

Residential Zoning Districts

Section 6: Residential Zoning Districts

6.1 General Regulations

In addition to the regulations contained in Sections 1 through 5 of this Bylaw, the following regulations shall apply to developments and signs within a Residential Zoning District:

1. Accessory Buildings, Structures and Uses

- a) Where located in the side yard, the minimum setback shall be 1.2 metres from the property line.
- b) Where located in the rear yard, the minimum setback shall be 0.76 metres from the side or rear property line, except:
 - i) Where a physical lane exists or where a future lane may be established, the minimum setback from the rear property line shall be a minimum of 3.8 metres;
 - ii) Where a legal lane exists and the vehicular entrance to an Accessory Building is provided by the street or lane, the Accessory Building shall maintain a minimum setback of 2 metres from the property line abutting the street or lane, and in no case shall the Accessory Building be within 8 metres of the opposite boundary of the street or lane;
 - iii) In a circumstance where a proposed accessory building or structure cannot meet the regulations contained in Sections 6.1.1 a) or b), the setback shall be established at the common line at the discretion of the Development Officer; and
 - iv) Where an easement exists, which is greater in width than a required setback, the width of the easement shall become the minimum required setback.

2. Fences

- a) Fences located within the front yard shall have a maximum height of 1.2 metres from grade.
- b) Fences located within the side and rear yard shall have a maximum height of 1.9 metres from grade.
- c) Notwithstanding Subsection 6.1.2 a), fences located in the front yard of a Dwelling Group may have a maximum height of 1.9 metres from grade.

Residential Zoning Districts

3. Projections into Required Setbacks

- a) Non-structural features may project to a maximum of 0.60 metres into a setback.
- b) Unenclosed decks, patios or other similar structures with a maximum height of 0.60 metres from grade, may project:
 - i) A maximum of 2 metres into a front yard setback;
 - ii) To the property line of a side yard, in accordance with to Section 6.1.3(d); and
 - iii) A maximum of 3.6 metres into a rear yard setback.
- c) Notwithstanding Section 6.1.3(b), landings that have a maximum area of 2.23 square metres may project to a maximum of 1.2 metres into a setback.
- d) Where vehicular access is provided through a front, side or rear yard, projections into the setback(s) shall have a minimum clearance of 2.5 metres.
- e) Notwithstanding Section 6.1.3(b), for a Dwelling Group, an unenclosed deck with no maximum height may project to a maximum of 3.6 metres into a rear yard setback.
- f) Cantilevered features for interior sites may project up to a maximum of:
 - i) 0.60 metres into the front yard;
 - ii) 0.60 metres into a single side yard;
 - iii) 1.5 metres into the rear yard; and
 - iv) The maximum area of all cantilevered features located in the side yard shall be 3 square metres per floor.
- g) Cantilevered features for corner sites may project up to a maximum of:
 - i) 0.60 metres into the front yard;
 - ii) 0.60 metres into an interior side yard;
 - iii) 1.5 metres into a side yard abutting a street or lane;

Residential Zoning Districts

- iv) 1.5 metres into the rear yard; and
- v) The maximum area of all cantilevered features located in the interior side yard shall be 3 square metres per floor, except the side yard abutting a street or lane where there is no maximum area.
- h) Notwithstanding Section 6.1.3(b) and 6.1.1(iv), unenclosed decks, patios or other similar structures with no maximum height may project up to 3.6 metres into a rear yard setback and shall be at least 3 metres from the rear property line.

4. Infill Lot

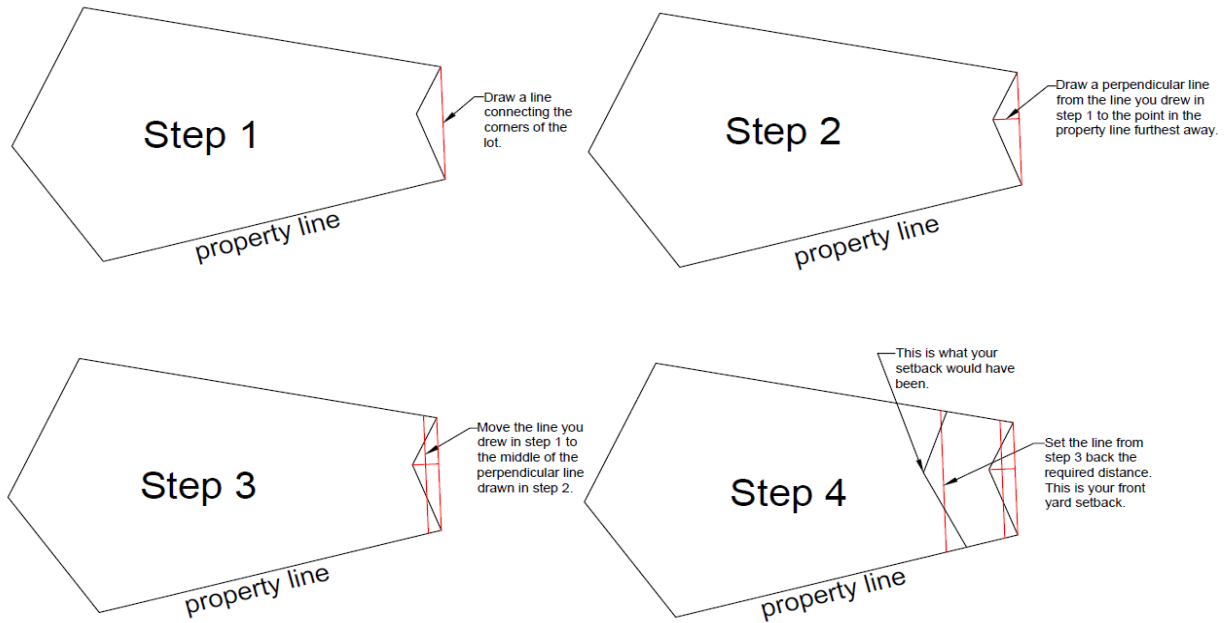
Except in the CR1 – Low Density Country Residential and CR2 – High Density Residential Zoning Districts, a One Unit Dwelling may be developed on a site having less than the minimum required site width and area in accordance with the following:

- a) The site width shall be a minimum of 7.62 metres;
- b) The site area shall be a minimum of 232 square metres;
- c) The minimum required side yard setback may be reduced to 0.76 metres on one side; and
- d) Projections into the side yards shall not be permitted if one side yard is reduced to 0.76 metres.

5. Irregular Lot Frontage Calculation

At the discretion of the Development Officer, for a lot with an atypical or irregular front property line, the front yard setback may be calculated as illustrated below:

Residential Zoning Districts



6. Parking

The regulations pertaining to Parking for Residential Zoning Districts are contained in Section 5 of this Bylaw.

7. Signs

The regulations pertaining to Signs for Residential Zoning Districts are contained in Section 13 of this Bylaw.

8. Home Based Business

Home Based Businesses may be permitted in any dwelling unit, and in accordance with the following:

- a) The dwelling unit utilized for the Home Based Business shall be the primary residence of the owner or tenant;
- b) Only residents of the dwelling unit shall be engaged in the Home Based Business within the dwelling unit;
- c) A Home Based Business shall not be permitted in conjunction with the following developments or uses:

Private Care Home
Residential Care Home
Private Day Care Home
Residential Day Care Home
Family Child Care Home
Group Family Child Care Home
Custodial Care Facility

Residential Zoning Districts

- d) The type of use and amount of floor area used for the Home Based Business shall not change the National Building Code of Canada classification for the entire dwelling unit or accessory building;
- e) Any activity associated with the Home Based Business shall be undertaken within the dwelling unit and may be allowed within the accessory building;
- f) Items offered for sale shall be limited to those produced, packaged or stored within the dwelling unit or accessory building;
- g) Subject to 6.1(8)(d), any equipment used shall be directly related to the operation of the Home Based Business;
- h) The Home Based Business shall not eliminate any required parking;
- i) Only light commercial or passenger vehicles used primarily by the residents of the dwelling may be kept on-site and shall be parked on-site;
- j) Vehicles utilized by employees who do not reside in the licensed dwelling shall not be kept on site;
- k) There shall be no outdoor storage or exterior display of merchandise, material or equipment associated with the Home Based Business;
- l) Any signage located on site shall be in accordance with the Portable Sign Bylaw; and
- m) A Home Based Business shall not negatively affect the peace, quiet and dignity of the neighbourhood through the creation of any dust, noise, odour, smoke, fumes, vibration, glare, hazardous or unacceptable waste, electronic interference, excessive vehicular traffic, or hours of operation considered to be outside standard business hours.

9. Secondary Suite

In the Residential Zoning Districts and in the RMU – Residential Mixed Use Zoning District, Secondary Suites shall be considered Additional Dwelling Units.

10. Garage Suite

- a) Notwithstanding the regulations in Section 6.1.18 of this Bylaw, Garage Suites be considered Additional Dwelling Units; and

Residential Zoning Districts

- b) Garage Suites shall be permitted in the CR1 – Low Density Country Residential Zoning District and CR2 – High Density Country Residential Zoning District.

11. Bed and Breakfast Home

A Bed and Breakfast Home shall be permitted in a One Unit Dwelling, in accordance with the following:

- a) As per Section 5.1.9 of this Bylaw, tandem parking spaces may be permitted;
- b) Not more than six (6) bedrooms within the One Unit Dwelling shall provide sleeping accommodations for guests and host family;
- c) The One Unit Dwelling is the primary residence of the owner or operator of the Bed and Breakfast Home;
- d) Food services associated with the Bed and Breakfast Home shall not be provided to guests only; and
- e) Cooking facilities shall not be located within a bedroom.

12. Private Care Home, Residential Care Home, and Residential Care Facility

- a) A Private Care Home or a Residential Care Home shall be permitted within a dwelling unit.
- b) A Private Care Home or Residential Care Home shall not be permitted in the same dwelling unit as a Home Based Business that is carried out within the dwelling unit or accessory building(s).
- c) A Residential Care Facility shall not be permitted within a dwelling unit.
- d) All Private Care Homes, Residential Care Homes and Residential Care Facilities may be required to provide proof of Provincial and Public Health approvals.

13. Family Child Care Home, Group Family Child Care Home, and Child Care Centre

- a) A Family Child Care Home or Group Family Child Care Home shall be permitted within a One Unit Dwelling.

Residential Zoning Districts

- b) A Family Child Care Home or Group Family Child Care Home shall not be permitted within the same dwelling unit as a Home Based Business that is carried out within the dwelling unit or accessory building(s).
- c) A Child Care Centre shall not be permitted within a dwelling unit.
- d) All Family Child Care Homes, Group Family Child Care Homes and Child Care Centres may be required to provide proof of Provincial and Public Health approvals.

14. Private Day Care Home, Residential Day Care Home, and Residential Day Care Facility

- a) A Private Day Care Home or a Residential Day Care Home shall be permitted within a One Unit Dwelling.
- b) A Private Day Care Home or a Residential Day Care Home shall not be permitted within the same dwelling unit as a Home Based Business that is carried out within the dwelling unit or accessory building(s).
- c) A Residential Day Care Facility shall not be permitted within a dwelling unit.
- d) All Private Day Care Homes, Residential Day Care Homes and Residential Day Care Facilities may be required to provide proof of Provincial and Public Health approvals.

15. Custodial Care Facility

In addition to the regulations contained in the zoning districts where a Custodial Care Facility is permitted, the applicant may be required to provide proof of Provincial and Public Health approvals.

16. Garage and Yard Sales

Garage and Yard Sales may be undertaken in a Residential or Institutional Zoning District, in accordance with the following:

- a) The garage or yard sale shall be undertaken by a resident of the dwelling, or by a non-profit group with permission of the property owner;
- b) No more than three (3) sales may be conducted on a residential site in one calendar year, and no sale shall last more than three (3) consecutive days;

Residential Zoning Districts

- c) The resident or non-profit group shall ensure that the size and operation of the garage or yard sale does not negatively affect neighbouring properties or the amenity of the neighbourhood; and
 - d) Garage or yard sale signage shall conform to the regulations contained in this Bylaw and the Portable Sign Bylaw.
17. In addition to the Development Standards specified in each Residential Zoning District for the following uses, the first 3 metres of the required front yard, calculated from the property line, shall be landscaped, and in the case of a corner site, the side yard abutting the flanking street shall also be landscaped:
- Child Care Centre
 - Courthouse
 - Custodial Care Facility
 - Place of Worship
 - Protective and Emergency Services
 - Residential Care Facility
 - Residential Day Care Facility
18. Additional Dwelling Unit(s)
- a) The regulations pertaining to One Unit Dwellings shall apply to Additional Dwelling Units; and
 - b) Where a One Unit Dwelling, with or without one (1) Additional Dwelling Unit, is planned to be built in connection with another One Unit Dwelling, with or without one (1) Additional Dwelling Unit, and where they are planned to be subdivided (fee simple) along a single common wall into two (2) sites, each containing two dwelling units:
 - i) the minimum lot width per site shall be 7 metres; and
 - ii) the minimum site area shall be 200 square metres.
 - c) Where a One Unit Dwelling and two (2) or three (3) Additional Dwelling Units, for a total of three (3) or four (4) dwelling units, are built to be subdivided (fee simple), along the common walls, the minimum lot width shall be 6 metres.

Residential Zoning Districts

6.2 R1 – Large Lot Residential

1. Purpose

The purpose of the R1 – Large Lot Residential Zoning District is to provide for residential development on large lots and allow for limited, complementary uses. Typically, this zoning district is located furthest from the Central Business District and larger shopping centres. This zoning district is automobile dependent and contains smaller or linear neighborhood park space.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 6.1 of this Bylaw, the development and parking standards for the R1 – Large Lot Residential Zoning District are in accordance with the following:

R1 – LARGE LOT RESIDENTIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	450	14.5	-	-	-	3	- ²	-	-	-	-
Additional Dwelling Unit(s) ⁶	-	-	-	-	-	-	-	-	2	-	-
Bed & Breakfast Home	450	14.5	6	1.2	6	10.7	50	-	4	-	-
Community Garden	450	14.5	6	1.2	6	-	-	-	-	-	-
Family Child Care Home	450	14.5	6	1.2	6	10.7	50	-	13	-	-
Group Family Child Care Home	450	14.5	6	1.2	6	10.7	50	-	13	-	-

Residential Zoning Districts

R1 – LARGE LOT RESIDENTIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Home Based Business	450	14.5	6	1.2	6	10.7	50	-	2	-	-
One Unit Dwelling ⁷	450	14.5	6	1.2	6	10.7	50	-	2	-	-
Private Care Home	450	14.5	6	1.2	6	10.7	50	-	2	-	-
Private Day Care Home	450	14.5	6	1.2	6	10.7	50	-	2	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses – Development Officer											
Dwelling Group	450	14.5	6	6	6	10.7	-	35	3	20	-
Discretionary Uses – Council											
Child Care Centre	450	14.5	6	1.2	6	10.7	50	-	13	-	-
Custodial Care Facility	450	14.5	6	1.2	6	10.7	50	-	5	-	-
Excavating, Stripping and Grading ³	450	14.5	-	-	-	-	-	-	-	-	-
Place of Worship	450	14.5	6	1.2	6	10.7	50	-	9	-	-
Protective & Emergency Services	450	14.5	6	1.2	6	10.7	50	-	6	-	-
Residential Care Facility	450	14.5	6	3	6	10.7	50	-	5	-	-
Residential Care Home	450	14.5	6	1.2	6	10.7	50	-	5	-	-
Residential Day Care Facility	450	14.5	6	1.2	6	10.7	50	-	19	-	-

Residential Zoning Districts

R1 – LARGE LOT RESIDENTIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Residential Day Care Home	450	14.5	6	1.2	6	10.7	50	-	13	-	-

Notes on Development Standards for the table above (R1 – Large Lot Residential):

- ¹ The regulations in Section 4.2 and Section 6.1.1 of this Bylaw shall apply.
- ² For swimming pools, the regulations in Section 4.3 of this Bylaw shall apply.
- ³ The regulations in Section 4.15 of this Bylaw shall apply.
- ⁴ The regulations in Section 5 of this Bylaw shall apply.
- ⁵ The regulations in Section 4.6 and Section 6.1.17 of this Bylaw shall apply.
- ⁶ The regulations in Section 6.1.18 of this Bylaw shall apply.
- ⁷ One Unit Dwellings and any attached Additional Dwelling Units shall have a maximum front yard setback of 10.6 metres.

Residential Zoning Districts

6.3 R2 – Small Lot Residential

1. Purpose

The purpose of the R2 – Small Lot Residential Zoning District is to provide residential development on small lots and allow for limited, complementary residential uses. Similar to the R1 – Large Lot Residential Zoning District, this zoning district is typically located furthest from the Central Business District and larger shopping centers, is generally automobile dependent, and contains smaller or linear neighborhood park space.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 6.1 of this Bylaw, the development and parking standards for the R2 – Small Lot Residential Zoning District are in accordance with the following:

R2 – SMALL LOT RESIDENTIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁶ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	303.5	10	-	-	-	3	- ²	-	-	-	-
Additional Dwelling Unit(s) ⁶	-	-	-	-	-	-	-	-	2	-	-
Bed & Breakfast Home	303.5	10	6	1.2	6	10.7	60	-	4	-	-
Community Garden	303.5	10	6	1.2	6	-	-	-	-	-	-
Family Child Care Home	303.5	10	6	1.2	6	10.7	60	-	13	-	-
Group Family Child Care Home	303.5	10	6	1.2	6	10.7	60	-	13	-	-
Home Based Business	303.5	10	6	1.2	6	10.7	60	-	2	-	-
One Unit Dwelling ⁷	303.5	10	6	1.2	6	10.7	60	-	2	-	-

Residential Zoning Districts

R2 – SMALL LOT RESIDENTIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁶ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Private Care Home	303.5	10	6	1.2	6	10.7	60	-	2	-	-
Private Day Care Home	303.5	10	6	1.2	6	10.7	60	-	2	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses – Development Officer											
Dwelling Group	303.5	10	6	6	6	10.7	-	35	3	20	-
Discretionary Uses – Council											
Child Care Centre	303.5	10	6	1.2	6	10.7	60	-	13	-	-
Custodial Care Facility	303.5	10	6	1.2	6	10.7	60	-	5	-	-
Excavating, Stripping and Grading ³	303.5	10	-	-	-	-	-	-	-	-	-
Multi-Unit Dwelling	303.5	10	6	3	6	10.7	-	35	3	20	1
Place of Worship	303.5	10	6	1.2	6	10.7	60	-	9	-	-
Protective & Emergency Services	303.5	10	6	1.2	6	10.7	60	-	6	-	-
Residential Care Facility	303.5	10	6	3	6	10.7	60	-	5	-	-
Residential Care Home	303.5	10	6	1.2	6	10.7	60	-	5	-	-
Residential Day Care Facility	303.5	10	6	1.2	6	10.7	60	-	19	-	-
Residential Day Care Home	303.5	10	6	1.2	6	10.7	60	-	13	-	-

Notes on Development Standards for the table above (R2 – Small Lot Residential):

¹ The regulations in Section 4.2 and Section 6.1.1 of this Bylaw shall apply.

Residential Zoning Districts

- 2 For swimming pools, the regulations in Section 4.3 of this Bylaw shall apply.
- 3 The regulations in Section 4.15 of this Bylaw shall apply.
- 4 The regulations in Section 5 of this Bylaw shall apply.
- 5 The regulations in Section 4.6 and Section 6.1.17 of this Bylaw shall apply.
- 6 The regulations in Section 6.1.18 of this Bylaw shall apply.
- 7 One Unit Dwellings and any attached Additional Dwelling Units shall have a maximum front yard setback of 10.6 metres.

Residential Zoning Districts

6.4 R3 – Medium Density Residential

1. Purpose

The purpose of the R3 – Medium Density Residential Zoning District is to provide one to five unit residential development that allow for limited, complementary uses. With increased, direct access to major thoroughfares, the R3 – Medium Density Residential Zoning District provides a greater level of access to public parks, amenities and commercial services than the R1 and R2 Zoning Districts, through multiple modes of transportation.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 6.1 of this Bylaw, the development and parking standards for the R3 – Medium Density Residential Zoning District are in accordance with the following:

R3 – MEDIUM DENSITY RESIDENTIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard ⁵ (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁷ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	303.5	10	-	-	-	3	- ²	-	-	-	-
Additional Dwelling Unit(s) ⁸	-	-	-	-	-	-	-	-	2	-	-
Bed & Breakfast Home	303.5	10	6	1.2	6	10.7	50	-	4	-	-
Community Garden	303.5	10	6	1.2	6	-	-	-	-	-	-
Family Child Care Home	303.5	10	6	1.2	6	10.7	50	-	13	-	-
Group Family Child Care Home	303.5	10	6	1.2	6	10.7	50	-	13	-	-
Home Based Business	303.5	10	6	1.2	6	10.7	50	-	2	-	-

Residential Zoning Districts

R3 – MEDIUM DENSITY RESIDENTIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard ⁵ (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁷ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
One Unit Dwelling ⁹	303.5	10	6	1.2	6	10.7	50	-	2	-	-
Private Care Home	303.5	10	6	1.2	6	10.7	50	-	2	-	-
Private Day Care Home	303.5	10	6	1.2	6	10.7	50	-	2	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses – Development Officer											
Boarding House	303.5	10	6	1.2	6	10.7	50	-	4	-	-
Dwelling Group	303.5	10	6	6	6	10.7	-	35	3	20	-
Multi-Unit Dwelling	303.5	10	6	- ⁸	6	10.7	-	35	3	20	1
Discretionary Uses – Council											
Child Care Centre	303.5	10	6	1.2	6	10.7	50	-	13	-	-
Custodial Care Facility	303.5	10	6	1.2	6	10.7	50	-	5	-	-
Excavating, Stripping and Grading ⁴	303.5	10	-	-	-	-	-	-	-	-	-
Place of Worship	303.5	10	6	2	6	10.7	50	-	9	-	-
Protective & Emergency Services	303.5	10	6	2	6	10.7	50	-	6	-	-

Residential Zoning Districts

R3 – MEDIUM DENSITY RESIDENTIAL

	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard ⁵ (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁷ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Residential Care Facility	303.5	10	6	3	6	10.7	50	-	5	-	-
Residential Care Home	303.5	10	6	1.2	6	10.7	50	-	5	-	-
Residential Day Care Facility	303.5	10	6	2	6	10.7	50	-	19	-	-
Residential Day Care Home	303.5	10	6	1.2	6	10.7	50	-	13	-	-

Notes on Development Standards for the table above (R3 – Medium Density Residential):

- ¹ The regulations in Section 4.2 and Section 6.1.1 of this Bylaw shall apply.
- ² For swimming pools, the regulations in Section 4.3 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.15 of this Bylaw shall apply.
- ⁵ A minimum front yard setback of 6 metres; except for the area legally described as Lots 15 and 16, Block 2, Plan 99PA10819, where the minimum front yard setback shall be 4 metres.
- ⁶ The regulations in Section 4.6 and Section 6.1.17 of this Bylaw shall apply.
- ⁷ Multi-Unit Dwellings shall have a side yard setback of 3 metres or half the height of the abutting wall, whichever is less.
- ⁸ The regulations in Section 6.1.18 of this Bylaw shall apply.
- ⁹ One Unit Dwellings and any attached Additional Dwelling Units shall have a maximum front yard setback of 10.6 metres.

Residential Zoning Districts

6.5 R4 – High Density Residential

1. Purpose

The purpose of the R4 – High Density Residential Zoning District is to provide the full continuum of residential development options and allow for limited, complementary uses. With no maximum density, this zoning district is best located along arterial and collector streets or immediately adjacent to commercial nodes or centres. This zoning district provides the highest level of access to park space and commercial services through multiple modes of transportation.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 6.1 of this Bylaw, the development and parking standards for the R4 – High Density Residential Zoning District are in accordance with the following:

R4 – HIGH DENSITY RESIDENTIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁶ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	303.5	10	-	-	-	3	- ²	-	-	-	-
Additional Dwelling Unit(s) ⁷	-	-	-	-	-	-	-	-	2	-	-
Bed & Breakfast Home	303.5	10	6	1.2	6	10.7	50	-	4	-	-
Community Garden	303.5	10	6	1.2	6	-	-	-	-	-	-
Family Child Care Home	303.5	10	6	1.2	6	10.7	50	-	13	-	-
Group Family Child Care Home	303.5	10	6	1.2	6	10.7	50	-	13	-	-

Residential Zoning Districts

R4 – HIGH DENSITY RESIDENTIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁶ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Home Based Business	303.5	10	6	1.2	6	10.7	50	-	2	-	-
One Unit Dwelling ⁸	303.5	10	6	1.2	6	10.7	50	-	2	-	-
Private Care Home	303.5	10	6	1.2	6	10.7	50	-	2	-	-
Private Day Care Home	303.5	10	6	1.2	6	10.7	50	-	2	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses – Development Officer											
Boarding House	303.5	10	6	1.2	6	10.7	50	-	4	-	-
Dwelling Group	303.5	10	6	6	6	10.7	-	35	3	20	-
Multi-Unit Dwelling	303.5	10	6	- ⁷	6	10.7	-	35	3	20	1
Discretionary Uses – Council											
Child Care Centre	303.5	10	6	1.2	6	10.7	50	-	13	-	-
Courthouse	303.5	10	6	1.2	6	10.7	-	-	9 or 10	-	1
Custodial Care Facility	303.5	10	6	1.2	6	10.7	50	-	5	-	-
Excavating, Stripping and Grading ⁴	303.5	10	-	-	-	-	-	-	-	-	-
Multi-Unit High Rise Dwelling	450	15.24	6	5	7.5	30	-	35	3	20	1
Place of Worship	303.5	10	6	2	6	10.7	50	-	9	-	-

Residential Zoning Districts

R4 – HIGH DENSITY RESIDENTIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁶ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Protective & Emergency Services	303.5	10	6	2	6	10.7	50	-	6	-	-
Residential Care Facility	303.5	10	6	3	6	10.7	50	-	5	-	-
Residential Care Home	303.5	10	6	1.2	6	10.7	50	-	5	-	-
Residential Day Care Facility	303.5	10	6	2	6	10.7	50	-	19	-	-
Residential Day Care Home	303.5	10	6	1.2	6	10.7	50	-	13	-	-
Shelter	232	7.6	-	-	-	-	-	-	17	-	-

Notes on Development Standards for the table above (R4 – High Density Residential):

- ¹ The regulations in Section 4.2 and Section 6.1.1 of this Bylaw shall apply.
- ² For swimming pools, the regulations in Section 4.3 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.15 of this Bylaw shall apply.
- ⁵ The regulations in Section 4.6 and Section 6.1.17 of this Bylaw shall apply.
- ⁶ Multi-Unit Dwellings shall have a side yard setback of 3 metres or half the height of the abutting wall, whichever is less.
- ⁷ The regulations in Section 6.1.18 of this Bylaw shall apply.
- ⁸ One Unit Dwellings and any attached Additional Dwelling Units shall have a maximum front yard setback of 10.6 metres.

Residential Zoning Districts

6.6 CR1 – Low Density Country Residential

1. Purpose

The purpose of the CR1 – Low Density Country Residential Zoning District is to provide rural, multi-lot residential development, with level 1 urban service provision, on land that does not support agricultural use or require environmental protection. Located exclusively on the north side of the North Saskatchewan River, in a rural setting, this zoning district supports a limited number of complementary uses, is automobile dependant and requires a moderate commute to reach urban amenities.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 6.1 of this Bylaw, the development and parking standards for the CR1 – Low Density Country Residential Zoning District are in accordance with the following:

CR1 – LOW DENSITY COUNTRY RESIDENTIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	20,000	60	-	-	-	4.88	2 ²	-	-	-	-
Additional Dwelling Unit(s) ⁶	-	-	-	-	-	-	-	-	2	-	-
Bed & Breakfast Home	20,000	60	10.6	6	8	10.7	5	-	4	-	-
Community Garden	20,000	60	10.6	6	8	-	-	-	-	-	-
Family Child Care Home	20,000	60	10.6	6	8	10.7	5	-	13	-	-
Group Family Child Care Home	20,000	60	10.6	6	8	10.7	5	-	13	-	-

Residential Zoning Districts

CR1 – LOW DENSITY COUNTRY RESIDENTIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Home Based Business	20,000	60	10.6	6	8	10.7	5	-	2	-	-
One Unit Dwelling	20,000	60	10.6	6	8	10.7	5	-	2	-	-
Private Care Home	20,000	60	10.6	6	8	10.7	5	-	2	-	-
Private Day Care Home	20,000	60	10.6	6	8	10.7	5	-	2	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses – Council											
Custodial Care Facility	20,000	60	10.6	6	8	10.7	5	-	5	-	-
Excavating, Stripping and Grading ³	20,000	60	-	-	-	-	-	-	-	-	-
Place of Worship	20,000	60	10.6	6	8	10.7	5	-	9	-	-
Protective & Emergency Services	20,000	60	10.6	6	8	10.7	5	-	6	-	-
Residential Care Facility	20,000	60	10.6	6	8	10.7	5	-	5	-	-
Residential Care Home	20,000	60	10.6	6	8	10.7	5	-	5	-	-
Residential Day Care Facility	20,000	60	10.6	6	8	10.7	5	-	19	-	-
Residential Day Care Home	20,000	60	10.6	6	8	10.7	5	-	13	-	-

Notes on Development Standards for the table above (CR1 – Low Density Country Residential):

¹ The regulations in Section 4.2 and Section 6.1.1 of this Bylaw shall apply.

Residential Zoning Districts

- ² For swimming pools, the regulations in Section 4.3 of this Bylaw shall apply.
- ³ The regulations in Section 4.15 of this Bylaw shall apply.
- ⁴ The regulations in Section 5 of this Bylaw shall apply.
- ⁵ The regulations in Section 4.6 and 6.1.17 of this Bylaw shall apply.

Residential Zoning Districts

6.7 CR2 – High Density Country Residential

1. Purpose

The purpose of the CR2 – High Density Country Residential Zoning District is to provide semi-rural, multi-lot, residential development, with level 2 urban service provision, on land that does not support agricultural use or require environmental protection. Located exclusively on the north side of the North Saskatchewan River, this zoning district supports a limited number of complementary uses, is located within close proximity to park space, is automobile dependant and requires a short commute to reach urban amenities.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 6.1 of this Bylaw, the development and parking standards for the CR2 – High Density Country Residential Zoning District are in accordance with the following:

CR2 – HIGH DENSITY COUNTRY RESIDENTIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	2,000	35	-	-	-	4.88	5 ²	-	-	-	-
Additional Dwelling Unit(s) ⁶	-	-	-	-	-	-	-	-	2	-	-
Bed & Breakfast Home	2,000	35	6	1.2	6	10.7	15	-	4	-	-
Community Garden	2,000	35	6	1.2	6	-	-	-	-	-	-
Family Child Care Home	2,000	35	6	1.2	6	10.7	15	-	13	-	-
Group Family Child Care Home	2,000	35	6	1.2	6	10.7	15	-	13	-	-

Residential Zoning Districts

CR2 – HIGH DENSITY COUNTRY RESIDENTIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Home Based Business	2,000	35	6	1.2	6	10.7	15	-	2	-	-
One Unit Dwelling	2,000	35	6	1.2	6	10.7	15	-	2	-	-
Private Care Home	2,000	35	6	1.2	6	10.7	15	-	2	-	-
Private Day Care Home	2,000	35	6	1.2	6	10.7	15	-	2	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Discretionary Uses – Council											
Custodial Care Facility	2,000	35	6	1.2	6	10.7	15	-	5	-	-
Excavating, Stripping and Grading ³	2,000	35	-	-	-	-	-	-	-	-	-
Place of Worship	2,000	35	6	3	6	10.7	15	-	9	-	-
Protective & Emergency Services	2,000	35	6	3	6	10.7	15	-	6	-	-
Residential Care Facility	2,000	60	6	3	6	10.7	15	-	5	-	-
Residential Care Home	2,000	35	6	1.2	6	10.7	15	-	5	-	-
Residential Day Care Facility	2,000	35	6	3	6	10.7	15	-	19	-	-
Residential Day Care Home	2,000	35	6	1.2	6	10.7	15	-	13	-	-

Notes on Development Standards for the table above (CR2 – High Density Country Residential):

¹ The regulations in Section 4.2 and Section 6.1 (1) of this Bylaw shall apply.

² For swimming pools, the regulations in Section 4.3 of this Bylaw shall apply.

Residential Zoning Districts

- ³ The regulations in Section 4.15 of this Bylaw shall apply.
- ⁴ The regulations in Section 5 of this Bylaw shall apply.
- ⁵ The regulations in Section 4.6 and Section 6.1.17 of this Bylaw shall apply.

(16 of 2020, s.1w. to 1qq.; 1uuuuu.; 13 of 2022, s. 1.g. to u.; 2 of 2023, s.1a&b; 19 of 2024, s.1n. to v.; 21 of 2024, s.1b. to d.; 26 of 2025, s.1.m. to ss.)