

**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   | \$125.00 (Residential)<br>\$200.00 (Non-Residential) |          |
| c) Development Permits - Discretionary Uses   | \$200.00 (Residential)<br>\$300.00(Non-Residential)  |          |
| d) Development Permits - Accessory Buildings, Decks, Etc.   | \$60.00  |          |
| 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)<br>\$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 \$ 350 (Includes Village owned meter)
- b) Residential in Cottonwood Crescent, if discounted \$ 750 (Includes Village owned meter)
- c) Non-residential construction \$1,000 plus cost of Village owned meter
- d) Roseglen Rural Estates \$ 350 (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.