

BYLAW NO 1051-2022, AMENDING LAND USE BYLAW NO. 1048
TOWN OF SEXSMITH
Municipal government Act RSA 2000 Chapter M-26
Part 3, Division 5, Section 640(1)

11.17 Variable Density Residential (R4) District

11.17.1 Purpose

To provide for new residential development consisting of a variety of housing types and other uses that are compatible with residential development. This district is intended to accommodate new residential development on greenfield sites, as well as the redevelopment of existing lots in established neighbourhoods.

(a) Permitted Uses

- accessory buildings and uses
- duplex dwellings
- fourplex dwellings
- multi-attached dwellings (maximum 10 units)
- parks and playgrounds
- satellite dish antennas
- semi-detached dwellings
- triplex dwellings

(b) Discretionary Uses

- basement suites
- child care facility
- churches
- community halls
- home occupations – minor
- public uses and utilities
- secondary suites
- single detached dwellings

11.17.2 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in the district.

Site Standard	Semi Detached or Duplex	Single Detached	Multi-Attached	Multi-Attached Row w/ Street Orientation
(a) Lot Area (Minimum)	250 m2 (2,690 ft²)/unit	332 m² (3,574 ft²)	165 m² (1,776 ft²)/unit	182 m² (1,959 ft²)/unit
(b) Lot Width (Minimum)	7.6 m (25 ft)/unit 9.1 m (30 ft) for corner lot	10.4 m (34 ft) 12.2 m (40 ft) for corner lot	5.5 m (18 ft)/unit 7.0 m (23 ft) for corner lot	
(c) Front Yard Setback (Minimum)	6.1 m (20 ft)			
(d) Rear Yard Setback (Minimum)	7.6 m (25 ft)			

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Site Standard	Semi Detached or Duplex	Single Detached	Multi-Attached	Multi-Attached Row w/ Street Orientation
(e) Side Yard Setback – Interior (Minimum)	1.5 m (5 ft) 0 m where fire wall provided on lot line	1.5 m (5 ft)	1.5 m (5 ft) 0 m where fire wall provided on lot line 3.3 m (10 ft) between buildings on a common site	1.5 m (5 ft) 0 m where fire wall provided on lot line
(f) Side Yard Setback – Exterior (Minimum)	3.3 m (10 ft)			
(g) Lot Coverage (Maximum)	45%			
(h) Building Height, Principal Building (Maximum)	2 Storeys, with a maximum height of 8.5 m (28 ft)		3 Storeys, with a maximum height of 11 m (36 ft)	2 Storeys, with a maximum height of 8.5 m (28 ft)
(i) Building Height, Accessory Building (Maximum)	4.3 m (14 ft)			

11.17.3 Additional Requirements

- (a) The Development Authority may decide on such other requirements as are necessary having regard to the nature of a proposed development and the intent of this district.
- (b) Notwithstanding section 11.17.2(b) where rear lane access to a site is provided, the minimum front yard setback may be reduced to 4.6 m (15 ft). In addition, where a porch or veranda is provided, a minimum setback of 3.3 m (10 ft) is required from the porch or veranda to the front property line.
- (c) A minimum of 50% of the front yard shall be landscaped.
- (d) Notwithstanding section 11.17.3(c) where no rear lane is provided to a multi-attached site, the development of a common or combined off-site parking area shall be provided to accommodate all required parking and garbage storage areas. Alternatively, if front attached garages are provided, they must be developed with an adjacent dwelling with a common driveway.
- (e) Required landscaped areas not covered by seed/sod may include in combination with shrubs/flowers, any or all of the following:
 - i) Mulch beds consisting of landscaping fabric and mulch with a minimum depth of 5 cm (2 in).
 - ii) Rip-Rap Rock Beds consisting of landscaping fabric and rock with a diameter of not less than 10 cm (4 in).

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- iii) Crushed Rock consisting of landscaping fabric and rock with a diameter of 2.5 cm (1 in) or less.
- iv) Paving Stones/Stamped Asphalt or Concrete for walkways, outdoor eating areas, or parking lots may be considered for up to 50% of the required landscaped area.
- v) Raised Planters constructed with concrete blocks or wood with a height of not less than 0.6 m (2 ft) or flower boxes attached to the building structure.
- (f) No permanent trees, shrubs or structures may be placed within 3.3 m (10 ft) of the curb of the street to allow for snow plowing and snow storage.
- (g) All residential parking lots must be constructed of concrete, asphalt, or paving stones within one (1) year of occupancy.
- (h) All single detached dwelling lots shall be serviced by a rear lane.

Read a first time this 6th day of June, 2022.

Read a second time this 6th day of September, 2022.

Read a third time this 6th day of September, 2022.



Kate Potter, Mayor



Rachel Wueschner
Chief Administrative Officer