

BASIC DEVELOPMENT INFORMATION
(Yard Requirements, Building Heights & Areas)
Bylaw 404-08, updated with 448-15

(Metric measurements apply – Imperial measurements are approximate for information purposes)

(1m = 3.28 ft)

Yard Requirements

	<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Flankage</u>
<u>R1</u>	7.5 m	1.5/.6 m	4.5 /2/.6m	3.0 m
<u>MHP</u>	As determined by the Development Authority when the MHP is developed			
<u>RoseGlen</u> (Principal & Accessory Buildings)	4 m	1 m	1.5 m	3.5 m
<u>C1</u>	0.0 m	0.0 m	6 m	2.0 m
<u>L1</u>	7.5 m	1.5/4.5 m	3 m	3.0 m
<u>PO</u>	7.5 m	3 m	3 m	4.5 m
<u>PS</u>	7.5 m	3 m	3 m	4.5 m
<u>DC</u>	As determined by Council			

Accessory Buildings (Including Garages)

- Two accessory buildings maximum per lot in R1, C1, L1, & one per pad site in MHP
- Accessory buildings are setback 2 m (6 ft) from the principal building (all structures) in R1, MHP
- Accessory buildings are setback 2.5 m (8.2 ft) from all structures in C1, L1, PO
- Accessory buildings are not permitted in the front yard
- Accessory buildings have the same yard coverage requirements as the principal building
- Accessory building are setback .6m (2ft) from rear or side yard, if no driveway required
- Accessory buildings less than 11.15 sq m (120 sq ft) do not require a development permit AND require no rear or side yard setbacks provided that a separation of 1m between such buildings on same or adjacent lots, or 1.5m between principal buildings on adjacent lots.
- Garages driveways connecting to a public roadway must measure 2m from the property line if the public roadway is a lane, or a greater distance is required due to underground utilities, and 7.5m from the property line if the public roadway is a street.

Maximum Building Heights & Areas

R1 – Principal – 9.2 m (30 ft) Wall Height - Area – (Cottonwood Restriction)
Garage/Accessory – 5 m (16.4 ft) Wall Height - Area – 78 sq m (840 sq ft)
Gwen Ave Garage/Acc – 7 m (23 ft) Wall Height - Area – 300 sq m (3229 sq ft)
Site Coverage 45%

MHP – Accessory – 4 m (13 ft) Wall Height - Area – 68 sq m (732 sq ft)
Garages – 5 m (16.4 ft) Wall height - Area – 78 sq m (840 sq ft)
Site Coverage 45%

C1 – Principal – 15 m (49.2 ft) Wall Height - Area -
Accessory – 15 m (49.2 ft) Wall Height - Area – 140 sq m (1507 sq ft)
*height & size compatible with other buildings on the site
Site Coverage 50% except gas bars, service stations, etc. (30%)

L1 – Principal – 15 m (49.2 ft) Wall Height - Area – 3000 sq m (32,293 sq ft)
Accessory – 15 m (49.2 ft) Wall Height - Area – 140 sq m (1507 sq ft)
Site Coverage 50% except gas bars, service stations, etc. (30%)

PO – Principal – 15 m (49.2 ft) Wall Height - Area –
Accessory – 5 m (16.4 ft); 15 m (49.2 ft) Wall Height - Area – 140 sq m (1507 sq ft)
Site Coverage 50%

PS – Principal - Wall Height - Area – 3000 sq m (32,293 sq ft)
Accessory – 15 m (49.2 ft) Wall Height - Area – 140 sq m (1507 sq ft)
As determined by the Development Officer and/or Development Authority

DC As determined by Village Council

FEE SCHEDULE

(Subject to Change, Please confirm with the Office)

DEVELOPMENT & PLANNING SERVICES

a) Subdivision and Development Appeals	\$150.00
- The appeal must be presented in writing.	
- A decision in favor of the complainant will result in the fees paid being refunded to the complainant.	
b) Development Permits - Permitted Uses	\$50.00 (Residential) \$100.00 Commercial)
c) Development Permits - Discretionary Uses	\$100.00 (Residential) \$200.00(Commercial)
d) Development Permits - Accessory Buildings	\$40.00
e) Development Permits – Fences, Decks, etc	\$40.00
f) Development Permit Extension requests	
-each letter of request	\$50.00
g) Home Occupation Development Permits – 3 years	\$100.00
-The applicant shall be responsible for renewing the permit on or before the 3 year anniversary date.	
-Home occupations operating without a permit shall be subject to the penalty provisions outlined in the Land Use Bylaw of the Village.	
h) Land Use Bylaw amendment application	\$250.00
i) Land Use Bylaw variance	\$50.00
j) Subdivision Applications	\$300.00 + \$75.00/lot
Amendment to initial application	\$150.00
k) Letter of Compliance	\$25.00 (Residential) \$100.00(Commercial)
l) Unauthorized Development	
When an application is made after development has commenced or occurred, the above fees shall be doubled.	
m) Land Use Bylaw	\$30.00