

RESIDENTIAL LARGE LOT: R-LL

SECTION 1 PURPOSE

The purpose of this land use district is to ensure a high-quality of development occurs on large residential lots by requiring high standards of development and restricting the types of uses that may occur in order to avoid potential conflicts. These lots may be on municipal water and/or sewage systems and may be subject to architectural control via restrictive covenants registered on title.



SECTION 2 USES

Permitted Uses	*Discretionary Uses: A	†Discretionary Uses: B
Accessory structure (≤ 700 ft ²) Accessory use Dwelling: Modular home A Ready-to-move home A Single detached Home occupation 1 ‡Structural alterations to an approved use	Accessory structure (701 to 2000 ft ²) Alternative energy, private Day home Dwelling: Modular home B Moved-in Ready-to-move home B Home occupation 2 Moved-in building Shipping container: Temporary	Accessory structure (>2000 ft ²) Bed and breakfast Boarding house Daycare Day home Home occupation 3 Market garden Secondary suite
Notes	<i>Applications for uses listed under Discretionary Uses – A may be decided on by the Development Officer.</i>	
	<i>Applications for uses listed under Discretionary Uses – B shall be decided on by the Municipal Planning Commission.</i>	
	<i>‡Structural alterations to an approved use are only considered a permitted use if the alterations meet all other requirements of this bylaw, and <u>do not require any variances</u>. See Section 4.9 of Administration.</i>	

SECTION 3 MINIMUM LOT SIZE

Dwelling Type or Use	Lot Size		Lot Depth	Lot Width
Single detached Modular home A/B Ready-to-move home A/B	Serviced	0.4 ha (1 acre)	To the discretion of the Development Authority.	
	Partially serviced	0.8 ha (2 acres)		
	Unserviced	0.8 ha (2 acres)		

All other uses

To the discretion of the Development Authority.

SECTION 4 SPECIAL DEVELOPMENT STANDARDS

- (1) Residential Large Lot uses may be exempted from the requirement to connect to the municipal sewage system, if in the opinion of the Municipal Planning Commission it is deemed not to be feasible;
- (2) a professional soils tests/analysis shall be submitted as part of an application for subdivision or development within this land use district to ensure a suitable site is available to install a private sewage treatment system. The analysis must include identifying and confirming the depth to water table to meet provincial requirements and be performed and approved by an engineer or approved agency under Alberta Municipal Affairs.

SECTION 5 SETBACKS

5.1 APPLICABILITY

- (1) Minimum setbacks for those discretionary uses that do not take place within a single detached dwelling shall be determined by the Development Authority;
- (2) notwithstanding the setbacks provided in Section 5.3 of this land use district, setbacks in established areas shall be determined by application of Section 3.6 of Administration; and
- (3) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 5.3 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

5.2 SETBACK REQUIREMENTS

Principal Building	
Front and Secondary front	15 m (49.2 ft)
Rear	15 m (49.2 ft)
Side	7.6 m (25 ft)
Notes	<i>Setbacks are measured to the closest point of the building, allowing for projections as per Section 21 of Schedule 3.</i>
	<i>Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.</i>

Accessory Building(s)/Structure(s)		
Front and Secondary front	15 m (49.2 ft) or parallel with the front face of the dwelling, whichever is the greater of the two	
Rear	15 m (49.2 ft)	
Side	7.6 m (25 ft)	
Internal	From principal building	1.5 m (4.9 ft)
	From other accessory buildings	1.0 m (3.3 ft)

Notes	<p><i>Accessory buildings/structures shall be constructed such that eaves shall be no closer to a side or rear lot line than 0.6 m (2 ft) and all drainage is contained on the same lot as the accessory building/structure. See Section 1 of Schedule 3.</i></p>
	<p><i>Internal setbacks include setbacks from accessory building/structure to accessory building/structure on the same lot and accessory building/structure to the principal building on the same lot.</i></p>
	<p><i>Buildings/structures permitted to be attached to the principal building are considered a part of the principal building and are required to meet principal building setbacks.</i></p>
	<p><i>The front face of the dwelling, as applied to the minimum front and secondary front setback for accessory buildings and/or structures, is to be considered whichever face of the dwelling faces the front yard or secondary front yard, as determined by application of this bylaw.</i></p>

SECTION 6 MAXIMUM SITE COVERAGE

- (1) Total allowable coverage: 15% inclusive of all buildings and structures
- (2) Principal building: 7.5 to 15% depending on accessory structures
Note: attached garages are considered part of the principal building for the purposes of site coverage calculations.
- (3) Accessory building(s): 7.5% depending on principal building

SECTION 7 MAXIMUM BUILDING HEIGHT

- (1) Single detached and multi-unit dwellings up to 2 units: 10.1 m (33 ft)
- (2) Detached garages with approved secondary suites: 7.5 m (24.6 ft) or the height of the principal dwelling, whichever is the lesser of the two
- (3) Accessory building(s): 4.9 m (16 ft)

SECTION 8 FLOOR AREA REQUIREMENTS

8.1 APPLICABILITY

- (1) Minimum floor areas are calculated for that part of a building that is no more than 1.0 m (3.3 ft) below finished grade, which does not include finished basements or attached garages; and
- (2) should the dwelling be multiple storeys, the minimum floor area shall be required to be met for the main floor (closest to grade) of the dwelling, with the floor area of all other storeys being in addition to the minimum floor area requirements.

8.2 MINIMUM FLOOR AREAS

Dwelling	Minimum Floor Area
Modular home A/B Ready-to-move home A/B Single detached dwelling	74.3 m ² (800 ft ²)
Secondary suite	30 m ² (322.9 ft ²)

8.3 MAXIMUM FLOOR AREAS

Building or Structure	Maximum Floor Area
Accessory building/structure	Twice the floor area of the dwelling on the same lot up to the maximum site coverage allowed as per Section 6 of this land use district.

SECTION 9 APPLICABLE SCHEDULES

(1) The following schedules and sections of this bylaw that apply to the R-LL land use district include but are not limited to:

(a) General Standards of Development: **Schedule 3**

Section 1: Accessory Buildings and Structures
 Section 2: Access Requirements
 Section 4: Corner Lots
 Section 5: Decks and Patios
 Section 6: Design Standards
 Section 7: Exceptions to Building Height
 Section 8: Fences, Privacy Walls and Gates
 Section 10: Grading, Excavation, Stripping and Stockpiling
 Section 11: Infill Development
 Section 13: Landscaping
 Section 15: Moved-in Buildings
 Section 17: Outdoor Lighting
 Section 19: Parking and Loading
 Section 20: Prohibitions
 Section 21: Projections into Setbacks
 Section 23: Site Drainage and Stormwater Management

(b) Use-specific Standards of Development: **Schedule 4**

Section 1: Alternative Energy Sources
 Section 2: Bed and Breakfasts
 Section 3: Childcare Facilities
 Section 4: Group Care Facilities
 Section 5: Home Occupations
 Section 8: Lodging Houses
 Section 10: Modular Homes and Ready-to-Move (RTM) Homes
 Section 13: Secondary Suites