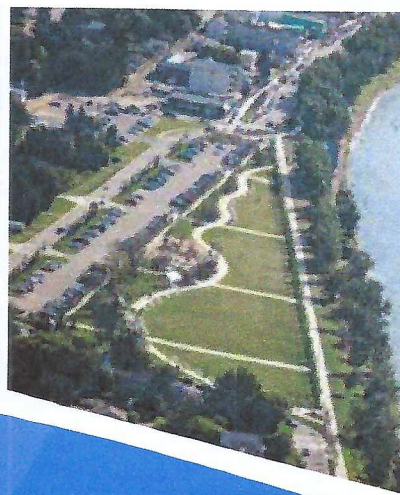
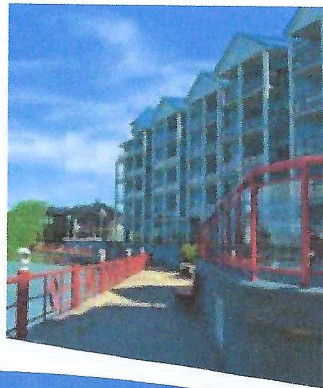


Town of Sylvan Lake

LAND USE BYLAW

No. 1695/2015

MARCH 2016




Sylvan Lake

www.sylvanlake.ca

Consolidated to July 2023

9.4 MEDIUM DENSITY 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.

Permitted Uses: Accessory buildings
Detached dwellings
Duplexes
Home occupation, Class B, being the first home occupation on the parcel

Discretionary Uses: Accessory uses
Apartments
Bed and breakfast services, in detached dwellings only
Day care facilities
Four-plexes
Garage Suites
Home occupation, Class B, being the second or subsequent home occupation on the parcel
Home occupation, Class C
Manufactured Homes subject to section 7.29
Moved-in building
Multiple housing developments
Parking facilities for uses in this District
Parks
Playgrounds
Public and quasi-public uses
Public Playgrounds (1760/2018)
Public utility buildings
Row housing
Secondary Suites
Social care facilities
Stacked row house
Temporary building
Triplex
Wind energy device

(Bylaw 1851/2022)

District Regulations:

Minimum Parcel Area: Detached dwellings:
Interior parcels 460 m² (4,949.6 ft²)
Corner parcels 520 m² (5,595.2 ft²)

Duplexes:

Interior parcels 325 m² (3,497.0 ft²) per dwelling unit
Corner parcels 370 m² (3,981.2 ft²) per dwelling unit

Row houses:

Interior parcels 185 m² (1,991.39 ft²) per dwelling unit
Corner parcels 275 m² (2,960.17 ft²) per dwelling unit

Four-plexes:

Interior parcels 180 m² (1,937.57 ft²) per dwelling unit
Corner parcels 185 m² (1,991.39 ft²) per dwelling unit

Stacked row houses and Apartments:

82 m² (883 ft²) for each bachelor and one bedroom dwelling unit
102 m² (1,098 ft²) for each dwelling unit with more than one bedroom

Maximum Parcel Coverage: Detached dwellings, duplexes, row houses, triplexes, and four-plexes: 45%

(Bylaw 1718/2016)
(Bylaw 1857/2022)

Apartments and stacked row houses: 60%

Minimum Front Yard: 6.0 m (19.69 ft.)

Minimum Side Yard: Buildings 2 storeys in height (10.5 m or less):
1.5 m (4.92 ft.),
except where it abuts a road other than a lane – 3.0 m (9.84 ft.)

Buildings 3 storeys in height (greater than 10.5 m):
3.0 m (9.84 ft.)
except where it abuts a road other than a lane - 4.0 m (13.12 ft.)
(Bylaw 1857/2022)

Note: the Development Authority may, at its discretion, require a side yard of 3.0 m (9.84 ft.) where a dwelling's sole or primary access (doorway) is located in a side yard.

In a Laneless Subdivision:

Detached dwellings:

with attached garage, one side yard must be: 1.5m (4.92 ft.)
without attached garage, one side yard must be: 3.0m (9.84 ft.)

Duplexes:
with attached garage, both side yards must be: 1.5m (4.92 ft.)
without attached garage, both side yards must be: 3.0m (9.84 ft.)

Minimum Rear Yard: 7.5 m (24.6 ft.)
10 m (32.8 ft.) for any building over 10.5 (34.5 ft.) in height
(Bylaw 1718/2016)
(Bylaw 1857/2022)

Maximum Building Height: Stacked Row houses and Apartments:
Flat Roof: 10.0 m (32.8 ft.)
Sloped Roof: 12.5 m (41.0 ft.)
(maximum of three full storeys above grade)

All others: 10.5 m (34.5 ft.)

Minimum Floor Area: Detached dwellings:
78.75 m² (847.35 ft²) excluding basements

Duplexes:
59.25 m² (637.53 ft²) per dwelling unit (excluding basements)

Landscaped Area: Triplexes, Four-plexes, Stacked row houses and Apartments

1. An area 3 m (9.84 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 the landscaping required elsewhere on the parcel in accordance with section 7.26, Landscaping. The Development Authority may allow hard surfaced walkways within this landscaped area.
2. A minimum of 30% of the site shall be landscaped.
3. Front yard landscaping shall be completed within the first full growing season after construction completion.

Supplementary Regulations:

1. All uses must comply with the regulations in Part 7.
2. Row Housing developments shall be constructed in blocks of units not to exceed 7 units in a row.
3. Each apartment unit shall be provided with a private outdoor amenity space which is no less than 4.5m² (48.43 ft²) in area.

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4. For dwelling groups having 10 or more dwelling units, a minimum of 10% of the site shall be provided for a communal amenity space. Row housing with front car garages shall be two storeys in height in order to provide an aesthetically interesting front façade.
 5. Multiple housing developments shall comply with the regulations in section 7.32.
 6. Exposed foundations should be kept to a minimum and shall be fully parged.
 7. All manufactured homes shall comply with the design regulations in section 7.29.