

Section 124 R-GR Glenwood Residential

(1) General Purpose of District

This district is generally intended to provide for low density housing in a portion of an area of Town known as "Glenwood" and is to, therefore, apply solely to those lands indicated as R-GR on the Land Use District Map, being Schedule 1A of this Bylaw. Single detached dwellings shall be the predominant dwelling type with two-family/semi-detached and row housing allowed on a limited basis on sites or in areas considered suitable by the Development Authority. In addition, this district provides for modular homes and also provides for both single and double wide mobile homes which are only permitted as noted in Section 124(11).

(2) Listed Uses

Permitted Uses

- Accessory building
- Accessory use
- Park
- Single family dwelling

Discretionary Uses

- Boarding or lodging home
- Day nursery, nursery school or kindergarten
- Double wide mobile home
- Excavation, stripping, or grading  
(Bylaw 2270)
- Home occupation
- Modular home
- Owner Occupied Two Family Dwelling  
(Bylaw 2086)
- Owner Occupied Three Family Dwelling (Bylaw 2086)
- Public and quasi-public use or building
- Public or private school
- Public utility
- Row housing
- Semi-detached dwelling
- Single wide mobile home
- Two family dwelling
- Those uses which in the opinion of the Development Authority are similar to the permitted or

discretionary uses, and which conform to the general purpose and intent of this land use district.

(3) Minimum Site Dimensions/Area

(a) Lane subdivision

i) One family dwellings:

	<u>Width (m)</u>	<u>Length (m)</u>
1 storey	15.0	33.5
1 ½ storey	18.0	33.5
2 storey	18.0	33.5
Corner lot	18.0	33.5

ii) Two family dwellings:

	<u>Width (m)</u>	<u>Length (m)</u>
1 storey	20.0	33.5
1 ½ storey	20.0	33.5
2 storey	20.0	33.5
Corner lot	20.0	33.5

(b) Laneless Subdivisions:

i) One family dwellings:

	<u>Width (m)</u>	<u>Length (m)</u>
1 storey	16.75	33.5
1 ½ storey	18.0	33.5
2 storey	18.0	33.5
Corner lot	18.0	33.5

ii) Two family dwellings:

	<u>Width (m)</u>	<u>Length (m)</u>
1 storey	20.0	33.5
1 ½ storey	20.0	33.5
2 storey	20.0	33.5
Corner lot	20.0	33.5

(c) Row Housing:

There shall be a minimum of 232.25m<sup>2</sup> of parcel area per interior dwelling unit and a minimum of 325.25m<sup>2</sup> of parcel area per corner or end dwelling unit.

(d) All Other Uses:

For uses not identified in Sections 124(3)(a), (b) and (c) above, the minimum site dimensions/area shall be as prescribed by the Development Authority.

(4) Minimum Floor Area (not including basement or attached garage)

1 Storey	93.0m <sup>2</sup>
1.5 Storey / Split Level	
lower floor(s)	75.0m <sup>2</sup>
total minimum floor area	110.0m <sup>2</sup>
Bi-level	
upper floor area	90.0m <sup>2</sup>
2 Storey	
lower floor	70.0m <sup>2</sup>
total minimum floor area	130.0m <sup>2</sup>

The floor areas and floor configurations of an Owner Occupied Two or Three Family dwelling shall be to the satisfaction of the Development Authority. Notwithstanding, a Bachelor Unit, One Bedroom Unit, or Two Bedroom Unit in an Owner Occupied Two or Three Family Dwelling shall have the following minimum floor areas: (Bylaw 2086)

Bachelor Unit	33m <sup>2</sup> (355 sq.ft)
One Bedroom Unit	45m <sup>2</sup> (484 sq.ft)
Two Bedroom Unit	56m <sup>2</sup> (602 sq.ft)

(5) Minimum Yard Requirements

One and Two Family Dwellings:

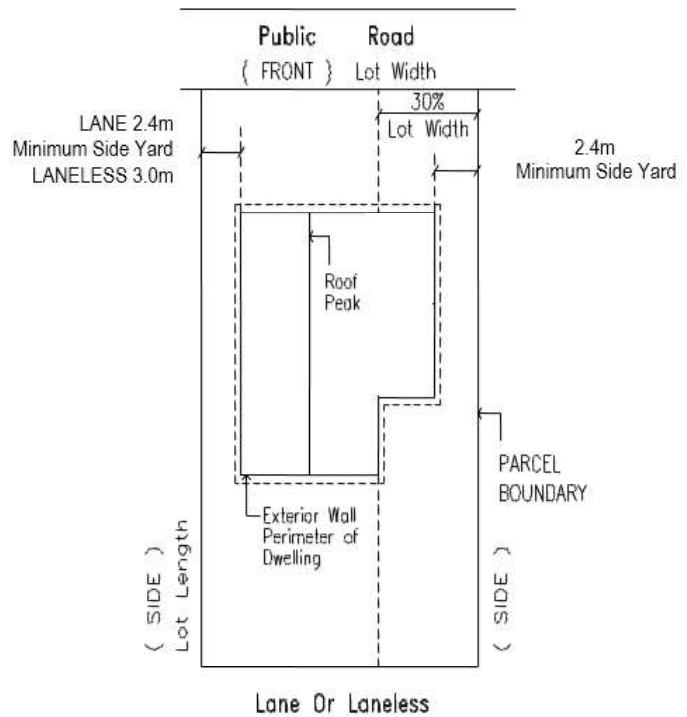
(a) Front Yard:

- i) Subject to Section 124(5)(a)(ii), the minimum front yard setback shall be 7.6m.
- ii) At the discretion of the Development Authority, the front yard setback may be varied for corner or double fronting parcels pursuant to Sections 17(4) and 48 of this Bylaw.
- iii) For the purposes of determining the front yard setback for parcels referred to in Section 124(5)(a)(ii), the Development Officer shall consider that the setback for the flanking front yard should be no less than 4.5m, and in the case of an attached garage or carport, the setback from the wall containing the vehicle entrance to the facing parcel boundary should be no less than 6.0m.

(b) Side Yard:

[\(Bylaw 2179\)](#)

- i) The minimum side yard setback to the principal building shall be 2.4m.
- ii) Notwithstanding Section 124(5)(b)(i), where a parcel has vehicular access from the front only and no garage or carport is provided, one side yard setback shall be a minimum of at least 3.0m to accommodate a driveway for vehicular passage and general access to the rear of the parcel, and no part of the principal building is permitted to project into this yard.



(c) Rear Yard:

- i) The minimum rear yard setback to the principal building shall be 7.6m.
- ii) The Development Officer may vary the rear yard setback to a maximum of 10% in the case of parcels located on curves or cul-de-sacs.

Row Housing:

(d) Front and Rear Yards:

- i) The minimum setback shall be 7.6m.
- ii) The Development Officer may vary the rear yard setback to a maximum of 10% in the case of parcels located on curves or cul-de-sacs.

(e) Side Yard:

- i) The side yard shall be a minimum 4.5m except where two or more buildings are on one lot, in which case there shall be 6.0m between the side walls of the two buildings.

- (f) Other Requirements Applicable to Row Housing:
- i) Each dwelling unit in row housing shall have one yard which serves as an outdoor living area for the occupants and this yard shall have a depth of 7.6m.
  - ii) Within the 7.6m outdoor living area referred to in Section 124(5)(f)(i) above, there shall be a privacy zone of 4.5m which is contained by a fence at least 1.5m in height.
  - iii) Where two or more buildings are on one site, the siting of buildings, architectural appearance and the provision of adequate light, air and privacy shall be to the satisfaction of the Development Authority. (Bylaw 2170)
  - iv) No project walkway shall be located within 4.5m of a window to a habitable room.
- (g) General Yard Provisions Applicable to All Residential Uses: (Bylaw 2179)
- i) The minimum side yard on the flanking street side of a corner lot shall be 4.5m unless an attached garage faces the flanking street in which case it will be 5.0m.
  - ii) Subject to Sections 124(5)(g)(v-vii) below, the minimum yard requirements prescribed in Section 124(5)(g) apply to both lane and laneless subdivisions.
  - iii) In the case of a corner lot, the yard next to the lane at the rear of the lot may be a minimum of 4.5m.
  - iv) In laneless subdivisions, one side yard shall be a minimum of 3.0m or such width as is necessary to accommodate a front drive for each dwelling unit.

All Other Uses:

- (h) The minimum yard requirements for uses not specifically identified in Sections 124(5)(a) through (g) above are to be determined by the Development Authority in accordance with this Bylaw.

(6) Parcel Coverage

- (a) The maximum parcel coverage for all buildings shall be 42% of the area of the parcel with the combined areas of all accessory buildings, as referred to in Section 71 of this Bylaw, being not greater than the area of the principal building.
- (b) Notwithstanding Section 124(6)(a), the Development Authority may vary the parcel coverage in the case of corner or double fronting parcels pursuant to Sections 17(4) and (5) and Section 48 of this Bylaw.

(7) Principal Building Height

Shall not exceed 10.6m above average grade.

(8) Site and Design Standards

The design, siting, external finish, architectural appearance of all buildings (including any accessory building or structure) and signs shall be to the satisfaction of the Development Authority in order that there shall be general conformity in such matters with respect to adjacent buildings and that there may be adequate protection afforded to the amenities of adjacent properties.

(9) Landscaping, Screening and General Appearance

(a) All on-site heavy truck and equipment storage, as provided for in this district, shall be enclosed or completely screened by buildings, trees, landscaped features or fences, or a combination thereof, in a manner satisfactory to the Development Authority. [\(Bylaw 2170\)](#)

(b) Non-residential uses shall be fenced along any parcel boundary where such use abuts a residential property to the satisfaction of the Development Authority.

(c) As a condition of a development permit, the Development Authority may require an irrevocable letter of credit or cash in order to secure the performance of any requirement relating to landscaping, screening or general appearance as prescribed in this Subsection.

(10) Other Provisions

(a) Administrative procedures and regulations: refer to Parts I-V of this Bylaw.

(b) General Parcel Provisions: refer to Part VI of this Bylaw.

(c) Special Land Use Provisions: refer to Part VII of this Bylaw.

(d) Parking and Loading Regulations: refer to Part VIII of this Bylaw.

(e) Sign Regulations: refer to Part IX of this Bylaw.

(11) Manufactured Single Wide and Double Wide Mobile Home Development

(a) Manufactured single wide mobile homes shall not be permitted on existing vacant parcels of land or on parcels of land containing single family dwellings which have been destroyed by fire or which have been demolished for one reason or another, or are being proposed for demolition; however, manufactured double wide mobile homes may be permitted on these parcels of land at the discretion of the Development Officer, as a discretionary use. [\(Bylaw 2170\)](#)

- (b) Existing manufactured single wide or double wide mobile homes (including those damaged by fire) that are located on existing parcels of land may be replaced with new or newer models of mobile homes at the discretion of the Development Authority, as a discretionary use. [\(Bylaw 2170\)](#)
- (c) Manufactured single wide mobile homes shall not be permitted on parcels of land which have become vacated for a time period of more than six (6) calendar months. The time period shall commence on the day (as established by the Town) that a parcel becomes vacated.
- (d) The replacement of manufactured single wide mobile homes for the purpose of rental revenue shall not be permitted.