

RESIDENTIAL GENERAL DISTRICT – R-2

INTENT: This district is intended to provide an area for primarily prefabricated dwellings along with a variety of other home types, such as smaller or starter single-detached dwellings, on smaller sized residential lots while also allowing for limited multi-unit dwelling opportunities and to regulate the development and use of land for them and other listed uses. Existing manufactured/mobile homes may continue.

1. PERMITTED USES

Accessory Buildings, Structures & Uses
 Alternative Energy, Individual Solar
 Home Occupation 1
 Day Home
 Dwellings:
 - Single-detached dwelling
 - Semi-detached, duplex or 2-unit dwelling
 - Manufactured/Mobile Home dwelling (pre-existing on 4th St.)**
 - Prefabricated dwelling (Modular/Panelized)
 Public or Private Utility
 Sign (Fascia, Window for home occupation)
 Temporary Shipping Container A (less than 6 months)

DISCRETIONARY USES

Community Buildings & Facilities
 Dwellings:
 - 3 or 4-unit dwelling
 - Moved-in dwelling
 Group Care Minor/ Child Care Facility
 Home Occupation 2
 Secondary Suite (contained within a dwelling)
 Signs (associated with a discretionary use)
 Temporary Shipping Container B
 Temporary Uses

PROHIBITED USES

Keeping of Livestock - subject to compliance with municipal Animal Control, Urban Hen or similar purpose bylaw.
 Recreational Vehicles as Residences
 Shipping Container (permanent)

* Any use not listed as a permitted or discretionary use, or deemed to be a similar use to the prescribed uses, is a prohibited use in the district.

** Manufactured/Mobile Homes as defined in this bylaw are not permitted with the exception of pre-existing manufactured/mobile homes located on 4th St. that are allowed and may be replaced with newer manufactured/mobile homes sited in compliance with the bylaw.

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft	m	ft	m ²	sq ft
Single-unit and two-unit dwelling						
- Interior lot	13.5	44.5	32.0	105	432	4,650
- Corner lot	14.5	47.5	32.0	105	464	4,990
All Other uses	As required by the MPC					

3. MINIMUM SETBACK & YARD REQUIREMENTS

Use	Front Yard*		Secondary Front		Side Yard		Rear Yard	
	m	ft	m	ft	m	ft	m	ft
Dwelling units – Permitted Use	7.5	25	4.5	15	1.5	5	4.5	15
Accessory building, structure in rear yard (no lane)	N/A		N/A		1.0	3.3	1.0	3.3
Accessory building, structure in rear yard (with rear lane)	N/A		N/A		1.0	3.3	2.0	6.5
All other uses	As required by the MPC							

* NOTE: The Municipal Planning Commission may reduce the front yard setback to a minimum of 5 metres, having regard to the location and dimensions of the sidewalk, boulevard, street, and right-of-way and the adjacent buildings.

4. MAXIMUM SITE COVERAGE

PERMITTED USES:

Principal building: 40%

Accessory buildings/structures: 12%

- If a dwelling has an attached garage the principal building site coverage may be allowed up to 52% but then any associated accessory building/structure site coverage shall be decreased accordingly to not exceed the total combined coverage.

TOTAL Combined Coverage of all principal and accessory buildings: 52%

DISCRETIONARY USES:

As required by the Development Authority

5. MINIMUM FLOOR AREA

Single-unit dwelling: 67 m² (720 sq. ft)

All others: As required by the Development Authority

6. MAXIMUM BUILDING HEIGHT

Accessory buildings: 5.5 m (18 ft)

Single unit dwelling: 9.75 m (32 ft)

All others: 15 m (49 ft) or as required by the Development Authority

7. SPECIAL REQUIREMENTS & STANDARDS

Manufactured/Mobile Homes:

- All manufactured/mobile homes permitted in this district shall be constructed – 2006 or later
- Manufactured/mobile homes are to be placed upon a foundation in accordance with the Alberta Building Code.

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- (c) Manufactured/mobile Homes shall be skirted to ground level with fireproof material of similar design to the mobile home exterior. Wheels and hitches shall be removed from the mobile home, unless otherwise approved by the Development Authority.

The following Part and Sections are provided for reference only. Other Sections of this bylaw may apply to an application; please consult the bylaw and Development Officer for details.

8. GENERAL AND USE SPECIFIC STANDARDS OF DEVELOPMENT – Parts 5 & 6

- Parking – Part 5, Sections 13 & 14
- Alternative energy – Part 6, Section 1
- Shipping Containers – Part 6, Section 21

9. RESIDENTIAL STANDARDS OF DEVELOPMENT – Parts 5 & 6

- Accessory buildings – Part 5, Section 15
- Fences – Part 5, Section 17
- Decks – Part 5, Section 19
- Home Occupations – Part 6, Section 10
- Manufactured/Mobile dwelling – Part 6, Section 11
- Moved-in (previously occupied) building or dwelling – Part 6, Section 14
- Prefabricated dwelling – Part 6, Section 16
- Secondary suite – Part 6, Section 20
- Show home – Part 6, Section 23

10. SIGN REGULATIONS – Part 7