

10.9 Residential Multi-Unit District (R-3)

10.9.1. Purpose

The purpose of this District is to provide for multi-unit residential development along with Semi-Detached Dwellings in order to increase the variety of dwelling types available in the community.

| 10.9.2 Permitted Uses | 10.9.3 Discretionary Uses |
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| <ul style="list-style-type: none">• Accessory Building• Accessory Building, Garage• Accessory Uses• Community Buildings and Facilities• Dwellings, Duplex• Dwellings, Semi-Detached• Minor Home Businesses• Parks• Private Swimming Pool / Hot Tub• Show Homes / Sales Centres• Townhouses, Stacked• Townhouses | <ul style="list-style-type: none">• Accessory Building, Other• Child Care Facilities• Fill Placement• Major Home Businesses• Places of Worship• Public Uses• Public Utilities• Residential Care Facilities• Signs• Small Wind Energy Conversion Systems• Solar Collectors not in conformance with Section 7.37 |

10.9.4 General Requirements

In addition to the Regulations contained in Part 7 of this Bylaw, the following provisions shall apply to every development in this District.

| Site Standard | Rear Lane | No Rear Lane |
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| Lot Area (minimum): | <ul style="list-style-type: none">• 520 m² per building for semi-detached dwellings, 204 m² for one of the two dwelling units• 204 m² per townhouse unit that fronts onto a public road• At the discretion of the Development Authority for all other uses | |
| Lot Width (minimum): | <ul style="list-style-type: none">• 6.0 m per lot for townhouses that front onto a public road• 15.0 m per building for semi-detached dwellings, 6.0 m for one of the two dwellings• At the discretion of the Development Authority for all other uses | |
| Front Yard Setback (minimum): | <ul style="list-style-type: none">• 6.0 m for lots with an attached front drive garage• 3.5 m for lots with frontage onto a public road without an attached front yard garage, provided all eaves and cantilevers do not encroach into the required front yard setback. | |
| Side Yard Setback (minimum) Principal Building): | <ul style="list-style-type: none">• 3.0 m on street side of a corner lot• 1.5 m on all other lots• No side yard required for a semi-detached dwelling or townhouse where a common wall is on a side lot line. | <ul style="list-style-type: none">• 1.5 m• 3.0 m on street side of a corner lot |

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| Side Yard Setback (minimum) (Accessory Building): | <ul style="list-style-type: none"> • 3.0 m on street side of a corner lot • 0.6 m including eaves on all other lots • No side yard required for accessory building, garage where a common wall is on a side lot line. |
| Building Separation (minimum): | <ul style="list-style-type: none"> • 2.4 m for elevations with no living room and/or bedroom windows facing each other • 10.0 m for elevations with living rooms and/or bedroom windows facing each other, or compliance with any other Alberta regulation, whichever is greater |
| Rear Yard Setback (minimum): | <ul style="list-style-type: none"> • 6.0 m for principal building • 1.0 m for accessory building |
| Density (maximum): | <ul style="list-style-type: none"> • 6 units per grouping • 44 units/ha |
| Amenity Space (minimum): | <ul style="list-style-type: none"> • 10% of site to be used for communal space for complexes of 10 or more units • 16 m² of private fenced outdoor amenity space for each attached housing unit • Minimum 1.5 m-high opaque wall required to separate adjoining decks |
| Lot Coverage (maximum): | <p>55% for all buildings excluding lake lot area</p> <ul style="list-style-type: none"> • Maximum 40% for Principal Buildings • Maximum 15% for Accessory Buildings |
| Building Height (maximum): | <ul style="list-style-type: none"> • 2 storeys plus loft not to exceed 12.0 m for principal building • 4.5 m for accessory building |

10.9.5 Additional Requirements

- Units which front onto a public road shall be compatible in terms of mass and character with existing buildings on neighbouring sites.
- Notwithstanding Section 7.23.7, a minimum of 30% of the lot area, plus all adjoining boulevards, shall be landscaped.
- Identical front elevations must be separated by a minimum of three (3) dwelling units except where buildings are separated by roadways.