

# LAND USE BY-LAW

## SCHEDULE C

### GENERAL RESIDENTIAL DISTRICT (R2)

**General Purpose:** To provide an area for a variety of dwelling types and other uses, herein listed, which are compatible with a residential area, all of which are connected to the municipal sewer and water systems.

**Permitted Uses:** Accessory residential buildings  
Detached dwellings  
Duplexes

**Discretionary Uses:** All discretionary uses in the R1 District  
Apartments  
Accessory suites, in detached dwellings only  
Boarding and rooming houses  
Four-plexes  
Multiple housing developments  
Neighbourhood convenience stores  
Row houses  
*Temporary Buildings (Amending Bylaw 665/06)*  
Any use that is similar, in the opinion of the Municipal Planning Commission, to the permitted or discretionary uses described above.

**Minimum Front Yard:** *Detached dwellings, duplexes, manufactured homes, row houses and four-plexes and apartments:*  
6.0 m (19.7 ft.) (Amending Bylaw 665/06)

**Minimum Side Yard:** Detached dwellings, duplexes, four-plexes, manufactured homes and row houses:  
1.5 m (4.92 ft.) except where it abuts a road - 3 m (9.84 ft.)  
**Apartments:** 3 m (9.84 ft.) except where it abuts a road - 6.0 m (19.69 ft.), or as required in the Alberta Building Code - whichever is greater.  
**Multiple housing development:** Sufficient separation or screening must exist to maintain privacy within each dwelling under normal conditions, or as required in the Alberta Building code, whichever is greater.

**Minimum Rear Yard:** *Detached dwellings, manufactured homes and duplexes:*  
7.5 m (24.6 ft.)  
*Row houses, four-plexes and apartments:*  
10.0 m (32.8 ft.) (Amending Bylaw 665/06)

**Minimum Parcel Area:** Detached dwellings, manufactured homes:  
Interior parcels 465 m<sup>2</sup> (5,003.40 sq.ft.)  
Corner parcels 512 m<sup>2</sup> (5,509.12 sq.ft.)  
**Duplexes:**

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Row houses: Interior parcels 280 m<sup>2</sup> (3,013.89 sq.ft.) per unit  
 Corner parcels 330 m<sup>2</sup> (3,552.09 sq.ft.) per unit

Four-plexes: Interior parcels 180 m<sup>2</sup> (1,937.50 sq.ft.) per unit  
 Corner parcels 280 m<sup>2</sup> (3,013.89 sq.ft.) per unit

Apartments: Interior parcels 200 m<sup>2</sup> (2,152.73 sq.ft.) per unit  
 Corner parcels 220 m<sup>2</sup> (2,368.06 sq.ft.) per unit

Multiple housing developments: 1.3 times the building's total floor area

The ground area of non-recreational buildings, of the parking facilities and driveways and the minimum amenity area (described below) shall be totaled.

Minimum Amenity Area\*

- bachelor unit 15 m<sup>2</sup> (161.46 sq.ft.) per unit
- one bedroom unit 20 m<sup>2</sup> (215.29 sq.ft.) per unit
- two bedroom unit 55 m<sup>2</sup> (592.03 sq.ft.) per unit
- three bedroom unit 90 m<sup>2</sup> (968.75 sq.ft.) per unit
- four bedroom unit 110m<sup>2</sup> (1,184.07 sq.ft.) per unit

\* Minimum amenity area includes hard and soft-landscaped areas, balconies, recreational facilities and communal lounges.

Maximum Parcel Coverage: Detached dwellings, manufactured homes, duplexes, four-plexes, and row houses: 45% (Amending Bylaw 634/01)

Apartments: 75%

Multiple housing developments: Determined by subtracting the minimum amenity area from the parcel area

Landscaped Area: Detached dwellings, manufactured homes: No specified requirements.

Duplexes, row houses, four-plexes, apartments, and all housing types developed as multiple housing developments: An area 6 m (19.69 ft.) in perpendicular depth and 1 m (3.28 ft.) on either side from all windows of living rooms, dining rooms and bedrooms (on first floors and in basements) shall be landscaped, in addition to any landscaping required elsewhere on the parcel, in accordance with Schedule B.

Maximum Building Height: Detached dwellings, manufactured homes, duplexes, row houses and four-plexes: 10.0 m (32.8 ft.) (Amending Bylaw 66506)

Apartments: 12 m (39.37 ft.)

Multiple housing developments: As required for the various housing types described above.

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**Manufacture Home Design:** The external appearance of manufactured homes must be acceptable to the Municipal Planning Commission having regard to compatibility with other buildings in the vicinity and must have:

1. A minimum roof pitch of 4:12
2. A roof surface of wood or asphalt shingles, clay or concrete tiles, slates or wood shakes
3. A minimum roof overhang or eaves of 0.45 m (16 inches) from each external wall
4. A maximum length to width ratio of 3:1
5. A minimum width of 6.7 m (22.0 feet) (Amending Bylaw 671/07)
6. A permanent foundation.
  7. *Manufactured homes shall be no older than five (5) years as of the date of the submission of a complete development permit application for their placement. (Amending Bylaw 66506)*