall be 3.0 m.



7.8C.6. Development Regulations – Accessory Buildings and Accessory Structures

- a) The maximum height shall be 5.0 m.
- b) Despite 7.8C.6.a) the maximum height for a detached garage shall be 8.0 m.
- c) The minimum setback from a side lot line shall be 0.6 m, or 2.4 m from a side lot line that abuts a flanking road other than a lane.
- d) Despite 7.8C.6.c), 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 section 7.8C.4.c).
- e) The minimum setback from the front lot line shall be 10.0 m.
- f) The minimum setback from the rear lot line shall be 1.0 m.
- g) The maximum combined ground floor area for all accessory buildings shall be 55 m².
- h) For dwellings with a detached garage accessed by a rear lane, a minimum distance of 4.5 m shall be provided between the dwelling and the detached garage.

- i) Despite anything else within this district, the following shall apply to detached garages:
 - i) a maximum of one detached garage per lot shall be allowed;
 - ii) access to a detached garage shall be from the rear lane;
 - iii) the overhead garage door(s) of a detached garage shall face the lane;
 - iv) detached garages shall match or complement the principal dwelling with respect to color, style and materials; and
 - v) where a common wall of a detached garage for a semi-detached dwelling is located on a shared lot line, the setback shall be 0.0 m.

7.8C.7. Development Regulations – Site Coverage

- a) The maximum site coverage for all buildings on a lot that contains a single dwelling or semi-detached dwelling shall be 55%.

7.8C.8. Other Regulations

- a) Despite anything else in this Bylaw, the minimum number of parking spaces required for a dwelling with a total width of 6.10 m or less is one per dwelling unit.
- b) A dwelling without a garage shall include the construction of a hard surfaced parking pad or driveway sited in accordance with the requirements for a garage as indicated in 7.8C.6.
- c) Despite anything else within this Bylaw, a residential sales centre within this district:
 - i) shall adhere to the setbacks for a principal dwelling; and
 - ii) may be considered as a temporary use for a period of up to ten (10) years.
- d) Should a development permit for a residential sales centre be applied for prior to registration of the ultimate subdivision plan for the lands where the residential sales centre is located, the applicant shall provide additional information to the satisfaction of the development authority as part of the development permit application to confirm that the placement of the residential sales centre will not hinder the future subdivision of the parcel or prevent compliance with the regulation of this bylaw following subdivision registration.
- e) 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.

7.8D RLD2 – STANDARD LOT LOW DENSITY RESIDENTIAL

7.8D.1 Purpose

To provide flexibility in terms of lot sizes and dimensions and enable a wide range of primarily front attached garage housing types which use architectural features to reduce the dominance of the front attached garage on the streetscape.

7.8D.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	Discretionary Uses
Dwelling, semi-detached	Home business, intermediate*
Dwelling, single	
Garden suite*	
Home business, minor*	
Residential sales centre*	
Secondary suite*	

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

7.8D.3 Fundamental Use Criteria

The fundamental use criteria for certain uses before uses become permitted or discretionary uses within this zone are:

- a) A garden suite and a secondary suite shall not be located on the same lot.

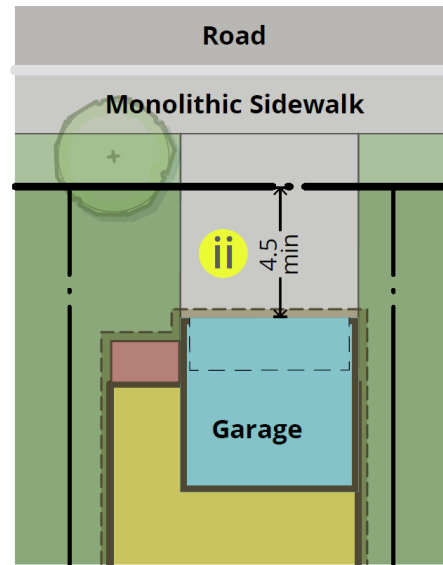
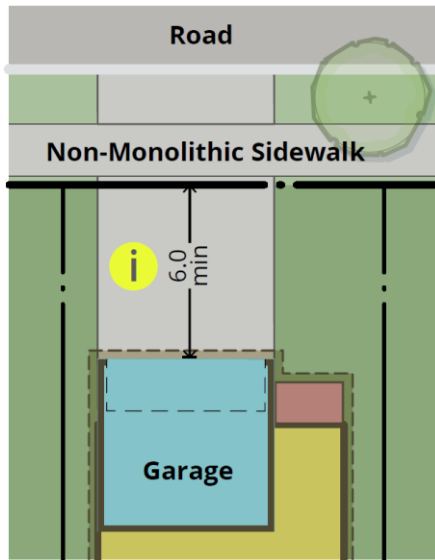
7.8D.4 Subdivision Regulations

- a) The minimum lot area for a single dwelling shall be 209.0 m² for an interior lot, and 218.0 m² for a corner lot.
- b) The minimum lot area for a semi-detached dwelling shall be 200.0 m² for an interior lot, and 218.0 m² for a corner lot.

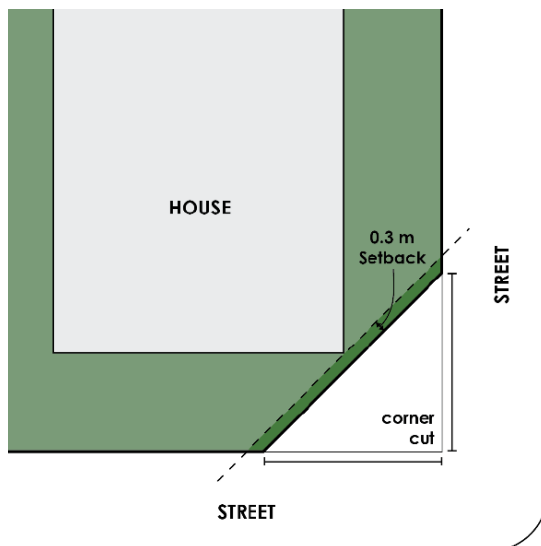
7.8D.5 Development Regulations – Principal Dwelling

- a) The maximum height shall be 11.0 m.
- b) The minimum setback from the front lot line shall be 3.5 m.
- c) The minimum setback from the rear lot line shall be 7.5 m, or 4.5 m for a corner lot.
- d) The minimum setback from a side lot line shall be 1.2 m, or 2.4 m from a lot line that abuts a flanking road other than a lane.

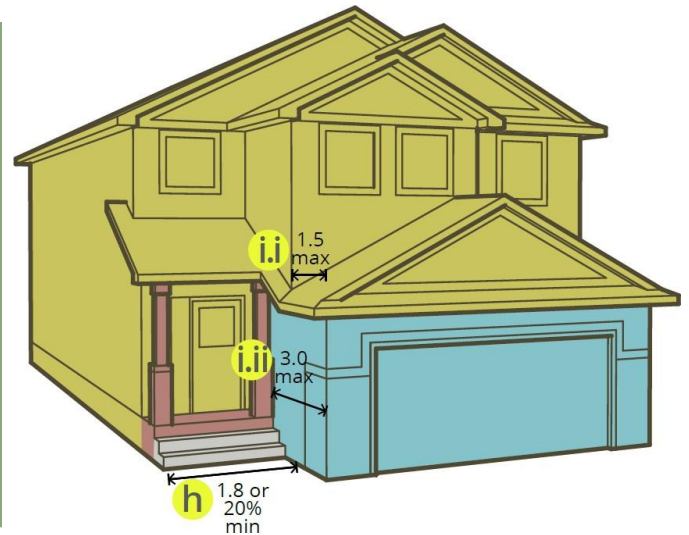
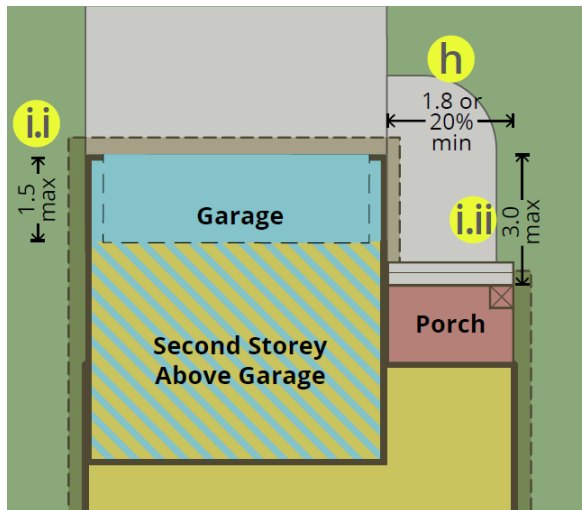
- e) Despite 7.8D.5.b) and 7.8D.5.d) the minimum setback from a vehicle door of an attached garage to any front or flanking side lot line it faces shall be:
- i) 6.0 m where the road it faces has a non-monolithic sidewalk; or
 - ii) 4.5 m where the road it faces has a monolithic sidewalk.



- f) Where a common wall of a semi-detached dwelling is located on a shared lot line, the setback shall be 0.0 m.
- g) The minimum setback from the corner cut for corner lots shall be 0.3 m as shown in the following illustration:



- h) The minimum width of the front facade of the first storey of a dwelling not including the attached garage shall be 1.8 m or 20%, whichever is greater.
- i) A dwelling shall provide one of the following design regulations:
 - i) the maximum distance of the second storey above the attached garage from the front of the attached garage shall be 1.5 m; or
 - ii) the maximum protrusion of the front attached garage from the front facade of the first storey (including a covered porch or veranda) of a dwelling shall be 3.0 m.



7.8D.6 Development Regulations – Accessory Buildings and Accessory Structures

- a) The maximum height shall be 5.0 m.
- b) Despite 7.8D.6.a) the maximum height for a detached garage shall be 8.0 m.
- c) The minimum setback from a side lot line shall be 0.6 m, or 2.4 m from a side lot line that abuts a flanking road other than a lane.
- d) The minimum setback from the front lot line shall be 10.0 m.
- e) The minimum setback from the rear lot line shall be 1.0 m.
- f) The maximum combined ground floor area for all accessory buildings shall be 55 m².
- g) For dwellings with a detached garage accessed by a rear lane, a minimum distance of 4.5 m shall be provided between the dwelling and the detached garage.
- h) Despite anything else within this district, the following shall apply to detached garages:
 - i) a maximum of one detached garage per lot shall be allowed;
 - ii) access to a detached garage shall be from the rear lane;

- iii) the overhead garage door(s) of a detached garage shall face the lane;
- iv) detached garages shall match or compliment the principal dwelling with respect to color, style and materials; and
- v) where a common wall of detached garage for a semi-detached dwelling is located on a shared lot line, the setback shall be 0.0 m.

7.8D.7 Development Regulations – Site Coverage

- a) The maximum site coverage for all buildings on a lot that contains a single dwelling or semi-detached dwelling shall be 55%.

7.8D.8 Other Regulations

- a) Despite anything else in this Bylaw, the minimum number of parking spaces required for a dwelling with a total width of 6.10 m or less is one per dwelling unit.
- b) A dwelling without a garage shall include the construction of a hard surfaced parking pad or driveway sited in accordance with the requirements for a garage as indicated in 7.8D.6.
- c) Despite anything else within this Bylaw, a residential sales centre within this district:
 - i) shall adhere to the setbacks for a principal dwelling; and
 - ii) may be considered as a temporary use for a period of up to ten (10) years.
- d) Should a development permit for a residential sales centre be applied for prior to registration of the ultimate subdivision plan for the lands where the residential sales centre is located, the applicant shall provide additional information to the satisfaction of the development authority as part of the development permit application to confirm that the placement of the residential sales centre will not hinder the future subdivision of the parcel or prevent compliance with the regulation of this bylaw following subdivision registration.
- e) 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.

7.8E RSO – STREET ORIENTED RESIDENTIAL

7.8E.1.Purpose

To provide for a wide range of low to medium density, street-oriented housing types with vehicular access from a lane.

7.8E.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	Discretionary Uses
Dwelling, semi-detached	Home business, intermediate*
Dwelling, single	
Dwelling, stacked townhouse	
Dwelling, townhouse	
Garden suite*	
Group home, minor	
Home business, minor*	
Residential sales centre*	
Secondary suite*	

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

7.8E.3. Fundamental Use Criteria

The fundamental use criteria for certain uses before uses become permitted or discretionary uses within this zone are:

- a) The maximum number of dwelling units per townhouse dwelling shall be five (5).
- b) Vehicular access to a principal dwelling shall be from a lane.
- c) A garden suite and a secondary suite shall not be located on the same lot.

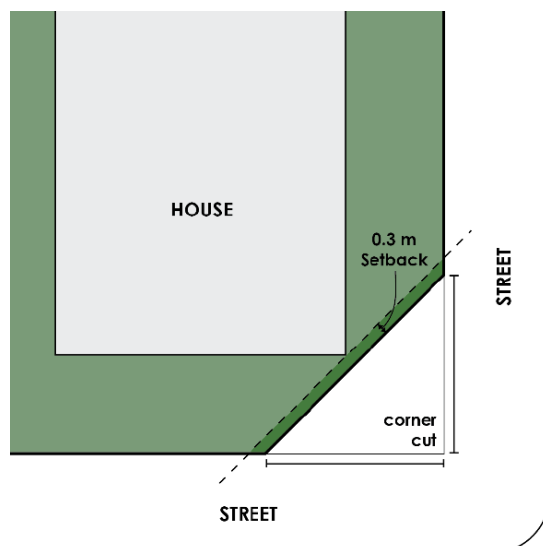
7.8E.4.Subdivision Regulations

- a) The minimum lot area for a single dwelling shall be 209.0 m² for an interior lot, and 214.0 m² for a corner lot.
- b) The minimum lot area for a semi-detached dwelling shall be 200.0 m² for an interior lot, and 214.0 m² for a corner lot.
- c) The minimum lot area for a townhouse or stacked townhouse dwelling shall be 84.0 m² for an interior lot, and 116.0 m² for a corner lot.
- d) 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 maintenance easement be registered on title of the abutting side lot that provides for:

- i) a 0.3 m eave encroachment easement with the requirement that the eave shall be a minimum 0.9 m to the eaves of the abutting building;
- ii) a 0.6 m footing encroachment easement;
- iii) drainage in accordance with the County bylaws and standards; and
- iv) permission to access the easement area for maintenance of both lots.

7.8E.5. Development Regulations – Principal Dwelling

- a) The maximum height shall be 13.0 m.
- b) The minimum setback from the front lot line shall be 3.5 m.
- c) The minimum setback from the rear lot line for a single dwelling or semi-detached dwelling shall be 7.5 m, or 4.5 m for a corner lot.
- d) The minimum setback from the rear lot line for a townhouse or stacked townhouse dwelling shall be 5.5 m, or 4.5 m for a corner lot.
- e) Despite 7.8E.5.c) and 7.8E.5.d) the minimum setback from the rear lot line with a rear attached garage shall be 1.0 m.
- f) The minimum setback from a side lot line shall be 1.2 m, or 2.4 m from a lot line that abuts a flanking road other than a lane.
- g) Despite 7.8E.5.f), the setback from one side lot line for a single 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 7.8E.4.d).
- h) Where a common wall of a semi-detached, townhouse or stacked townhouse dwelling is located on a shared lot line, the setback shall be 0.0 m.
- i) The minimum setback from the corner cut for corner lots shall be 0.3 m as shown in the following illustration:



7.8E.6. Development Regulations – Accessory Buildings and Accessory Structures

- a) The maximum height shall be 5.0 m.
- b) Despite 7.8E.6.a) the maximum height for a detached garage shall be 8.0 m.
- c) The minimum setback from a side lot line shall be 0.6 m, or 2.4 m from a lot line that abuts a flanking road other than a lane.
- d) Despite 7.8E.6.c), 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 section 7.8E.4.d).
- e) The minimum setback from the front lot line shall be 10.0 m.
- f) The minimum setback from the rear lot line shall be 1.0 m.
- g) The maximum combined ground floor area for all accessory buildings shall be 55 m².
- h) For dwellings with a detached garage accessed by a rear lane, a minimum distance of 4.5 m shall be provided between the dwelling and the detached garage.
- i) Despite anything else within this district, the following shall apply to detached garages:
 - i) a maximum of one detached garage per lot shall be allowed;
 - ii) access to a detached garage shall be from the rear lane;
 - iii) the overhead garage door(s) of a detached garage shall face the lane;
 - iv) detached garages shall match or compliment the principal dwelling with respect to color, style and materials; and
 - v) where a common wall of a detached garage for a semi-detached, townhouse, or stacked townhouse dwelling is located on a shared lot line, the setback shall be 0.0 m.

7.8E.7. Development Regulations – Site Coverage

- a) The maximum site coverage for all buildings on a lot that contains a single dwelling with a rear attached garage shall be 70%.
- b) The maximum site coverage for all buildings on a lot that contains a single dwelling with a rear detached garage shall be 60%.
- c) The maximum site coverage for all buildings on a lot that contains a semi-detached dwelling with a rear attached garage shall be 75%.
- d) The maximum site coverage for all buildings on a lot that contains a semi-detached dwelling with a rear detached garage shall be 70%.

- e) The maximum site coverage for all buildings on a lot that contains a townhouse or stacked townhouse dwelling with a rear attached garage shall be 85%.
- f) The maximum site coverage for all buildings on a lot that contains a townhouse or stacked townhouse dwelling with a rear detached garage shall be 80%.

7.8E.8.Other Regulations

- a) Despite anything else in this Bylaw, the minimum number of parking spaces required for a dwelling with a total width of 6.10 m or less is one per dwelling unit.
- b) Despite anything else in this Bylaw, townhouse dwellings do not require designated visitor parking spaces.
- c) Parking spaces may be configured in tandem for townhouse dwellings.
- d) A dwelling without a garage shall include the construction of a hard surfaced parking pad or driveway sited in accordance with the requirements for a garage as indicated in 7.8E.6.
- e) Despite anything else within this Bylaw, a residential sales centre within this district:
 - i) shall adhere to the setbacks for a principal dwelling; and
 - ii) may be considered as a temporary use for a period of up to ten (10) years.
- f) Should a development permit for a residential sales centre be applied for prior to registration of the ultimate subdivision plan for the lands where the residential sales centre is located, the applicant shall provide additional information to the satisfaction of the development authority as part of the development permit application to confirm that the placement of the residential sales centre will not hinder the future subdivision of the parcel or prevent compliance with the regulation of this bylaw following subdivision registration.
- g) 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.