

Section 17: Residential

17.1 RA Rural Residential/Agriculture



17.1.1 Purpose

The purpose of this district is to foster agriculture and a rural lifestyle of properties larger than 8.0 ha. This includes a range of more intensive agriculture and agriculture-related uses that would be compatible in the area in certain situations. The district also provides for complementary residential related uses that are compatible with the residential character of the area. Uses that may have more of an impact on the area are included as discretionary uses so they can be considered by taking specific site circumstances and impacts into account.

17.1.2	Permitted Uses	17.1.3	Discretionary Uses
	agriculture, general agriculture, intensive horticultural care centre, minor dwelling, secondary dwelling, single group home, minor home business, minor* manufactured home* Sign Type A*, F*(Bylaw 1-2011)		agricultural and garden stand agriculture, minor intensive* bed and breakfast, up to 6 sleeping units* boarding facility* (Bylaw 132-2002) breeding facility* (Bylaw 132-2002) care centre, intermediate dwelling, agricultural* dwelling, family care* equestrian centre, major equestrian centre, minor home business, major* greenhouse and plant nursery group home, major park secondary suites (Bylaw 16-2008) utility service, minor veterinary service, minor Sign Type B*, D*(Bylaw 1-2011)

17.1.3A In the RA District, it is a fundamental use criteria of any permitted or discretionary use that:

- a) The maximum density shall be eight (8) parcels per quarter section, except that existing subdivided parcels, or those approved by the Subdivision Authority as of September 24, 2004 are considered to be conforming for the purposes of this Bylaw; (Bylaw 20-2006)
- b) The minimum lot area is 8.0 ha. (Bylaw 20-2006)

17.1.4 Subdivision Regulations (Bylaw 20-2006)

- a) The minimum lot width is 200m.

- b) Unless otherwise approved by an adopted Area Structure Plan and/or Conceptual Scheme, each parcel shall have a minimum width to length ratio of no greater than 1:4 and, each of the existing and/or proposed parcels shall be provided with internal road access.
- c) No subdivision shall be approved unless where required, utility services including water supply and sewage disposal, can be provided with sufficient capacity to accommodate development of the proposed parcel(s).

17.1.5 Development Regulations

- a) Unless restricted by the Airport Vicinity Protection Overlay, the maximum height is 10 m except for agricultural buildings
- b) The minimum front yard is 10 m.
- c) The minimum side yard is 7.5 m, except if it is 10 m from a flanking road.
- d) The minimum rear yard is 10 m.
- e) Notwithstanding b), c), and d), the minimum yard is 40 m from the centreline of a rural road.

17.1.6 Other Regulations

- a) **(Deleted by Bylaw 132-2002)**
- b) Agricultural dwellings are only allowed when accessory to a minor intensive agricultural use or intensive horticultural agriculture
- c) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

17.2 RC Country Residential



17.2.1 Purpose

The purpose of this district is to foster a rural residential lifestyle on residential properties of 0.8 ha or larger. The district also provides for complementary uses that are compatible with residential uses in a rural setting. Uses, which may have more of an effect on the area, are included as discretionary uses so they can be considered by taking specific site circumstances into account.

17.2.2 Permitted Uses	17.2.3	Discretionary Uses
care centre, minor dwelling, single group home, minor home business, minor* Sign Type A*, F*(Bylaw 1-2011)		bed and breakfast, up to 4 sleeping units* breeding facility* (Bylaw 132-2002) care centre, intermediate dwelling, family care* group home, major home business, major* manufactured home, doublewide* park residential sale centre* secondary suites (Bylaw 16-2008) veterinary service, minor Sign Type B*, D*(Bylaw 1-2011)

17.2.4 Subdivision Regulations

- a) The minimum lot area is 0.8 ha
- b)
 - i) The minimum lot width is 60 m for parcels that were registered prior to July 3, 2001. (Bylaw 10-2003)
 - ii) For parcels to be registered after July 3, 2001 the minimum lot width shall be 45 m, except in the case of an irregularly shaped lot (such as a pie lot) fronting onto an internal cul-de-sac, the minimum lot width shall be 30 m. (Bylaw 10-2003)

17.2.5 Development Regulations

- a) The maximum height is 10 m.
- b) The minimum front yard is 10 m.
- c) The minimum side yard is 7.5 m, except if it is 10 m from a flanking road.
- d) The minimum rear yard is 10 m.
- e) Notwithstanding b), c), and d), the minimum yard is 40 m from the centreline of a rural road.

17.2.6 Other Regulations

- a) Manufactured homes are restricted to doublewides.

- b) Notwithstanding an existing single wide manufactured home is a non-conforming use, a Development Officer may approve accessory structures in conjunction with an existing single wide manufactured home.

- c) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

17.3 **RE Estate Residential**



17.3.1 Purpose

The purpose of this district is to foster an estate residential lifestyle on residential properties of 1250 m² or larger. The district also provides for a limited range of complementary uses that are compatible with residential uses in a suburban setting. (Bylaw 4-2002)

17.3.2 Permitted Uses	17.3.3 Discretionary Uses
dwelling, single group home, minor home business, minor* Sign Type A*, F* (Bylaw 1-2011)	bed and breakfast, up to 2 sleeping units* care centre, intermediate care centre, minor dwelling, family care* group home, major home business, major* park residential sale centre* secondary suites (Bylaw 16-2008) Sign Type B*, D*(Bylaw 1-2011)

17.3.4 Subdivision Regulations

- a) The minimum lot width is 25 m.
- b) The minimum lot area is 1250 m².

17.3.5 Development Regulations

- a) The maximum site coverage is 40%.
- b) The maximum height is 10 m.
- c) The minimum front yard is 7.0 m.
- d) The minimum side yard is 4.0 m, except if it is 7.0 m on a flanking street.
- e) The minimum rear yard is 10 m.

17.3.6 Other Regulations

- a) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

17.4 **RH Hamlet**



17.4.1 Purpose

The purpose of this district is for existing hamlets that do not have approved area structure plans that provide for a more detailed pattern of districts. This interim district provides a broad range of non-residential discretionary uses that are traditional in the local service centres and lakefront hamlets. Uses, which may have more of an effect on the area, are included as discretionary uses so they can be considered by taking specific site circumstances and effects into account.

17.4.2 Permitted Uses

dwelling, single
 group home, minor
 home business, minor*
 park
 religious assembly, minor*
 (Bylaw 40-2004)
 Sign Type A*, F* (Bylaw 1-2011)

17.4.3 Discretionary Uses

bed and breakfast, up to 2 sleeping units*
 care centre, minor
 dwelling, family care*
 education, public
 education, private
 emergency service
 gas bar*
 government service
 group home, major
 health service, minor
 home business, major*
 manufactured home, doublewide*
 recreation, indoor
 recreation, outdoor
 residential sales centres
 retail, convenience
 park
 personal service establishment
 private camp
 secondary suites (Bylaw 16-2008)
 service station, minor*
 utility service, minor
 veterinary service, minor
 SignType B*, C*, D*, E* (Bylaw 1-2011)

17.4.4 Subdivision Regulations

- a) The minimum lot area is 2000 m², except this may be reduced to 1250 m² where there is either a municipal water or sewer system or 500 m² where there is both a municipal water and sewer system.
- b) The minimum lot width is 30 m, except this may be reduced to 15 m where there is both a municipal water and sewer system.

17.4.5 Development Regulations

- a) The maximum site coverage is 40%.

- b) The maximum height is 10 m.
- c) The minimum front yard is 6.0 m.
- d) The minimum side yard is 1.5 m, except if it is 4.0 m from a flanking road. Where there is not direct vehicular access to the rear yard or to an attached garage, one side yard shall be at least 3.0 m. Where the doors of a garage face a road, they shall be set back at least 6.0 m from the property line.
- e) The minimum rear yard is 7.5 m.

17.4.6 Other Regulations

- a) Manufactured homes are restricted to doublewides.
- b) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

17.5 **RM** **Manufactured Home**



17.5.1 **Purpose**

The purpose of this district is to provide for manufactured housing in a planned manufactured housing park with a full range of urban servicing. The district also provides for a limited range of complementary uses that are compatible with residential uses in a setting of this density and form.

17.5.2	Permitted Uses	17.5.3	Discretionary Uses
	home business, minor* manufactured home park manufactured home* modular home Sign Type A*, F* (Bylaw 1-2011)		care centre, intermediate care centre, minor home business, major* park recreation, community residential sales centre* Sign Type B*, D* (Bylaw 1-2011)

17.5.4 **Subdivision Regulations**

- a) The minimum site area is 2.0 ha.

17.5.5 **Development Regulations**

- a) The maximum height is the lesser of 6.0 m or 1 storey except for community recreation that has a maximum height of 10 m.
- b) The minimum site front yard is 4.5 m.
- c) The minimum site side yard is 3.0 m.
- d) The minimum site rear yard is 3.0 m, except if it is 4.5 m when abutting a road.
- e) Where the doors of a garage face a road, the garage shall be set back at least 5.5 m from the lot line. (Bylaw 14-2008)

17.5.6 **Other Regulations**

- a) The site shall be located on a space of at least 350 m² for a singlewide manufactured or modular home and 420 m² for each doublewide manufactured or modular home. The configuration of spaces shall be provided on a site plan prepared by an Alberta Land Surveyor.
- b) The maximum coverage for a manufactured home space is 42.5%.
- c) The minimum side yard on a manufactured home space is 1.2 m where there is no door on the side of a dwelling and 1.5 m where there is a door on the side of the dwelling. The minimum side yard on a manufactured home space is 3.0 m from a flanking internal road. (Bylaw 4-2002)
- d) The minimum front yard setback on a manufactured home space is 3.0 m from an internal road.
- e) The minimum rear yard on a manufactured home space is 3.0 m, except if it is 4.5 m when abutting a road.

- f) At least 5% of the gross site area of a manufactured home park shall be devoted to outdoor recreation in a convenient and accessible location. This is not required where the lands have provided municipal reserve land or money in place of municipal reserve.
- g) Care centres are not allowed as a home business.
- h) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*) including manufactured homes in Section 9.12, and the sign regulations of Section 10.

17.6 **R1A Single Detached Residential A**

R1A

17.6.1 Purpose

The purpose of this district is to provide for single detached dwellings on residential lots with a minimum width of 15.0 m. The district also provides for a limited range of complementary uses that are compatible with residential uses in an urban setting of lots of this size.

17.6.2 Permitted Uses	17.6.3 Discretionary Uses
dwelling, single group home, minor home business, minor* Sign Type A*, F* (Bylaw 1-2011)	bed and breakfast, up to 2 sleeping units* care centre, intermediate care centre, minor dwelling, family care * group home, major home business, major* park residential sales centre* secondary suites (Bylaw 16-2008) Sign Type B*, D* (Bylaw 1-2011)

17.6.4 Subdivision Regulations

- The minimum lot width is 15.0 m, except if it is 16.5 m for a corner lot.
- The minimum lot area is 500 m².

17.6.5 Development Regulations

- The maximum site coverage is 40%.
- The maximum height is 10 m, except if it is 11 m where there is a front drive basement garage.
- The minimum front yard is 6.0 m.
- The minimum side yard is 1.5 m, except if it is 4.0 m from a flanking road or abutting a multiple residential, commercial, or industrial district. Where there is not direct vehicular access to the rear yard or to an attached garage, one side yard shall be at least 3.0 m.
- If the doors of a garage face a road, they shall be set back at least 6.0 m from the lot line.
- The minimum rear yard is 7.5 m, except if it is 5.5 m on a corner lot.

17.6.6 Other Regulations

- In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

- b) There shall be a minimum of 3.0 m frontage of the first storey of a dwelling, other than a garage, exposed to the street. **(Bylaw 45-2003)**

17.7 **R1B Single Detached Residential B**

R1B

17.7.1 Purpose

The purpose of this district is to provide for single detached dwellings on residential lots with a minimum width of 12 m. The district also provides for a very limited range of complementary uses that are compatible with residential uses in an urban setting of lots of this size.

17.7.2 Permitted Uses	17.7.3 Discretionary Uses
dwelling, single group home, minor home business, minor* Sign Type A*, F* (Bylaw 1-2011)	care centre, minor dwelling, family care * home business, major* park residential sales centre* secondary suites (Bylaw 16-2008) Sign Type B*, D* (Bylaw 1-2011)

17.7.4 Subdivision Regulations

- The minimum lot width is 12 m except it is 13.5 m for a corner lot. (Bylaw 13-2003)
- The minimum lot area is 400 m².

17.7.5 Development Regulations

- The maximum site coverage is 40%.
- The maximum height is the 9.1 m.
- The minimum front yard is 6.0 m.
- The minimum side yard is 1.2 m, except if it is 4.0 m from a flanking road or abutting a multiple residential, commercial, or industrial district. Where there is not direct vehicular access to the rear yard or to an attached garage, one side yard shall be at least 3.0 m. Where one side yard is not flanking a road and it has no windows or doors, it may be 0.0 m provided there is a 2.4 m access and maintenance easement registered against the abutting lot.
- If the doors of a garage face a road, they shall be set back at least 6.0 m from the lot line. (Bylaw 4-2002)
- The minimum rear yard is 7.5 m, except it is 5.5 m on a corner lot. (Bylaw 13-2003)

17.7.6 Other Regulations

- In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

- b) There shall be a minimum of 2.4 m frontage of the first storey of a dwelling, other than a garage, exposed to the street. **(Bylaw 45-2003)**

17.8 **R1C Single Detached Residential C**

R1C

17.8.1 Purpose

The purpose of this district is to provide for single detached dwellings on residential lots with a minimum width of 10.6 m. The district also provides for a more limited range of complementary uses that are compatible with residential uses in an urban setting of lots of this size.

17.8.2 Permitted Uses	17.8.3	Discretionary Uses
dwelling, single group home, minor home business, minor* Sign Type A*, F*(Bylaw 1-2011)		care centre, minor dwelling, family care * home business, major* park residential sales centre* Sign Type B*, D*(Bylaw 1-2011)

17.8.4 Subdivision Regulations

- The minimum lot width is 10.6 m, except if it is 13 m for a corner lot.
- The minimum lot area is 350 m².

17.8.5 Development Regulations

- The maximum site coverage is 42.5%.
- The maximum height is 9.1 m.
- The minimum front yard is 6.0 m, except if it is 4.5 m where vehicular access is from a rear lane.
- The minimum side yard is 1.2 m, except if it is 3.0 m from a flanking road or abutting a multiple residential, commercial, or industrial district. Where one side yard is not flanking a road and it has no windows or doors, it may be 0.0 m provided there is a 2.4 m access and maintenance easement registered against the abutting lot. Where there is not direct vehicular access to the rear yard or to an attached garage, one side yard shall be at least 3.0 m.
- If the doors of a garage face a road, they shall be set back at least 6 m from the lot line.
- The minimum rear yard is 7.5 m, except if it is 5.5 m on a corner lot.

17.8.6 Other Regulations

- There shall be a minimum of 1.83 m frontage of the first storey of a dwelling, other than a garage, exposed to the street. (Bylaw 45-2003)
- In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

17.9 R2A Semi-detached Residential



17.9.1 Purpose

The purpose of this district is to provide primarily for semi-detached dwellings on residential lots with a minimum width of 7.6 m per dwelling. The district also provides for a limited range of complementary uses that are compatible with residential uses in an urban setting of lots of this size.

17.9.2 Permitted Uses	17.9.3	Discretionary Uses
home business, minor* semi-detached housing Sign Type A*, F*(Bylaw 1-2011)		duplex housing care centre, minor dwelling, single group home, minor home business, major* park residential sales centre* Sign Type B*, D*(Bylaw 1-2011)

17.9.4 Subdivision Regulations

- The minimum lot width is 7.6 m for each internal dwelling and 11.6 m for each corner dwelling. Duplex housing shall be located on a lot at least 17.4 m in width.
- The minimum lot area is 300 m² per dwelling.

17.9.5 Development Regulations

- The maximum site coverage is 40%.
- The maximum height is 10 m.
- The minimum front yard is 6.0 m, except if it is 4.5 m where vehicular access is only from a rear lane.
- The minimum side yard is 1.5 m, except if it is 4 m from a flanking road or abutting a multiple residential, commercial, or industrial district. Where there is not direct vehicular access to the rear yard or to an attached garage, each side yard shall be at least 3.0 m. If the doors of a garage face a road, they shall be set back at least 6.0 m from the lot line. Common semi-detached garages may be centered on the mutual side lot line. (Bylaw 52-2007)
- Where a common wall of semi-detached housing is located on a mutual side lot line, the side yard is 0.0 m. (Bylaw 14-2008)
- The minimum rear yard is 7.5 m. (Bylaw 14-2008)

17.9.6 Other Regulations

- In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use

regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

17.10 **R2B Low Density Site Residential**



17.10.1 Purpose

The purpose of this district is to provide primarily for single dwellings and semi-detached housing on planned site basis with internal roadways. The district also provides for a limited range of complementary uses that are compatible with residential uses in an urban setting of this density.

17.10.2 Permitted Uses	17.10.3 Discretionary Uses
dwelling, single home business, minor* semi-detached housing Sign Type A*, F*(Bylaw 1-2011)	care centre, minor fourplex housing group home, minor home business, major* park residential sales centre* town housing Sign Type B*, D*(Bylaw 1-2011)

17.10.4 Subdivision Regulations

- a) The minimum lot area is 6000 m².

17.10.5 Development Regulations

- a) The maximum density is 25 units/ha.
- b) The maximum site coverage is 40%.
- c) The maximum height is 10 m.
- d) The minimum site front yard is 6.0 m.
- e) The minimum site side yard is 3.0 m, except if it is 4.5 m for yard on a flanking road or abutting a multiple residential, commercial, or industrial district. If the doors of a garage face a road, they shall be set back at least 6.0 m from the lot line.
- f) The minimum site rear yard is 7.5 m.

17.10.6 Other Regulations

- a) Town housing buildings shall not contain more than 4 dwellings.
- b) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

17.11 R3 Low Density Multiple Residential



17.11.1 Purpose

The purpose of this district is to provide primarily for town housing, either on a planned basis with internal site roadways or as road oriented town housing. The district also provides for a limited range of complementary uses that are compatible with residential uses in an urban setting of this density.

17.11.2 Permitted Uses	17.11.3 Discretionary Uses
care centre, minor group home, minor home business, minor* town housing semi-detached housing Sign Type A*, F*(Bylaw 1-2011)	boarding and lodging house dwelling, single (Bylaw 13-2003) fourplex housing home business, major* park (Bylaw 1-2011) residential sales centre* temporary shelter service Sign Type B*, D*(Bylaw 1-2011)

17.11.4 Subdivision Regulations

- The minimum lot width for a fee simple lot is 9.1 m for an end dwelling and 6.0 m for an internal dwelling.
- The minimum lot depth for a fee simple lot is 35 m.

17.11.5 Development Regulations

- The maximum density is 37 units/ha.
- The maximum site coverage is 50%, except for an internal fee simple lot it is 55%.
- The maximum height is 10 m.
- The minimum front yard is 6.0 m, except it is 4.5 m where vehicular access is only from a rear lane or an internal roadway. (Bylaw 13-2003)
- The minimum side yard is 3.0 m, except if it is 4.5 m from a flanking road or abutting a multiple residential, commercial, or industrial district. For a building end dwelling on an internal fee simple lot, the minimum side yard is 1.5 m. If the doors of a garage face a road, they shall be set back at least 6.0 m from the lot line.
- The minimum rear yard is 7.5 m.

17.11.6 Other Regulations

- Vehicle access shall only be from a rear lane for road oriented fee simple lots.
- In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use

regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

17.12 **R4** **Medium Density Multiple Residential** **R4**

17.12.1 Purpose

The purpose of this district is to provide for medium-density urban multiple dwellings, primarily as low rise apartment housing. The district also provides for a wider range of minor commercial uses and complementary uses that are compatible with residential uses in an urban setting of this density including some minor commercial uses when integral to a larger development.

17.12.2	Permitted Uses	17.12.3	Discretionary Uses
	apartment housing care centre, intermediate care centre, minor fourplex housing group home, minor home business, minor* town housing Sign Type A*, F*(Bylaw 1-2011)		boarding or lodging house care centre, major congregate housing group home, major home business, major* park personal service establishment residential sales centre* retail, convenience temporary shelter service Sign Type B*, C*, D *(Bylaw 1-2011)

17.12.4 Subdivision Regulations

- a) N/A

17.12.5 Development Regulations

- a) The maximum density is 75 units/ha.
 b) The maximum site coverage is 40%.
 c) The maximum height is 14 m.
 d) The minimum front yard is 6.0 m.
 e) The minimum side yard is the greater of 2.0 m or 1.5 m for each storey or partial storey, except if it is 6.0 m from a flanking road.
 f) The minimum rear yard is 7.5 m.

17.12.6 Other Regulations

- a) Personal service and convenience retail are only permitted as an integral part of developments with at least 150 dwellings. They can not exceed 275 m² on any one site. They are not permitted in a free-standing building.
 b) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use

regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

17.13 R5 High Density Multiple Residential



17.13.1 Purpose

The purpose of this district is to provide for a high-density urban multiple housing, primarily as high rise apartments. The district also provides for a range of complementary uses that are compatible with residential uses in an urban setting of this density including minor commercial uses when integral to a larger development.

17.13.2 Permitted Uses	17.13.3 Discretionary Uses
apartment housing care centre, intermediate care centre, major care centre, minor congregate housing fourplex housing group home, major group home, minor home business, minor* town housing Sign Type A*, F*(Bylaw 1-2011)	apartment hotel bed and breakfast* boarding or lodging house home business, major* park personal service establishment recreation, indoor residential sale centre* retail, convenience temporary shelter service Sign Type B*, C*, D(Bylaw 1-2011)

17.13.4 Subdivision Regulations

- a) N/A

17.13.5 Development Regulations

- a) The maximum density is 200 units/ha.
 b) The maximum site coverage is 40%.
 c) The maximum height is 40 m.
 d) The minimum front yard is 6.0 m.
 e) The minimum side yard is the greater of 2.0 m or 1.0 m for each storey or partial storey, except if it is 6.0 m from a flanking road.
 f) The minimum rear yard is 9.0 m.

17.13.6 Other Regulations

- a) Personal service and convenience retail are only permitted as an integral part of developments with at least 150 dwellings. They can not exceed 275 m² on any one site. They are not permitted in a free-standing building.
 b) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards,

projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.