

## **SECTION 11 DISTRICT RULES**

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### **11.1 SINGLE FAMILY RESIDENTIAL (R1) DISTRICT**

#### **11.1.1 Purpose**

The purpose of this District is to provide for low density residential development in the form of single family dwellings with provisions for complementary uses.

##### **(a) Permitted Uses**

- accessory buildings and uses
- parks and playgrounds
- satellite dish antennas
- single family dwellings

##### **(b) Discretionary Uses**

- churches
- home occupations-minor
- public uses and utilities
- Child Care Facility

#### **11.1.2 Site Provisions**

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

(a)	Lot Area (minimum):	418 m <sup>2</sup> (4,500 ft <sup>2</sup> )
(b)	Lot Width (minimum):	12.2 m (40 ft)
(c)	Front Yard (minimum):	6.1 m (20 ft)
(d)	Rear Yard (minimum):	7.6 m (25 ft)
(e)	Side Yard (minimum):	3.3 m (10 ft) for corner site, street side 1.5 m (5 ft) for all other sites
(f)	Floor Area (minimum):	93 m <sup>2</sup> (1,000 ft <sup>2</sup> ) for single family dwelling
(g)	Building Height (maximum):	8.5 m (28 ft) for principal building 4.3 m (14 ft) for accessory building
(h)	Lot Coverage (maximum):	40 percent

### 11.1.3 Additional Requirements

- (a) The relocation of existing residences shall not be allowed in this district.
- (b) In the case of a lane less subdivision the Development Authority shall ensure that lot widths and side yard setbacks are sufficient to accommodate front drive garages.
- (c) The Development Authority may decide on such other requirements as are necessary having regard to the nature of a proposed development and the intent of this district.
- (d) Required landscaped areas not covered by seed/sod may include in combination with shrubs/flowers, any or all of the following:
  - i) Mulch beds consisting of landscaping fabric and mulch with a minimum depth of 5 cm (1.97 in).
  - ii) Rip-Rap Rock Beds consisting of landscaping fabric and rock with a diameter of not less than 10 cm. (3.94 in).
  - iii) Crushed Rock consisting of landscaping fabric and rock with a diameter of 2.5 cm (.98 in) or less;
  - iv) Paving Stones/Stamped Asphalt or Concrete for walkways, outdoor eating areas, parking lots may be considered for up to 50% of the required landscaped area or
  - v) Raised Planters constructed with concrete, concrete blocks or wood with a height of not less of .61 cm (2 ft) or flower boxes attached to the building structure.
- (e) No permanent trees, shrubs or structures may be placed within 10 feet of the curb of the street to allow for snow plowing and snow storage.
- (f) All residential parking lots must be constructed of concrete, asphalt or paving stones within one year of occupancy.
- (g) A minimum of 50% of the front yard shall be landscaped.

## 11.2 GENERAL RESIDENTIAL (R2) DISTRICT

### 11.2.1 Purpose

The purpose of this District is to provide for a mixture of residential development types with provisions for complementary uses.

#### (a) Permitted Uses

- accessory buildings and uses
- parks and playgrounds
- satellite dish antennas
- single family dwellings

#### (b) Discretionary Uses

- basement suites
- child care facilities
- churches
- community halls
- duplexes
- fourplexes
- home occupations-minor
- public uses and utilities
- semi-detached dwellings
- secondary suites
- triplexes
- Child Care Facility

### 11.2.2 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

(a)	Lot Area (minimum):	743 m <sup>2</sup> (8,000 ft <sup>2</sup> ) for triplex and fourplex 279 m <sup>2</sup> (3,000 ft <sup>2</sup> ) for semi-detached (interior) 325 m <sup>2</sup> (3,500 ft <sup>2</sup> ) for semi-detached (exterior) 418 m <sup>2</sup> (4,500 ft <sup>2</sup> ) for all other uses
(b)	Lot Width (minimum):	24 m (80 ft) for triplex and fourplex 9.1 m (30 ft) for semi-detached (interior) 10.7 m (35 ft) for semi-detached (exterior)

		12.2 m (40 ft) for all other uses
(c)	Front Yard (minimum):	6.1 m (20 ft)
(d)	Rear Yard (minimum):	7.6 m (25 ft)
(e)	Side Yard (minimum):	3.3 m (10 ft) for corner site, street side 1.5 m (5 ft) for all other sites
(f)	Building Height (maximum):	8.5 m (28 ft) for principal building 4.3 m (14 ft) for accessory building
(g)	Lot Coverage (maximum):	40 percent

### 11.2.3 Additional Requirements

- (a) The relocation of any residence into this district shall be to the satisfaction of the Development Authority as to the appearance and structural character. (A performance bond shall be posted to ensure compliance with development conditions of approval.)
- (b) The Development Authority may decide on such other requirement as are necessary having regard to the nature of a proposed development and the intent of this district
- (c) Elk Meadows- duplex units - dwelling unit minimum 900sq.ft. (no further variance) without special SDB authority. (Bylaw No. 766 - August, 1999).
- (d) Required landscaped areas not covered by seed/sod may include in combination with shrubs/flowers, any or all of the following:
  - i) Mulch beds consisting of landscaping fabric and mulch with a minimum depth of 5 cm (1.97 in).
  - ii) Rip-Rap Rock Beds consisting of landscaping fabric and rock with a diameter of not less than 10 cm. (3.94 in).
  - iii) Crushed Rock consisting of landscaping fabric and rock with a diameter of 2.5 cm (.98 in) or less;
  - iv) Paving Stones/Stamped Asphalt or Concrete for walkways, outdoor eating areas, parking lots may be considered for up to 50% of the required landscaped area or
  - v) Raised Planters constructed with concrete, concrete blocks or wood with a height of not less of .61 cm (2 ft) or flower boxes attached to the building structure.
- (e) No permanent trees, shrubs or structures may be placed within 10 feet of the curb of the street to allow for snow plowing and snow storage.
- (f) All residential parking lots must be constructed of concrete, asphalt or paving stones within one year of occupancy.
- (g) A minimum of 50% of the front yard shall be landscaped.

### 11.3 MULTI-FAMILY RESIDENTIAL (R3) DISTRICT

#### 11.3.1 Purpose

The purpose of this District is to provide for higher density residential dwelling units.

- a) Permitted Uses
  - accessory buildings and uses
  - parks and playgrounds
  - satellite dish antennas
- (b) Discretionary Uses
  - apartment buildings
  - home occupations-minor
  - public uses and utilities
  - senior citizen homes
  - townhouses
  - churches
  - basement suites
  - child care facilities
  - community halls
  - duplexes
  - fourplexes
  - semi-detached dwellings
  - secondary suites
  - triplexes
  - Single family dwelling
  - Child Care Facility
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#### 11.3.2 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

(a)	Lot Area (minimum):	930 m <sup>2</sup> (10,000 ft <sup>2</sup> ) for apartment building 743 m <sup>2</sup> (8,000 ft <sup>2</sup> ) for triplex and fourplex (Bylaw 792 Feb. 4, 2002) 279 m <sup>2</sup> (3,000 ft <sup>2</sup> ) for semi-detached (interior) (Bylaw 792 Feb. 4, 2002) 325 m <sup>2</sup> (3,500 ft <sup>2</sup> ) for semi-detached (exterior) (Bylaw 792 Feb. 4, 2002) 743 m <sup>2</sup> (8,000 ft <sup>2</sup> ) for all other uses
(b)	Lot Width (minimum):	30 m (100 ft) for apartment building 24 m (80 ft) for triplex and

	Lot Width (minimum) Cont'd:	fourplex 9.1 m (30 ft) for semi-detached (interior) (Bylaw 792 Feb. 4, 2002) 10.7 m (35 ft) for semi-detached (exterior) (Bylaw 792 Feb. 4, 2002) 24 m (80 ft) for all other uses
(c)	Front Yard (minimum):	6.1 m (20 ft)
(d)	Rear Yard (minimum):	7.6 m (25 ft)
(e)	Side Yard (minimum):	4.6 m (15 ft) for corner site, street side 3 m (10 ft) for all other sites (R-2/R-1)
(f)	Building Height (maximum):	11 m (36 ft) for principal building 4.9 m (16 ft) for accessory building 8.5 m (28 ft) for principal building (Bylaw 792 Feb. 4, 2002) 4.3 m (14 ft) for accessory building (Bylaw 792 Feb. 4, 2002)
(g)	Lot Coverage (maximum):	40 percent
(h)	Floor Area (minimum):	51 m <sup>2</sup> (550 ft <sup>2</sup> ) per unit for apartments 74 m <sup>2</sup> (800 ft <sup>2</sup> ) per unit for all other uses

### 11.3.3 Additional Requirements

- (a) A minimum of thirty percent (30%) of a site to be used for an apartment building shall be required for recreational and landscaping purposes to the satisfaction of the Development Authority. The areas of balconies and recreational facilities within the building including patios, swimming pools and communal lounges for the free use of tenants may, at the discretion of the Development Authority, be used in the calculation of the total requirement for recreational and landscaping areas.
- (b) In addition to the above, apartment developments shall satisfy the Development Authority as to parking design, building design and location, garbage storage provisions, safety of access, and amenity or leisure space.
- (c) The Development Authority may decide on such other requirements as are necessary having regard to the nature of the development and the intent of the district
- (d) Required landscaped areas not covered by seed/sod may include in combination with shrubs/flowers, any or all of the following:

- i) Mulch beds consisting of landscaping fabric and mulch with a minimum depth of 5 cm (1.97 in).
- ii) Rip-Rap Rock Beds consisting of landscaping fabric and rock with a diameter of not less than 10 cm. (3.94 in).
- iii) Crushed Rock consisting of landscaping fabric and rock with a diameter of 2.5 cm (.98 in) or less;
- iv) Paving Stones/Stamped Asphalt or Concrete for walkways, outdoor eating areas, parking lots may be considered for up to 50% of the required landscaped area or
- v) Raised Planters constructed with concrete, concrete blocks or wood with a height of not less of .61 cm (2 ft) or flower boxes attached to the building structure.

## 11.15 SMALL LOT RESIDENTIAL (RS) DISTRICT

### 11.15.1 Purpose

The purpose of this district is to provide for residential development with smaller lot areas and lot widths to accommodate affordable housing.

#### (a) Permitted Uses

- accessory buildings and uses
- single family dwellings
- public uses and utilities
- recreational uses not requiring permanent facilities
- satellite dish antennas

#### (b) Discretionary Uses

- churches
- duplex dwellings
- home occupations-minor
- semi-detached dwellings
- secondary suites
- Child Care Facility
- medical facility

### 11.15.2 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

#### a) District Standards for Single Family Dwellings:

Site Standard	Rear Lane Access Provided	No Rear Lane Access Provided
Minimum Lot Area	300m <sup>2</sup> (3230 ft <sup>2</sup> )	300 m <sup>2</sup> (3230 ft <sup>2</sup> )
Minimum Lot Width	10.4m (31.1 ft)	11.m (36 ft)
Minimum Front Yard Setback	4.6m (15 ft)	6.1m (20 ft)
Minimum Rear Yard Setback	7.6m (25 ft)	7.6m (25 ft)
Minimum Side Yard Setbacks Interior Lot	1.2m (both yards (4 ft)	<b>Site Standard</b>
Corner Lot	3.0m (10 ft)	
Maximum Lot Coverage	45%	45%
Maximum Building Height	8.5m (25 ft)	8.5m (25 ft)
Maximum Driveway Width	60% of lot width	60% of lot width
Minimum Building Size	79m <sup>2</sup> (850 ft <sup>2</sup> )	79m <sup>2</sup> (850 ft <sup>2</sup> )



b) District Standards for Duplex Dwellings:

Site Standard	Rear Lane Access Provided	No Rear Lane Access Provided
a) Lot Area	418m <sup>2</sup> (4500 ft <sup>2</sup> )	418m <sup>2</sup> (4500 ft <sup>2</sup> )
b) Minimum Lot Width	12.2m (40 ft)	12.2m (40 ft)
c) Minimum Front Yard	6.1m (20 ft)	6.1 (20 ft)
d) Minimum Rear Yard	7.6m (25 ft)	7.6m (25 ft)
e) Minimum Side Yards Interior lot Corner lot	1.5m (5 ft) 3.3m (10 ft)	1.5 m (5 ft) 3.3m (10 ft)
f) Maximum Lot Coverage	45%	45%
g) Maximum Building Height	8.5m (28 ft)	8.5m (28 ft)
h) Maximum Driveway Width	60% of lot width	60% of lot width

c) District Standards for Semi-Detached Dwellings:

Site Standard	Rear Lane Access Provided	No Rear Lane Access Provided
a) Minimum Lot Area Interior Lot Exterior Lot	233m <sup>2</sup> /unit (2500 ft <sup>2</sup> /unit) 279m <sup>2</sup> /unit (3000 ft <sup>2</sup> /unit)	233m <sup>2</sup> /unit (2500 ft <sup>2</sup> /unit) 279m <sup>2</sup> /unit (2500 ft <sup>2</sup> /unit)
b) Minimum Lot Width Interior Lot Corner Lot	9.1m (30 ft) 10.7m (35 ft)	9.1m (30 ft) 10.7m (35 ft)
c) Minimum Front Yard	6.1m (20 ft)	6.1m (20ft)
d) Minimum Rear Yard	7.6m (25 ft)	7.6m (25 ft)
e) Minimum Side Yards Interior Lots Corner Lots	1.5m (5 ft) 3.3m (10 ft)	1.5m (5 ft) 3.3m 10 ft)
f) Maximum Lot Coverage	45%	45%
g) Maximum Building Height	8.5m (28 ft)	8.5m (28 ft)
h) Maximum Driveway Width	60% of lot width	60% of lot width

11.15.3 Special Requirement: Accessory Building

No accessory building or structure shall exceed the height of the main structure. No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 1.2m (4 feet).

11.15.4 Special Requirement: Landscaping

- vi) All lots will require a minimum of 30% landscaping per lot.

