

**BYLAW 30-2020
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 R1D – Single Detached Residential D zoning district.

Amendments 2 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 'C' " and before the row containing the text "Semi-Detached Residential", add the following as a row in the chart:

"

Single Detached Residential 'D'	R1D
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 "; and

(b) within Part 7: Urban Service Area Zoning Districts, after section 7.3 (R1C – Single Detached Residential C) and before section 7.4 (R2A – Semi-Detached Residential), add as section 7.3A 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

7.3A R1D – SINGLE DETACHED RESIDENTIAL D

7.3A.1 Purpose

To provide for single dwellings with a front attached garage that are located on residential lots with one side lot line setback of 0.0 m. This zoning district shall be located:

- directly across from commercial, multi-unit residential, or lane oriented land uses; or
- where a minimum of 20% of this district is directly across from open space; or
- in accordance with an adopted area structure plan.

7.3A.2 Permitted Uses and Discretionary Uses

Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary use for this zoning district are:

Permitted Uses	Discretionary Use
Dwelling, single Group home, minor Home business, minor*	Residential sales centre*

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

7.3A.3 Fundamental Use Criteria

- a) For any of the listed uses, those which are accessory to a single dwelling shall provide all required parking on-site.

7.3A.4 Subdivision Regulations

- a) The minimum width shall be 8.3 m, or 10.3 m for a corner lot.
- b) The minimum lot area shall be 250 m².
- 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 0.30 m eave encroachment easement with the requirement that the eave shall be a minimum 0.90 m to the eaves of the abutting building;
 - ii) a 0.60 m footing encroachment easement;
 - iii) drainage in accordance with County bylaws and standards;
 - iv) permission to access the easement area for maintenance of both lots; and
 - v) no roof leader discharge directed to the maintenance easement.

7.3A.5 Development Regulations – Principal Dwelling

- a) The maximum height shall be 10.5 m.
- b) The minimum setback from the front lot line shall be 6.0 m.
- c) For a side lot line:
 - i) The minimum setback from one side lot line shall be 0.0 m.
 - ii) Where one side lot line is 0.0 m, the minimum setback from the other side lot line shall be 1.5 m.
 - iii) Despite 7.3A.5 c) i) and ii) the minimum setback from a side lot line that abuts a residential Zoning District for single or semi-detached dwellings that is not the R1D Zoning District shall be 1.2 m.
 - iv) Despite 7.3A.5 c) i) and ii) the minimum setback from a side lot

- line that abuts a flanking road shall be 3.0 m.
- v) Despite 7.3A.5 c) i) and ii) the minimum setback from a side lot line that abuts a multiple residential or commercial Zoning District shall be 3.0 m.
 - d) For a rear property line:
 - i) The minimum setback from the rear lot line shall be 7.5 m, or 5.5 m for a corner lot; and
 - ii) The minimum setback from the southwest limit of Railway Plan 3607P and Railway Right-of-way 506PX for lots in the northeast portion of the Summerwood Area Structure Plan shall be 30.0m.
 - e) There shall be a minimum of 1.2 m of the first storey of the dwelling, other than a garage, exposed to the road.
 - f) The maximum width of an attached garage shall be 6.7 m.
 - g) To minimize driveway conflict and to promote exposure of the front façade of the dwelling to the road, the vehicle door(s) of an attached garage should be sited parallel to the front lot line.

7.3A.6 Development Regulations – Accessory Buildings & Accessory Structures

- a) The maximum height shall be 4.5 m.
- b) The minimum setback from a 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 lot line that abuts a flanking road.
- d) The minimum setback from a rear lot line shall be 1.0 m.
- e) The maximum combined ground floor area for all accessory buildings shall be 52 m².

7.3A.7 Development Regulations – Site Coverage

- a) The maximum site coverage for all buildings shall be 50%.

7.3A.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 the other Parts of this Bylaw.