



Municipal District of  
**GREENVIEW**

# **Grande Cache**

## **Lower Density Residential (GC-LDR)**

# **Key Changes**

# Grande Cache Lower Density Residential (GC-LDR) Key Changes

Adapted from Current Districts: Single Detached Residential (R-1A, R-1B, & R-1C), Single Detached Compact Residential (R-1D), Two-Unit Residential (R-2), & Manufactured Home Subdivision (R-MHS-V & R-MHS-VI)

ASPECT	PROPOSED CHANGES		RATIONALE
<b>Grande Cache Lower Density Residential</b>  <b>Use List Changes</b>	<p>All uses under Single Detached Residential (R-1A, R-1B, &amp; R-1C), Single Detached Compact Residential (R-1D), Two-Unit Residential (R-2), &amp; Manufactured Home Subdivision (R-MHS-V &amp; R-MHS-VI) are retained as potential developments with Dwelling, Single Detached and Dwelling, Semi-Detached being permitted in the new district.</p> <p><b>Permitted Uses made Discretionary:</b></p> <ul style="list-style-type: none"> <li>• Suite, Attached</li> <li>• Dwelling, Manufactured</li> </ul> <p><b>Discretionary Uses Added:</b></p> <ul style="list-style-type: none"> <li>• Backyard Beekeeping</li> <li>• Backyard Hen Enclosure</li> </ul> <p><b>Permitted Uses Added:</b></p> <ul style="list-style-type: none"> <li>• Solar Collector, Minor</li> </ul> <p><b>Uses Removed:</b></p> <ul style="list-style-type: none"> <li>• Group Home</li> <li>• Group Care Facility</li> </ul>		<p>To reduce the number of residential districts in Grande Cache and allow for a mix of Single Detached and Duplex homes in lower densities.</p> <p>To accommodate existing uses, previously not regulated in Grande Cache as discretionary uses to mitigate potential impacts and allow those in opposition to appeal such approvals.</p>
<b>Parcel Size</b>	Minimum Parcel Size increased from 255.3 m <sup>2</sup> (2,748 ft <sup>2</sup> ) for Duplex Sites to 371.6 m <sup>2</sup> (4,000 ft <sup>2</sup> ) for all sites		All exiting sites exceed the proposed minimum size therefore this change does not impact existing developments
<b>Setbacks</b>  <b>Principal Building</b>	Side Yard Setback  Current 1.22 m (4.0 ft)	Side Yard Setback  Proposed 1.5 m (5.0 ft)	Increased setback to align with the National Building Code – Alberta Edition which requires additional fire prevention measures for structures with less than 1.5 m (5.0 ft) of separation
<b>Additional Regulations</b>	<b>Regulations Removed:</b> <ul style="list-style-type: none"> <li>• Minimum floor area</li> </ul>		

#### 4.0 Single Detached Residential R-1A District

##### 4.1. Purpose

The purpose of this District is to provide for residential development in the form of large single detached housing on large lots.

##### 4.2. Permitted and Discretionary Uses

1.1. <u>Permitted Uses</u>	1.2. <u>Discretionary Uses – Development Officer</u>	1.3. <u>Discretionary Uses – Municipal Planning Commission</u>
Home occupations – Minor.	Child day homes.	
Home offices.	Public utilities (no office/workshop)	Bed and breakfast establishments.
Public parks.	Show homes.	Home occupations – Major.
Secondary suites.	Buildings and uses accessory to discretionary uses.	
Single detached dwellings.		
Buildings and uses accessory to permitted uses.		

##### 4.3. Subdivision Regulations

Minimum site depth	35.56 m (116.66 ft.)
Minimum site width	Internal sites – 18.29 m (60.0 ft.) Corner sites – 19.8 m (65.0 ft.)
Minimum required frontage	12.2 m (40.0 ft.)
Minimum site area	650.3 m <sup>2</sup> (7,000.0 sq. ft.)

##### 4.4. Development Regulations

Maximum site coverage	40%
Minimum required front yard	At the discretion of the Development Authority, having regard for the amenities of the neighbourhood in which the site is located; but no less than 6.1 m (20.0 ft.)
Minimum required side yard	10% of site width with per side; or 1.22 m (4.0 ft.) where a carport is attached; or 3.05 m (10.00 ft.) on one side yard where a site has vehicular access from the front only and no attached garage or carport is provided; or As required per Part Three, Sections 31.0 – 33.0 for corner sites.
Minimum required rear yard	7.62 m (25.0 ft.)

Maximum building height	10.7 m (35.0 ft.) and 2-½ storeys
Minimum floor area	Single detached dwellings – 167.23 m <sup>2</sup> (1,800 sq. ft.) Other uses – at the discretion of the Development Authority

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## 5.0 Single Detached Residential R-1B District

### 5.1. Purpose

The purpose of this District is to provide for residential development in the form of single detached housing on lots allowing for higher density than in the R-1A District.

### 5.2. Permitted and Discretionary Uses

1.1. <u>Permitted Uses</u>	1.2. <u>Discretionary Uses – Development Officer</u>	1.3. <u>Discretionary Uses – Municipal Planning Commission</u>
Home occupations – Minor.	Child day homes.	
Home offices.	Public utilities (no office/workshop).	Bed and breakfast establishments.
Public parks.	Show homes.	Home occupations – Major.
Secondary suites.	Buildings and uses accessory to discretionary uses.	
Single detached dwellings.		
Buildings and uses accessory to permitted uses.		

### 5.3. Subdivision Regulations

Minimum site depth	35.35 m (116.0 ft.)
Minimum site width	Internal sites – 15.24 m (50.0 ft.) Corner sites – 16.75 m (55.0 ft.)
Minimum required frontage	7.62 m (25.0 ft.)
Minimum site area	538.82 m <sup>2</sup> (5,800.0 sq. ft.)

### 5.4. Development Regulations

Maximum site coverage	40%
Minimum required front yard	At the discretion of the Development Authority, having regard for the amenities of the neighbourhood in which the site is located; but no less than 6.1 m (20.0 ft.)
Minimum required side yard	10% of site width with per side; or 1.22 m (4.0 ft.) where a carport is attached; or 3.05 m (10.00 ft.) on one side yard where a site has vehicular access from the front only and no attached garage or carport is provided; or As required per Part Three, Sections 31.0 – 33.0 for corner sites.
Minimum required rear yard	7.62 m (25.0 ft.)

Maximum building height	10.7 m (35.0 ft.) and 2-½ storeys
Minimum floor area	Single detached dwellings – 92.9 m <sup>2</sup> (1,200 sq. ft.) Other uses – at the discretion of the Development Authority

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## 6.0 Single Detached Residential R-1C District

### 6.1. Purpose

The purpose of this District is to provide for residential development in the form of single detached housing on lots allowing for higher density than in the R-1B District.

### 6.2. Permitted and Discretionary Uses

1.1. <u>Permitted Uses</u>	1.2. <u>Discretionary Uses – Development Officer</u>	1.3. <u>Discretionary Uses – Municipal Planning Commission</u>
Home occupations – Minor.	Child day homes.	Bed and breakfast establishments.
Home offices.	Public utilities (no office/workshop).	Group homes.
Public parks.	Show homes.	Home occupations – Major.
Secondary suites.	Buildings and uses accessory to discretionary uses.	
Single detached dwellings.		
Buildings and uses accessory to permitted uses.		

### 6.3. Subdivision Regulations

Minimum site depth	30.5 m (100.0 ft.)
Minimum site width	Internal sites – 15.24 m (50.0 ft.) Corner sites – 16.75 m (55.0 ft.)
Minimum required frontage	7.62 m (25.0 ft.)
Minimum site area	464.5 m <sup>2</sup> (5,000.0 sq. ft.)

### 6.4. Development Regulations

Maximum site coverage	40%
Minimum required front yard	At the discretion of the Development Authority, having regard for the amenities of the neighbourhood in which the site is located; but no less than 6.1 m (20.0 ft.)
Minimum required side yard	10% of site width with per side; or 1.22 m (4.0 ft.) where a carport is attached; or 3.05 m (10.00 ft.) on one side yard where a site has vehicular access from the front only and no attached garage or carport is provided; or As required per Part Three, Sections 31.0 – 33.0 for corner sites.
Minimum required rear yard	7.62 m (25.0 ft.)



Maximum building height	10.7 m (35.0 ft.) and 2-½ storeys
Minimum floor area	Single detached dwellings – 92.9 m <sup>2</sup> (1,000 sq. ft.) Other uses – at the discretion of the Development Authority

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## 7.0 Single Detached Compact Residential R-1D District

### 7.1. Purpose

The purpose of this District is to provide for residential development in the form of single detached housing on lots allowing for higher density than in the R-1C District.

### 7.2. Permitted and Discretionary Uses

1.1. <u>Permitted Uses</u>	1.2. <u>Discretionary Uses – Development Officer</u>	1.3. <u>Discretionary Uses – Municipal Planning Commission</u>
Home occupations – Minor.	Child day homes.	Bed and breakfast establishments.
Home offices.	Public utilities (no office/workshop).	Group homes.
Public parks.	Show homes.	Home occupations – Major.
Secondary suites.	Buildings and uses accessory to discretionary uses.	
Single detached dwellings.		
Buildings and uses accessory to permitted uses.		

### 7.3. Subdivision Regulations

Minimum site depth	30.5 m (100.0 ft.)
Minimum site width	Internal sites – 12.2 m (40.0 ft.) Corner sites – 13.75 m (45.1 ft.)
Minimum required frontage	6.1 m (20.0 ft.)
Minimum site area	371.6 m <sup>2</sup> (4,000.0 sq. ft.)

### 7.4. Development Regulations

Maximum site coverage	40%
Minimum required front yard	At the discretion of the Development Authority, having regard for the amenities of the neighbourhood in which the site is located; but no less than 6.1 m (20.0 ft.)
Minimum required side yard	10% of site width with per side; or 1.22 m (4.0 ft.) where a carport is attached; or 3.05 m (10.00 ft.) on one side yard where a site has vehicular access from the front only and no attached garage or carport is provided; or As required per Part Three, Sections 31.0 – 33.0 for corner sites.
Minimum required rear yard	7.62 m (25.0 ft.)

Maximum building height	10. 7m (35.0 ft.) and 2-½ storeys
Minimum floor area	Single detached dwellings – 83.61 m <sup>2</sup> (900.0 sq. ft.) total and 32.52 m <sup>2</sup> (350.0 sq. ft.) per storey Other uses – at the discretion of the Development Authority

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## 8.0 Two-Unit Residential R-2 District

### 8.1. Purpose

The purpose of this District is to provide for residential development in the form of duplex and semi-detached housing.

### 8.2. Permitted and Discretionary Uses

#### 1.1. Permitted Uses

Duplexes – Side-by-side.  
Duplexes – Stacked.  
Home occupations – Minor.  
Home offices.  
Public parks.  
Buildings and uses accessory to permitted uses.

#### 1.2. Discretionary Uses – Development Officer

Child day homes.  
Group homes.  
Public utilities (no office/workshop).  
Secondary suites (accessory to Side-by-side duplexes only).  
Show homes.  
Single detached dwellings (if in existence prior to adoption of this Bylaw).  
Buildings and uses accessory to discretionary uses.

#### 1.3. Discretionary Uses – Municipal Planning Commission

Bed and breakfast establishments.  
Group care facilities.  
Home occupations – Major.

### 8.3. Subdivision Regulations

Minimum site depth	33.5 m (110.0 ft.)
Minimum site width	Duplex – Stacked Internal sites – 12.2 m (40.0 ft.) Corner sites – 13.7 m (45.0 ft.) Duplex – Side-by-side Internal sites – 7.62 m (25.0 ft.) Corner sites – 10.25 m (33.7 ft.)
Minimum required frontage	6.1 m (20.0 ft.)
Minimum site area	Duplex – Stacked 408.7 m <sup>2</sup> (4,400.0 sq. ft.) Duplex – Side-by-side Internal sites – 255.3 m <sup>2</sup> (2,747.8 sq. ft.) Corner sites – 343.4 m <sup>2</sup> (3,696.5 sq. ft.)

Where a duplex dwelling is situated on one parcel of land and a subdivision is being considered to subdivide the dwelling into two titles, the Subdivision Authority may require as a condition of the approval of the subdivision that an easement be registered in the form of a caveat on the certificates of titles of both of the new lots concurrent with registration of the instrument implementing the subdivision to provide for maintenance and repairs to the structure and/or exterior of the building.

#### 8.4. Development Regulations

Maximum site coverage	40%
Minimum required front yard	At the discretion of the Development Authority, having regard for the amenities of the neighbourhood in which the site is located; but no less than 6.1 m (20.0 ft.)
Minimum required side yard	20% of site width with at least 1.22 m (4.0 ft.) per side, except in a comprehensive site planning development, it shall be at the discretion of the Development Authority, having regard for the amenities of the neighbourhood in which the site is located; however, in no case shall the Development Authority allow a side yard of less than 1.25 m (4.2 ft.); or 1.22 m (4.0 ft.) where a carport is attached; or 3.05 m (10.00 ft.) on one side yard where a site has vehicular access from the front only and no attached garage or carport is provided; or As required per Part Three, Sections 31.0 – 33.0 for corner sites.
Minimum required rear yard	7.62 m (25.0 ft.)
Maximum building height	10.7 m (35.0 ft.) and 2-½ storeys
Minimum floor area	Duplexes – 83.61 m <sup>2</sup> (900 sq. ft.) Other uses – at the discretion of the Development Authority
Amenity Areas	Where more than two (2) dwelling units are to be provided on a comprehensive site planning development site, amenity areas shall be provided in accordance with Part Three, Sections 40.0 – 44.0 for amenity areas.

## 9.14 Grande Cache Lower Density Residential (GC-LDR) District

### 1) Purpose

The purpose of this district is to provide for lower density residential development ranging from single detached dwellings to semi-detached dwellings along with other associated and compatible uses and developments in the Hamlet of Grande Cache.

### 2) Uses

The following table identifies the permitted and discretionary uses on Grande Cache Lower Density Residential (GC-LDR) District.

Table 9-27: GC-LDR Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Backyard Beekeeping
Dwelling, Semi-Detached	Backyard Hen Enclosure
Dwelling, Single Detached	Bed and Breakfast
Home Occupation, Minor	Childcare Facility
Public Park	Dwelling, Manufactured
Solar Collector, Minor	Home Occupation, Major
	Show Home
	Suite, Attached

### 3) Regulations

- a) No building, or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.
- b) All new development permits issued for placement of a manufactured dwelling shall require that the manufactured dwelling be built no earlier than 1991 to present.

Table 9-28: GC-LDR District Regulations

MATTER TO BE REGULATED	REGULATION
Parcel Size	
Minimum Parcel Depth	30.5 m (100.0 ft)
Minimum Parcel Area	(371.6 m <sup>2</sup> ) 4,000 ft <sup>2</sup>
Minimum Parcel Width for Dwelling, Single-Detached	
Internal Site	15.24 m (50.0 ft)
Corner Site	16.75 m (55.0 ft)
Minimum Parcel Width for Dwelling, Semi-Detached (Stacked)	
Internal Site	12.2 m (40.0 ft)
Corner Site	13.7 m (45.0 ft)
Minimum Parcel Width for Dwelling, Semi-Detached (Side-By-Side)	
Internal Site	7.62 m (25.0 ft) for each dwelling
Corner Site	10.25 m (33.7 ft) for each dwelling
Minimum Setback of Principal Building from	
Front Parcel Line	6.1 m (20.0 ft)
Side Parcel Line	1.5 m (5.0 ft)
Rear Parcel Line	7.5 m (24.6 ft)
Minimum Setback of Accessory Building/ Structure from	
Side Parcel Line Rear Parcel Line	1.2 m (4.0 ft)
Maximum Building Height	
Principal Building	10.7 m (35.0 ft) or 2½-storey
Accessory Building/Structure	5.0 m (16.4 ft)
Maximum Parcel Coverage (All Buildings)	40%

#### 4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.
- b) For any new single-wide or double-wide manufactured dwelling, whether it is to replace one lawfully in existence prior to adoption of this Bylaw, as per the tables within this district, the Development Authority will ensure there is consistency with surrounding dwellings in terms of roof pitch and depth of eaves but in no case shall roof pitch be less than  $\frac{3}{12}$  and depth of eaves less than 30.5 cm (12.0 in).

Figure 9-4: Example of GC-LDR Dwelling Configuration

