

**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>
<b><u>R1</u></b>	7.5 m	1.5/.6 m	4.5 /2/.6m	3.0 m
<b><u>MHP</u></b>	As determined by the Development Authority when the MHP is developed			
<b><u>RoseGlen</u></b>	4 m	1.2 m	1.5 m	3.5 m
	(Principal & Accessory Buildings) Zero lot lines require exterior wall to be fire rated, with no windows.			
<b><u>C1</u></b>	0.0 m	0.0 m	6 m	2.0 m
<b><u>L1/G1</u></b>	7.5 m	1.5/4.5 m	3 m	3.0 m
<b><u>PO</u></b>	7.5 m	3 m	3 m	4.5 m
<b><u>PS</u></b>	7.5 m	3 m	3 m	4.5 m
<b><u>DC</u></b>	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 (6.5 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 can be 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 2.0m between principal buildings on adjacent lots.
- Garages driveways connecting to a public roadway must measure 2 m 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%

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**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%

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**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%)

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**L1/GI** – 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%)

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**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%

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**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

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**DC** As determined by Village Council

## **FEE SCHEDULE**

(Subject to Change, Please confirm with the Office)

### **DEVELOPMENT & PLANNING SERVICES**

a) Subdivision and Development Appeals	\$350.00
- 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	\$100.00 (Residential) \$200.00 (Non-Residential)
c) Development Permits - Discretionary Uses	\$200.00 (Residential) \$300.00(Non-Residential)
d) Development Permits - Accessory Buildings, Decks, Etc.	\$50.00
e) Development Permit Extension requests	
-Each letter of request	
	\$75.00
f) Damage Deposit for all new construction	\$500.00
- Residential & Non-residential	
- For sidewalks, curbs, curb-stops, etc.	
- Payable with Development Permit application	
- Refundable when building permit is complete & compliant	
g) Home Occupation Development Permits	\$50.00
- This is a one-time fee required only if clients come to the home during set hours.	
- 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	\$100.00
j) Subdivision Applications	\$600.00 + \$325.00/lot
- Endorsement Fees, per lot	
	\$200.00
- Amendment to initial application	
	\$300.00
k) Letter of Compliance	\$25.00 (Residential) \$100.00 (Non-residential)
l) Unauthorized Development	
When an application is made after development has commenced or occurred, the above fees shall be doubled.	

### **UTILITY HOOK-UP FEES (Water & Sewer)**

- a) Residential construction, except Cottonwood Cres \$ 250 (Includes Village owned meter)
- b) Residential in Cottonwood Crescent \$ 750 (Includes Village owned meter)
- c) Non-residential construction \$1,000 plus cost of Village owned meter
- d) Roseglen Rural Estates \$ 250 (Includes Village owned meter)
- e) New/replacement Meter, all sizes Cost of Meter plus 20%
  - Replacement charged only if damage due to negligence
- f) Service an un-serviced lot
  - Residential: \$ 750 plus cost of Village contractor to install service lines and mains if required.
  - Non-residential (Including Pheasant Rd lots): \$1,000 plus cost of meter and Village contractor to install service lines and mains if required.