

PART 7 – LAND USE DISTRICTS

7.1 A – Airport District

7.1.1 Purpose

To provide for the operation of an airport with a range of associated uses that relate to and support an airport. This district is not intended to control aeronautics.

7.1.2 Permitted and Discretionary Uses

Permitted Uses

Airport, Public
Aircraft Sale/Rental
Bulk Fuel Sale Depot

Discretionary Uses

Commercial School
Emergency Service
Outdoor Storage
Professional and Office Service
Surveillance Suite*
Utility Service, Minor

7.1.3 Development Regulations

- a) The maximum height shall be 10.0m.
- b) The minimum setback from the front yard shall be 5.0m.
- c) The minimum setback from the taxiway shall be 5.0m.
- d) The minimum sideyard setback shall be 3.0m.

7.1.4 NavCanada Standards

Any alteration to existing buildings, replacement of existing buildings, or construction of new buildings may require approval from Nav Canada. The applicant is responsible for obtaining any applicable approvals, which shall form part of any development permit application submission.

7.1.5 Transport Canada Standards

Any alteration to existing buildings, replacement of existing buildings, or construction of new buildings may require approval from Transport Canada. The applicant is responsible for obtaining any applicable approvals, which shall form part of any development permit application submission.

7.2 A-0 – Airport Overlay

7.2.1 Purpose

To protect development within areas adjacent to an airport by avoiding conflicts from incompatible land use and development.

7.2.2 Permitted and Discretionary Uses

The listed permitted and discretionary uses are generally the same as those in the underlying District. The Development Officer may refuse an application for a use on the grounds that they may cause objectionable or dangerous conditions that would interfere with safety by reason of causing excessive:

- i) Discharge of toxic, noxious or other particulate matter into the atmosphere;
- ii) Radiation or interference by the use of electronic equipment such as industrial x-ray, diathermy equipment, or equipment for commercial purposes that causes electrical interference with navigational signals or radio communications;
- iii) Fire and explosive hazards;
- iv) Accumulation of any material or waste attractive to birds; or
- v) Development that creates glare or lighting that interferes with lights necessary for aircraft landing or take-off.

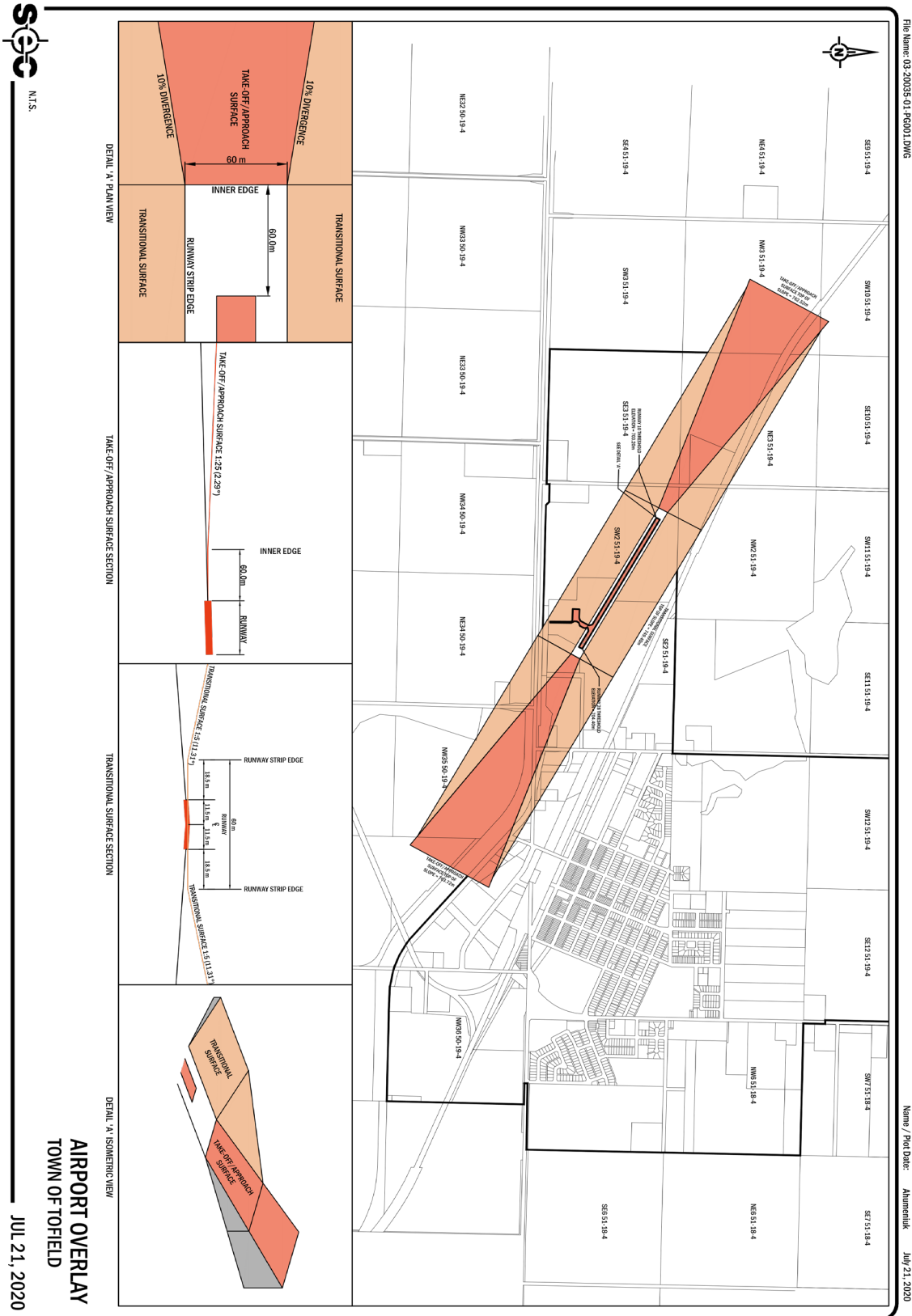
7.2.3 Development Regulation

- a) The development regulations of the underlying land use district apply except the maximum height for any use or development including all equipment, shall not penetrate the following surfaces as shown under Section 7.2.6, the attached Airport Overlay Map.
- b) Despite Section 7.2.3 a), these height limitations may be varied if an aeronautical study, satisfactory to the Development Officer, determines that the variance would not adversely affect safety.

7.2.4 Other Regulations

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.

7.2.5 Airport Overlay Map



File Name: 03-20035-01-P0001.DWG

Name / Plot Date: Atumnehik July 21, 2020



N.T.S.

AIRPORT OVERLAY
TOWN OF TOFIELD

JUL 21, 2020

7.3 B-I – Business Industrial District

7.3.1 Purpose

To provide for a broad range of compatible commercial and industrial uses, some of which may have outdoor storage or activities. This district is generally not located adjacent to residential areas because of potential nuisance factors.

7.3.2 Permitted and Discretionary Uses

Permitted Uses

Animal Service Facility, Minor*
Animal Service Facility, Major*
Automotive Service Centre
Automotive and Recreation Vehicle Repair Shops
Automotive and Recreation Vehicle Sales/Rental
Bulk Fuel Sales Depot
Cannabis Production & Distribution
Communication Tower*
Contractor Service, General
Contractor Service, Limited
Equipment Sales and Service, Major
Equipment Sales, Service and Rentals
Fleet Service
Greenhouse
Landscaping Sales and Service
Recreational Vehicle Storage
Recycling Depot
Storage Facility
Utility Service, Minor
Warehouse Distribution & Storage
WECS, Micro*

Discretionary Uses

Autobody Repair and Paint Shop
General Industrial
Outdoor Storage
Parking, non-accessory
Recreation Facility Indoor
Recycling Drop-off
Salvage Yard
Surveillance Suite*
Utility Service, Major

Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.3.3 Subdivision Regulations

- a) The minimum lot width shall be 20.0 m for lots with full municipal services;
- b) The minimum lot area shall be 0.8 ha for lots without full municipal services.

7.3.4 Development Regulations - Principal Building

- a) The maximum floor area ratio shall be 2.0 m.
- b) The maximum height shall be 15.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) The minimum setback from a side lot line shall be 6.0 m.
- e) The minimum setback from a rear lot line shall be 6.0 m.
- f) The Development Officer may reduce the minimum setback from a side lot line or a rear lot line where the site is serviced by rail.

7.3.5 Other Regulations

- a) Safety, risk and environmental assessment are integral components of the industrial development review process. Where there are potential effects or risk associated with a proposed development, a Development Officer may require an applicant to retain a qualified professional to provide an environmental impact assessment or a quantitative risk assessment report or both for the proposed development.
- b) 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.

7.4 C-DC – Downtown Commercial District

7.4.1 Purpose

The district provides primarily for a pedestrian-oriented service and retail environment in the central business area of the community.

7.4.2 Permitted and Discretionary Uses

Permitted Uses

Business Support Services
Cannabis Retail Sales *
Child Care Services*
Community Service Facility
Custom Workshops
Food Service, Restaurant
Food Service, Specialty
Government Service
Health Service, Minor
Mixed Use Development
Neighborhood Pub
Personal Service
Private club
Professional and Office Service
Retail, Alcohol*
Retail, General
Retail, Secondhand
Seasonal Garden Centre
WECS, Micro*

Discretionary

Amusement Centre
Animal Service Facility, Minor*
Commercial School
Farmers Market
Hotel – Lots 10, 11 & 12, Block 10, Plan 9200S only
Household Repair Services
Temporary Outdoor Event

7.4.3 Subdivision Regulations

a) Minimum Lot Width: 7.62m

7.4.4 Development Regulations – Principal Building

- a) The maximum height shall be 12m.
- b) No minimum setback from the front lot line shall be required.
- c) On a side lot line adjacent to land districted C-DC the minimum setback shall be 0.0m.
- d) On a side lot line adjacent to land districted R-LD the minimum setback shall be 1.5m.
- e) The minimum setback from a rear lot line shall be 6.0m

7.4.5 Development Regulations – Site Coverage

- a) Maximum site coverage 80%, subject to provision of on-site parking, loading, storage and waste disposal at the rear of the property.

7.4.6 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.

7.5 C-GC – General Commercial District

7.5.1 Purpose:

To provide primarily for a broad range of low intensity business and service commercial uses.

7.5.2 Permitted and Discretionary Uses

Permitted Uses

Animal Service Facility, Minor*
Automotive Service Centre
Business Support Service
Cannabis Retail Sales*
Car Wash*
Communication Tower*
Contractor Service, Limited
Convenience Retail Store
Custom Indoor Manufacturing
Custom Workshops
Food and Beverage Products
Government Service
Household Repair Service
Mixed Use Development
Professional and Office Service
Recycling Depot
Recycling Drop Off
WECS, Micro*

Discretionary

Amusement Centre
Autobody Repair and Paint Shop – Lots 22-26, B10, Plan 9200S only
Automotive and Recreation Vehicle Repair Shops- Lots 14-17, Block 11, Plan 9200S only
Child Care Services*
Commercial School
Contractor Service, General – W20' Lot 13-14, Block 14, Plan 9200S only
Emergency Service
Equipment Sales, Service and Rentals – Lot 15-17, Block 7, Plan 9200S only
Food Service, Restaurant
Food Service, Specialty

Food Service, Mobile Catering
Funeral Service
Gas Bar* - Lot 9-12, Block 6, Plan 9200S only
Health Service, Minor
Neighborhood Pub
Personal Service
Private Club
Recreational Vehicle Storage – Block 2, Plan 9200S only
Retail, Alcohol*
Retail, General
Retail, Secondhand
Temporary Outdoor Event
Utility Service, Minor

Refer to Part 5, specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.5.3 Subdivision Regulations

- a) The minimum lot width shall be 7.62 m.

7.5.4 Development Regulations – Principal Building

- a) The maximum floor area ratio shall be 1.0.
- b) The maximum height shall be 12.0m
- c) The minimum setback from the front lot line shall be 6.0m.
- d) The minimum setback from a side lot line shall be 1.2m
- e) On a side lot line adjacent to land districted as C-DC the minimum setback shall be 0.0m.
- f) On a side lot line adjacent to land districted residential the minimum setback shall be 3.0m.
- g) The minimum setback from a side lot line that abuts a flanking road shall be 2.0m.
- h) The minimum setback from a rear lot line shall be 3.0m
- i) The minimum setback from a rear lot line that abuts a residential district shall be 6.0m.

7.5.5 Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulation, provisions and requirements contained within the other Parts of this Bylaw.

7.6 C-HC – Highway Commercial District

7.6.1 Purpose

To provide for a diversity of commercial uses largely intended to serve vehicular traffic in locations along arterial roads and highways.

7.6.2 Permitted and Discretionary Uses

Permitted Uses

Automotive Service Centre
Automotive and Recreation Vehicle Repair Shops
Cannabis Retail Sales*
Car Wash*
Communication Tower*
Community Service Facility
Convenience Retail Store
Drive-through Service
Food Service, Restaurant
Food Service, Specialty
Gas Bar*
Hotel
Motel
Personal Service
Professional and Office Service
Retail, Alcohol*
Retail, General
Service Station*
Temporary Outdoor Event
Utility Service, Minor
WECS, Micro*

Discretionary Uses

Animal Service Facility, Minor*
Automotive and Recreation Vehicle Sales/Rental
Child Care Services*
Landscaping Sales and Service
Neighborhood Pub
Seasonal Garden Centre

Refer to Part 5, specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*).

7.6.3 Subdivision Regulations

- a) The minimum lot width shall be 20.0 m.

7.6.4 Development Regulations – Principal Building

- a) The maximum floor area ratio shall be 2.0.
- b) The maximum height shall be 12.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) The minimum setback from a side lot line shall be 3.0 m.
- e) The minimum setback from a rear lot line shall be 3.0 m.
- f) The minimum setback from a side lot line or rear lot line that abuts a residential land use district shall be 4.5 m.

7.6.5 Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulation, provisions and requirements contained within the other Parts of this Bylaw.

7.7 C-SC – Service Commercial District

7.7.1 Purpose

To provide for a compatible mix of low intensity business and service commercial uses in areas with good visibility and accessibility.

7.7.2 Permitted and Discretionary Uses

Permitted Uses:

Animal Service Facility, Minor*
Automotive Service Centre
Automotive and Recreation Vehicle Repair Shops
Bulk Fuel Sales Depot
Business Support Service
Cannabis Retail Sales*
Car Wash*
Communication Tower*
Contractor Service, Limited
Convenience Retail Store
Custom Indoor Manufacturing
Drive-Through Service
Emergency Service
Equipment Sales, Service and Rentals
Food Service, Specialty
Funeral Service
Gas bar*
Government Service
Health Service, Minor
Household Repair Service
Neighborhood Pub
Personal Service
Professional & Office Service
Recreation Facility, Indoor
Recycling depot
Recycling drop-off
Retail, Alcohol*
Retail, General
Retail, Secondhand
Storage Facility
Warehouse, Distribution and Storage
WECS, Micro*

Discretionary Uses

Abattoir
Amusement Centre
Auctioneering establishment
Autobody Repair and Paint Shop
Automotive and Recreation Vehicle Sales/Rental
Contractor Service, General
Equipment Sales and Service, Major
Fleet Service
Food and Beverage Products
Food Service, Mobile Catering
General Industrial
Greenhouse
Landscaping Sales and Service
Outdoor Storage
Service Station*
Utility Service, Minor

Refer to Part 5, specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*).

7.7.3 Subdivision Regulations

- a) The minimum lot width shall be 20.0m

7.7.4 Development Regulations – Principal Building

- a) The maximum floor area ratio shall be 2.0m.
- b) The maximum height shall be 12.0m.
- c) The minimum setback from the front lot line shall be 7.5m.
- d) The minimum setback from a side lot line shall be 3.0m.
- e) The minimum setback from a side lot line that abuts a flanking road shall be 6.0m.
- f) The minimum setback from a rear lot line shall be 6.0m.

7.7.5 Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained in within the other Parts of this Bylaw.

7.8 M-I- Medium Industrial

7.8.1 Purpose

To provide for a broad range of compatible commercial and industrial uses, some of which have outdoor storage or activities. This district is generally not located adjacent to residential areas because of potential nuisance factors.

7.8.2 Permitted and Discretionary Uses

Permitted Uses

Animal Service Facility, Major*
Auctioneering Facility
Automotive Service Centre
Autobody Repair and Paint Shop
Automotive and Recreation Vehicle Repair Shops
Automotive and Recreation Vehicle Sales/Rental
Bulk Fuel Sales Depot
Cannabis Production & Distribution
Communication Tower*
Contractor Service, General
Contractor Service, Limited
Custom Indoor Manufacturing
Emergency Service
Equipment Sales and Service, Major
Equipment Sales, Service and Rentals
Fleet Service
General Industrial
Outdoor Storage
Recycling Depot
Storage Facility
Warehouse Distribution & Storage
Warehouse Sales
WECS, Micro*

Discretionary Uses

Business Support Service
Drive through Service
Landscaping Sales & Service
Parking, Non-Accessory
Recreation Vehicle Storage
Salvage Yard
Surveillance Suite*

Utility Service, Minor

Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.8.3 Subdivision Regulations

- a) The minimum lot width shall be 20.0 m for lots with full municipal services;
- b) The minimum lot area shall be 0.8 ha for lots without full municipal services.

7.8.4 Development Regulations – Principal Building

- a) The maximum floor area ratio shall be 2.0 m.
- b) The maximum height shall be 15.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) The minimum setback from a side lot line shall be 6.0 m.
- e) The minimum setback from a rear lot line shall be 6.0 m.
- f) The Development Officer may reduce the minimum setback from a side lot line or a rear lot line where the site is serviced by rail.

7.8.5 Other Regulations

- a) Safety, risk and environmental assessment are integral components of the industrial development review process. Where there are potential effects or risk associated with a proposed development, a Development Officer may require an applicant to retain a qualified professional to provide an environmental impact assessment or a quantitative risk assessment report or both for the proposed development.
- b) 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.

7.9 P-R – Recreation District

7.9.1 Purpose

To provide for a wide range of parks and public and private recreation activities. Primarily aimed at passive and active outdoor activities, it includes buildings for community recreation.

7.9.2 Permitted and Discretionary Uses

Permitted Uses

Amusement Centre
Community Garden
Community Service Facility
Communication Tower*
Farmers Market
Park
Recreation Facility, Indoor
Recreation Facility, Outdoor
Temporary Outdoor Event
WECS, Micro*

Discretionary Uses

Campground*
Cemetery

Refer to Part 5, Specific Use Regulations, for additional regulations pertained to uses containing an asterisk (*)

7.9.3 Subdivision Regulations

a) None

7.9.4 Development Regulations - Principal Buildings and Accessory Buildings

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from the front lot line shall be 7.5 m.
- c) The minimum setback from a side lot line shall be 4.5 m.
- d) The minimum setback from the rear lot line shall be 7.5 m.

7.9.5 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.

7.10 P-S – Public Services District

7.10.1 Purpose

To provide for a broad range of public and private institutional and community services, uses and facilities to serve the Town and the surrounding area.

7.10.2 Permitted and Discretionary Uses

Permitted Uses

Child Care Services*
Communication Tower*
Community Service Facility
Congregate Housing
Education, Private
Education, Public
Emergency Service
Government Service
Health Service, Major
Health Service, Minor
Religious Assembly*
Special Care Facility
Temporary Outdoor Event
Utility Service, Minor
WECS, Micro*

Discretionary Uses

Cemetery
Community Garden
Funeral Service
Recreation Facility, Indoor
Recreation Facility, Outdoor

7.10.3 Subdivision Regulations

a) None

7.10.4 Development Regulations – Principal Building and Accessory Buildings

- a) The maximum height shall be 20.0m
- b) The minimum setback from the front lot line shall be 6.0m

- c) The minimum setback from the rear lot line shall be 6.0m.
- d) The minimum setback from a lot line that abuts a residential district shall be 10.0m
- e) The maximum site coverage shall be 40%

7.10.5 Accessory Uses

- a) The following uses may be considered as accessory uses when located within a principal use:
 - i) convenience retail store
 - ii) food service, specialty
 - iii) food service, restaurant
- b) A helipad may be considered by the Development Authority as an accessory use to a health service, major use

7.10.6 Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained with the other Parts of this Bylaw.

7.11 P-U – Public Utilities District

7.11.1 Purpose

To provide for public and private utilities needed to serve the Town and the region.

7.11.2 Permitted Uses and Discretionary Uses

Permitted Uses

Communication Tower*
Park
Utility Service, Major
Utility Service, Minor
WECS, Micro*

Discretionary Uses

Community Garden
Emergency Service
Parking, Non-Accessory
Recycling Drop-Off
Recreation Facility, Outdoor

Refer to Part 5, Specific Use Regulations for additional regulations pertaining to uses containing and asterisk (*)

7.11.3 Subdivision Regulations

a) None

7.11.4 Development Regulations – Principal Building and Accessory Buildings

- a) The maximum height shall be 10.0 m
- b) The minimum setback from the front lot line shall be 6.0m.
- c) The minimum setback from a side lot line shall be 6.0m.
- d) The minimum setback from a rear lot line shall be 6.0m.

7.11.5 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.

7.12 R-LD – Low Density Residential District

7.12.1 Purpose

To provide for residential development in the form of low density-built forms while allowing for increased densification in neighborhoods.

7.12.2 Permitted Uses and Discretionary Uses

Permitted Uses

Dwelling, Backyard Suite*
Dwelling, Duplex
Dwelling, Single Detached
Dwelling, Single Detached – Modular Home*
Dwelling, Secondary Suite*
Dwelling, Semi-detached
Family Day Home
Group Home, Minor*
Home Business, Minor*
WECS, Micro*

Discretionary Uses

Bed and Breakfast*
Group Home, Major *
Home Business, Major*
Temporary Outdoor Event

Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.12.3 Subdivision & Development Regulations

- a) The minimum lot width for a semi-detached dwelling shall be 15.2m. If a semi-detached lot is subdivided then a minimum parcel width of 7.6m (per dwelling) shall be provided and must have lane access.
- b) The minimum lot width for a single detached dwelling with a secondary suite shall be 12.2m.
- c) The minimum lot width for a duplex dwelling is 15.2m.
- d) The minimum lot width for a single detached dwelling with a backyard suite shall be 15.2m.
- e) The minimum lot depth for all listed dwelling types shall be 34m.

7.12.4 Development Regulations – Dwelling, Single Detached and Dwelling, Single Detached Modular

- a) The maximum height shall be 10.0 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 6.0 m.
- d) For a side lot line:
 - i) the minimum setback from a side lot line shall be 1.2 m.
 - ii) the minimum setback from a side lot line that abuts a flanking road shall be 4.0 m.
 - iii) the minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial district shall be 1.2m.
 - iv) the minimum setback from one side lot line shall be 3.0 m where there is not direct vehicular access to the rear yard or to an attached garage.
- e) The minimum setback from the rear lot line shall be 6.0 m, or 5.5 m for a corner lot.
- f) Any listed residential uses shall provide all required parking on-site.

7.12.5 Development Regulations – Semi-Detached Dwelling

- a) The maximum height shall be 10.0m.
- b) The minimum site width for semi-detached dwellings shall be 15.2m.
- c) The minimum yard requirements shall be the same as those identified under 7.12.4.
- d) Where a common wall of a semi-detached dwelling is located on a mutual side lot line, the side yard shall be 0.0m.
- e) Semi-detached dwellings are not permitted on lots with no rear lane access or in a laneless subdivision.

7.12.6 Development Regulations – Duplex Dwelling

- a) The maximum height shall be 10.0m.
- b) The minimum site width for a duplex dwelling shall be 15.2m.
- c) The minimum yard requirements shall be the same as those identified under 7.12.4.
- d) Duplex dwellings are not permitted on lots with no rear lane access or in a laneless subdivision.

7.12.7 Development Regulations – Accessory Buildings and Accessory Structures

- a) The maximum height shall be 4.5 m.

- b) Where the vehicle door of a garage faces a lane, the minimum setback from the rear lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 18.0 m.
- d) The minimum setback from a side lot line shall be 1.0 m, or 4.0 m from a lot line that abuts a flanking road.
- e) The minimum setback from the rear lot line shall be 1.0 m.
- f) The maximum gross floor area for a single storey accessory building shall be 62m², not including a backyard suite.

7.12.8 Development Regulations – Accessory Building - Backyard Suite

- a. A Backyard Suite may be sited above a garage, physically connected to the side of a garage or developed as a separate accessory building.
- b. The maximum gross floor area for a backyard suite shall be 46m².
- c. The maximum gross floor area for all accessory buildings on-site shall be 108m².
- d. The rear yard setback where a backyard suite is located above the garage is 6.0m.
- e. The rear yard setback is 1.5m for that portion of the building used as a backyard suite.
- f. The sideyard setback is 1.2m for any portion of the building used as a backyard suite.
- g. The maximum height of the structure where the suite is a stand-alone building shall be 4.5m.
- h. A minimum 5.0m separation distance is required between the principal dwelling and any portion of the building used as a backyard suite.
- i. A backyard suite must have a private amenity space that is located outdoor and has a minimum of 7.5m² with no dimension less than 1.5m.
- j. A minimum of one (1) parking stall shall be provided on-site for the backyard suite accessed from the lane.
- k. A backyard suite shall not be permitted on lots with no rear lane access or in a laneless subdivision.
- l. The maximum height of the structure where the basement suite is located above a garage shall be 7.5m sloping down to the height of structures on the neighboring property.

7.12.9 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.

7.13 R-MD – Medium Density Residential District

7.13.1 Purpose

To provide for a mix of low density and medium density dwelling types, either on a planned site or street-oriented basis.

7.13.2 Permitted Uses and Discretionary Uses

Permitted Uses

Dwelling, Apartment
Dwelling, Duplex
Dwelling, Multi-Attached
Dwelling, Semi-Detached
Group Home, Minor*
Home Business, Minor*
WECS, Micro*

Discretionary Uses

Home Business, Major*

Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.13.3 Subdivision Regulations

- a) The minimum lot width for a multi-attached dwelling unit shall be 5.0m for an individual parcel containing one dwelling unit.
- b) The minimum lot width for a parcel containing a semi-detached or duplex dwelling shall be 13.0m.
 - i) If a semi-detached lot is subdivided, then a minimum parcel width of 6.0m shall be provided for each dwelling unit.
- c) The minimum parcel size for an apartment site shall be 800m².
- d) The minimum lot depth for a) and b) above shall be 30.5m with lane and 34m without lane.

7.13.4 Development Regulations – Duplex, Semi-Detached and Multi Attached Dwellings

- a) The maximum height shall be 10.5m
- b) Where a vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0m
- c) The minimum setback from the front lot line shall be 4.5m
- d) For a side lot line:

- i) the minimum setback from a side lot line shall be 1.2m
- ii) the minimum setback from a side lot line that abuts a flanking road shall be 3.0m
- iii) the minimum setback from a side lot line that abuts a residential, commercial, or industrial district shall be 3.0m;
- iv) where a common wall of a dwelling unit is located on a shared lot line, the setback shall be 0.0m
- v) the minimum setback from the rear lot line shall be 7.0m.

7.13.5 Development Regulations - Apartments

- a) The maximum height shall be 14.0m on parcels adjacent to R-LD districts;
- b) The minimum setback from the front lot line shall be 6.0m;
- c) For a side lot line:
 - i) the minimum setback from a side lot line shall be 2.0m;
 - ii) the minimum setback from a side lot line that abuts a flanking road shall be 6.0m;
 - iii) the minimum setback from a side lot line that abuts a R-LD district shall be 6.0m;
 - iv) the minimum setback from the rear lot line shall be 7.0m.

7.13.6 Development Regulations - Accessory Buildings and Accessory Structures

- a) Accessory buildings and structures shall not be permitted in the front yard.
- b) The maximum height shall be 4.5m.
- c) Where a vehicle door of a garage faces a lane, the minimum setback from a lot line shall be 6.0m.
- d) The minimum setback from the front lot line shall be 18.0m.
- e) The minimum setback from a side lot line shall be 1.0m, or 3.0m from a lot line that abuts a flanking road.
- f) The minimum setback from the rear lot line shall be 1.0m.

7.13.7 Development regulations - Site Coverage

- a) The maximum site coverage shall be 50% for semi-detached and duplex dwellings.
- b) The maximum site coverage shall be 60% for multi-attached and apartment dwellings.

7.13.8 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.

7.14 R-MH Modular Home District

7.14.1 Purpose

To provide primarily for modular homes in a Modular Home District on lots designated for low density development.

7.14.2 Permitted and Discretionary Uses

Permitted Uses

Family Day Home
Home Business, Minor*
Dwelling, Single Detached - Modular Home*
WECS, Micro*

Discretionary Uses

Home Business, Major*

Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.14.3 Subdivision Regulations

- a) The minimum lot width shall be 12.2m
- b) The minimum lot depth shall be 30m

7.14.4 Development Regulations – Principal Building

- a) The minimum width of the dwelling shall be 5.5m
- b) The maximum height shall be 6.0 m or one (1) storey, whichever is less.
- c) The minimum setback from the front lot line shall be 3m;
- d) The minimum flanking yard setback shall be 3.0m;
- e) The minimum sideyard setback to the side of a modular home where there is no door on the side of the dwelling shall be 1.2 m;
- f) The minimum sideyard setback to the side of a modular home where there is a door on the side of the dwelling shall be 4m;
- g) The minimum rear yard setback shall be 2.0m.

7.14.5 Development Regulations – Accessory Buildings and Accessory Structures

- a) The maximum height shall be 4.5 m.

- b) Where the vehicle door of a detached garage or carport faces a street or lane, the minimum setback from the lot line shall be 6.0 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 the rear lot line shall be 1.0 m.

7.14.6 Architectural Regulations

- a) All additions shall be considered as part of the principal building.
- b) All accessory developments such as patios, porches, additions, skirting and storage facilities shall be factory-prefabricated units, or of an equivalent quality so that design and construction will complement the principal building.
- c) Structures or additions to the dwelling shall have a foundation, structure and appearance equivalent to or better than that of the principal building, which shall be completed within 30 days of placement of the principal building.
- d) Steps and landings to all entrances shall be installed within 30 days of placement of the principal building.
- e) A minimum of two (2) parking spaces shall be provided on the lot in either a tandem or side by side configuration. Each parking space to be a minimum of 3m wide by 5.5m in depth.

7.14.7 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.

7.15 U-R – Urban Reserve District

7.15.1 Purpose

To provide transitional uses that will not prejudice the future use of land for development within a designated development area.

7.15.2 Permitted and Discretionary Uses

Permitted Uses

Agriculture
Home Business, Minor*
WECS, Micro*

Discretionary Uses

Animal Breeding and Boarding Facility
Communication Tower*
Dwelling, Single Detached
Dwelling, Single Detached – Modular Home*
Greenhouse
Home Business, Major*
Landscaping Sales and Service
Recreation Outdoor
Recreation Vehicle Storage
Secondary Suite*

Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.15.3 Subdivision Regulations

- a) For an unsubdivided quarter section, one (1) first parcel out subdivision may be considered. The first parcel out may consist of one of the following:
 - i) a lot with a minimum area of 0.8 ha and a maximum area of 2.0 ha for an existing dwelling. The maximum area may be increased if the existing accessory building, environmental features or shelterbelt configuration requires a larger size; or
 - ii) a split along a natural or man-made severance.

7.15.4 Development Regulations – Principal Building and Accessory Buildings

- a) The maximum height shall be 10.0m, except for agricultural buildings or structures.
- b) The minimum setback from the front lot line shall be 10.0m.
- c) The minimum setback from the side lot line shall be 10.0m.
- d) The minimum setback from the rear lot line shall be 10.0m.

7.15.5 Other Regulations

- a) In considering all discretionary uses, the Development Officer shall not approve uses that would be prejudicial to the future economical subdivision, servicing, and development of the site on a planned and orderly basis.
- b) 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.
- c) Parcels which abut existing urban development may be subject to additional regulations or bylaws dealing with livestock and animal control and limitations of livestock that may be permitted on the property.