

**By-Law 2008-07**  
**Land Use By-Law Amendments**

A BYLAW OF THE TOWN OF BON ACCORD BEING A BYLAW TO AMEND THE  
LAND USE BYLAW #2000-06

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**WHEREAS** under the authority of and subject to the provisions of the Municipal Government Act, Statutes of Alberta, 1994, Chapter M-26.1 and amendments thereto, the Council of the Town of Bon Accord has adopted the Town of Bon Accord Land Use By-law No. 2000-06; and,

**WHEREAS** Council deems it desirable that the said Land Use By-law be amended in the manner outlined below;

**NOW THEREFORE** the Municipal Council of the Town of Bon Accord in Council duly assembled, enacts that Land Use By-law 2000-06 be amended as follows:

Add R-4 – Residential High Density to Part 7, Land Use District Regulations as attached as **Schedule 'A'**.

READ A FIRST TIME THIS November 04, 2008

\_\_\_\_\_  
Mayor Lin VanDusen

\_\_\_\_\_  
Acting CAO Earla Wagar

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Mayor Lin VanDusen

\_\_\_\_\_  
Acting CAO

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007

\_\_\_\_\_  
Mayor Lin VanDusen

\_\_\_\_\_  
CAO

# R4 - Residential – High Density

## 1 PURPOSE

The purpose of this district is to provide for residential development in the form of high density dwelling developments with the possibility of incorporating some minor, convenience type of retailing to serve the occupants of the development and the immediate neighbourhood

## 2 USES

### PERMITTED USES

Multi-Dwelling Building  
Ground-oriented multiple unit dwellings  
Home Occupation, Minor  
Public Parks  
Accessory Buildings  
Accessory Uses

### DISCRETIONARY USES

- (a) Boarding houses
- (b) Convenience retail store
- (c) Day care facilities
- (d) Family care facilities
- (e) Group care facilities
- (f) Home occupations, Major
- (g) Public utilities that have no office or workshop as a part of the development
- (h) Show homes
- (i) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses

## 3 SUBDIVISION REGULATIONS

### 3.1 Ground-Oriented Multiple Unit Dwellings (Row Housing)

3.1.1 *Minimum site depth 36.5 m*

3.1.2 *Minimum site width 21 m*

3.1.3 *Minimum site area 769 m<sup>2</sup>*

### 3.2 Other Multi-Dwelling Building

3.2.1 *Minimum site area 880 m<sup>2</sup>*

3.2.2 *Maximum site area 1.4 ha*

## 4 DEVELOPMENT REGULATION

### 4.1 Ground-Oriented Multiple Unit Dwellings (Row Housing)

#### 4.1.1 Maximum Site Coverage - 40%

#### 4.1.2 Minimum Required Front Yard:

*The minimum required front yard shall be at the discretion of the Development Authority, who shall have regard for the amenities of the neighbourhood in which the site is located; however, in no case shall the Development Authority allow a front yard of less than 7.6 m.*

#### 4.1.3 Minimum Required Side Yard:

*The minimum required side yard shall be at the discretion of the Development Authority, who shall have 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 setback of less than 8.0 m.*

#### 4.1.4 Minimum Required Rear Yard:

*The minimum required rear yard shall be at the discretion of the Development Authority, who shall have regard for the amenities of the neighbourhood in which the site is located; however, in no case shall the Development Authority allow a rear yard setback of less than 7.6 m.*

#### 4.1.5 Maximum Height: 11.0 m

#### 4.1.6 Maximum Density: 30 dwelling units per ha (12.14 per acre)

#### 4.1.7 Minimum Floor Area: 51.1 m<sup>2</sup> per dwelling unit

#### 4.1.8 Minimum Landscaping: 35% of site

### 4.2 Other Multi-Dwelling Building

#### 4.2.1 Maximum Site Coverage: 30%

#### 4.2.2 Maximum Height: 11 m

#### 4.2.3 Maximum Density: 86.5 dwelling units per ha (35 per acre)

#### 4.2.4 Minimum Floor Area:

*Dwelling unit: 37.0 m<sup>2</sup>*

*Other uses: at the discretion of the Development Authority*

#### 4.2.5 Minimum Required Yards

*Front: For 1 and 2 storey buildings: 7.6 m  
For 3+ storey buildings: 9.0 m*

*Side: One-half the height of the building or 15% of the site width,  
whichever is the greater*

*Rear: One-half the height of the building or 7.6 m, whichever is the greater.*

**4.2.6 Minimum Landscaping: 30% of site**

- 4.3 Convenience retail use shall not be in any freestanding structure separate from a structure containing Residential Uses, and shall not be developed above the lowest storey.

**5 PARKING**

- 5.1 A parking area shall be provided for each development in a location satisfactory to the Development Authority
- 5.2 Parking shall be provided as per Part 5 of this Bylaw;
- 5.3 Site design shall be such that a garage, either attached or detached, may be built to comply with the minimum requirements of this Bylaw;

**6 LANDSCAPING AND AMENITY AREAS**

- 6.1 Notwithstanding the provisions of Section 44, as a condition of the development permit, all landscaping and planting required must be carried out to the satisfaction of the Development Officer and within two months (weather permitting) of occupancy or commencement of operation of the proposed development.

**7 ARCHITECTURAL CONTROLS**

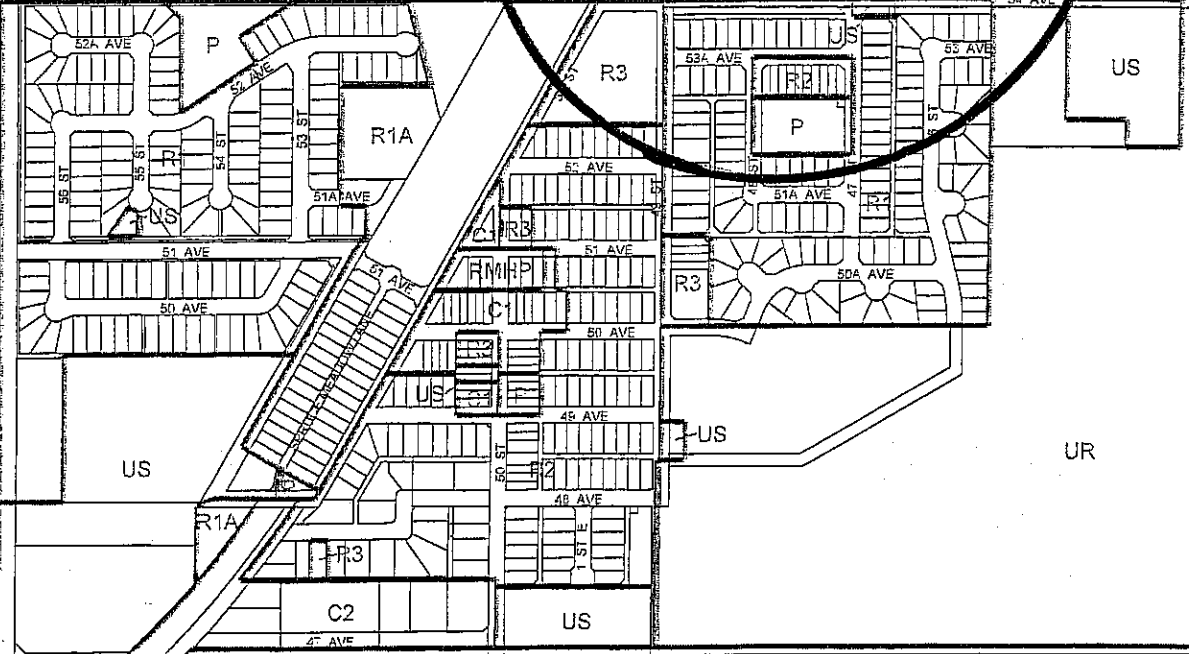
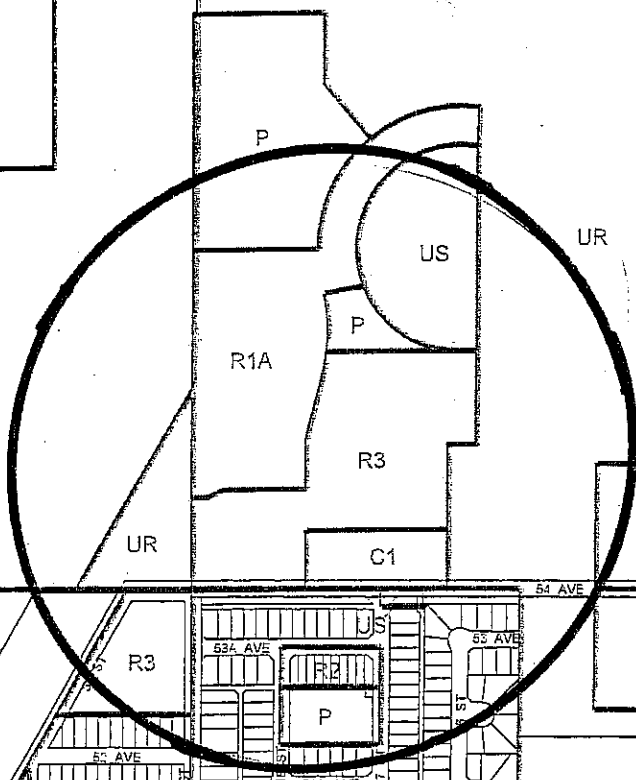
- 7.1 In addition to the above, all development shall take place to the satisfaction of the Development Authority with respect to:
- a. Provisions of storage of garbage, and access thereto;*
  - b. Access for firefighting purposes;*
  - c. Light between buildings;*
  - d. Privacy for dwelling units within and adjacent to the development;*
  - e. Orientation of the buildings and the general appearance of the development; and*
  - f. Pedestrian access to and from the road adjacent to the development*
- 7.2 The exterior design of dwellings shall ensure individuality and variety within a unified project and this shall require consideration of setbacks, unit entrances and orientation, massing, roof lines, and elevational treatment of wall openings and finishing materials.

The Town  
of  
BON ACCORD

LAND USE DISTRICT MAP

LAND USE DISTRICTS

- R1 Residential - Single Family
- R1A Residential - Town Centre
- R2 Residential - General
- R3 Residential - Higher Density
- RMHP Residential - Mobile Home
- C1 Commercial - Central
- C2 Commercial - Highway
- DC Direct Control
- M1 Industrial
- P Park
- US Urban Services
- UR Urban Reserve



HIGHWAY 26