

## Revised Text of R-1 District based on Proposed Changes in Bylaw No. 346.2-18

### 22. “R-1” - Low Density Residential District

The purpose of this District is to provide an area for low-density residential Development in the form of Detached Dwellings and compatible Uses, herein listed. Use of the area contained within the Front Yard of any Parcel which abuts Gull Lake or Accreted Land for any purpose other than natural landscaping and paths is prohibited.

#### (1) Permitted Uses

Accessory Buildings and Uses (excluding a detached garage with a Guest House on the second floor)  
Detached Dwellings

#### (2) Discretionary Uses:

Building Demolition  
Detached garage with a Guest House on the second floor  
Home Occupations  
Manufactured Homes  
Mechanized Excavation, Stripping and Grading  
Parks and Playgrounds  
Public Utility Buildings  
Vegetation Removal

#### (3) Minimum Requirements

##### (a) Site Area:

- (i) 1,855 m<sup>2</sup> (19,967.05 ft<sup>2</sup>) for non-serviced residential Lots,
- (ii) 925 m<sup>2</sup> (9,956.62 ft<sup>2</sup>) for residential Lots serviced by a Sewage Collection System but not by a Water Distribution System,
- (iii) 1,390 m<sup>2</sup> (14,961.84 ft<sup>2</sup>) for residential Lots serviced by a Water Distribution System but not by a Sewage Collection System,
- (iv) 418 m<sup>2</sup> (4,499.31 ft<sup>2</sup>) for residential Lots not complying with the foregoing and legally created prior to promulgation of Alberta Regulation 132/78, (April 1, 1978),
- (v) As required by the Development Authority for other listed Uses.

##### (b) Lot Width:

- (i) 30 m (98.43 ft.) for residential Lots,
- (ii) As required by the Development Authority for other listed Uses.

(c) Minimum Front Yard:

- (i) 7.5 m (24.60 ft.) for residential uses on parcels not abutting Gull Lake or Accreted Land,
- (ii) For parcels abutting Gull Lake or Accreted Land and having a parcel depth greater than 67.5 m , all that portion of the parcel lying between the front parcel boundary and the development line or 7.5 m (24.60 ft.) from the front parcel boundary, whichever distance is greater,
- (iii) For parcels abutting Gull Lake or Accreted Land and having a parcel depth less than 67.5 m, 7.5 m (24.60 ft.) from the front parcel boundary,
- (iv) As required by the Development Authority for other listed Uses.

(d) Minimum Side Yard:

- (i) 1.5 m (4.92 ft.) for residential Uses,
- (ii) 3 m (9.84 ft.) for residential Uses where the Side Yard abuts a Road,
- (iii) One (1) 3 m (9.84 ft.) Side Yard shall be provided for residential Uses within a Laneless subdivision,
- (iv) As required by the Development Authority for other listed Uses.

(e) Minimum Rear Yard:

- (i) 10 m (32.81 ft.) for residential Uses,
- (ii) As required by the Development Authority for other listed Uses.

(f) Minimum Floor Area:

- (i) 74.30 m<sup>2</sup> (799.76 ft<sup>2</sup>) for residential Uses,

**(4) Maximum Limits**

(a) Development Line and Developable Areas of Parcel:

- (i) For all parcels having a property line abutting the north or west limit of the right of way for Premier Avenue or Lake View Avenue or Oliver Avenue or Stuart Avenue, building construction, site improvements, private wastewater systems, fencing, signage, formal landscaping, recreational vehicle parking and use, vehicle parking and storage, and outdoor storage of any item, shall be restricted to the portion of the parcel that is between the property line closest to or abutting the road right of way and the Development Line.
- (ii) For all parcels having a property line abutting the north or west limit of the right of way for Premier Avenue or Lake View Avenue or Oliver Avenue or Stuart Avenue, development of the portion of the parcel that is between the property line closest to or abutting Gull Lake and the Development Line shall be limited to natural landscaping using native species of vegetation and natural paths and trails that use sand or wood chips as the walking surface.

- (b) Building Height:
  - (i) 10 m (32.81 ft.) above Finished Grade with a maximum of two storeys,
  - (ii) As required by the Development Authority for other listed Uses.
- (c) Parcel Coverage:
  - (i) 55% of the developable Parcel area defined within this Land Use Bylaw for residential Uses,
  - (ii) 10% of the developable Parcel area defined within this Land Use Bylaw for Accessory Uses.
  - (iii) As required by the Development Authority for other listed Uses.

**(5) Manufactured Home Design:**

The external appearance of Manufactured Homes must be acceptable to the Development Authority having regard to compatibility with other Buildings in the vicinity and must have:

- a) A minimum roof pitch of 4:12;
- b) A roof surface of wood or asphalt shingles, clay or concrete tiles, slates or wood shakes;
- c) A minimum roof overhang or eaves of 0.40 m (16 inches) from each external wall;
- d) A maximum length to width ratio of 3:1;
- e) A minimum width of 6.7 m (21.98 ft); and
- f) A Permanent Foundation.

**(6) Landscaped Area**

In the case of applications for Development Permits for Uses other than Detached Dwellings, refer to Part V of this Bylaw.

**(7) Parcel Servicing**

- (a) Individual onsite Advanced Wastewater Treatment Systems shall be the preferred method to service Developments within the Summer Village of Gull Lake.
- (b) The Development Authority may, at his/her sole discretion, allow other wastewater treatment systems be installed insofar as adequate written confirmation from an accreted agency, or another qualified professional, is provided stating that the proposed method of wastewater treatment will not be potentially harmful to Gull Lake or the groundwater system.

**(8) Vegetation Removal**

The removal of vegetation or the destruction thereof, without a Development Permit is prohibited.

The width of any path between the Development Line and the property line closest to Gull Lake shall not exceed 4.75m (15 ft.).

**Drawing Showing Application of Development Line and Development Area Requirements**  
*(for illustration purposes only – see text for exact requirements)*

