

**BYLAW NO. B-09/2023
CITY OF AIRDRIE
PROVINCE OF ALBERTA**

BEING A BYLAW of the City of Airdrie, in the Province of Alberta, to amend Bylaw No. B-01/2016, being the City of Airdrie Land Use Bylaw.

WHEREAS the *Municipal Government Act*, RSA, 2000, c. M-26, authorizes a municipality to adopt and amend a land use bylaw to establish districts, land uses and standards for each district, and a system for issuing development permits;

AND WHEREAS Council wishes to amend said Land Use Bylaw No. B-01/2016 in the manner outlined below and illustrated in the attached Schedule "A";

NOW THEREFORE the Municipal Council of the City of Airdrie duly assembled enacts as follows:

1. Section 8.5.8 R2, Low Density Residential District is deleted in its entirety and replaced with the updated R2, Low Density Residential District as shown in the attached schedule "A".

Read a first time this ____ day of _____, 2023.

Read a second time this ____ day of _____, 2023.

Read a third time this ____ day of _____, 2023.

This bylaw was executed as of the latest date evidenced by digital signature below.

Mayor

City Clerk

SCHEDULE "A"
BYLAW NO. B-09/2023
Updated R2 District

8.5.8 R2, Low Density Residential District

Purpose and Intent

The purpose of this district is to provide for residential development allowing up to two dwelling units per building, primarily accommodating Semi-Detached and Duplex Dwellings. This district also contemplates a mix of other low-density housing forms intended to have a prominent relationship with the adjacent public streets and designed to be consistent with the surrounding neighbourhood.

Permitted Land Uses	Discretionary Land Uses
Dwelling, Duplex	Dwelling, Garage Suite
Dwelling, Semi-Detached	Dwelling, Secondary Suite
Accessory Building	Dwelling, Single Detached ⁽³⁾
Home Business, Limited	Home Business, General
Child Care, Limited	Supportive Housing, Limited
	Urban Agriculture

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Dimensions

Minimum Dimensions		
Lot/Unit Type	Area	Width
Semi-Detached Dwelling		
- Lane Access	220m ²	7.3m
- Front Access	260m ²	8.5m
Single Detached Dwelling		
- Lane Access	260m ²	8.5m
- Front Access	280m ²	9.7m
Duplex Dwelling		
- Lane Access	280m ²	10.36m
- Front Access	300m ²	11.0m

In addition to the list of minimum dimensions noted above, for a corner lot of any dwelling type, the corresponding listed minimum width shall be increased by 1.8m.

Minimum Required Setbacks

Front Yard	4.6m
Front Yard w/Rear Lane	3.5m
Side Yard	1.2m
Side Yard, Corner	3.0m
Rear Yard	8.0m

Massing and Coverage

Maximum Building Height	11.0m
Maximum Site Coverage	60% of Site Area
Minimum Landscaping	25% of Site Area
Minimum Amenity Area	40m ² per Unit

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.01
- (2) No lot shall be created with a Site Frontage less than 6.0m.

Limits on Single Detached Dwelling Land Uses

- (3) Notwithstanding the list of Permitted and Discretionary uses above, no more than 50% of the R2 lots within a subdivision phase shall accommodate Single Detached Dwellings as a Permitted Use. For any subdivision of less than 10 lots, the application of this standard shall be at the discretion of the Development Authority.

Exceptions for Front-Drive Garages

- (4) Notwithstanding the standards outlined in **Section 7.14** (Garage and Carport Requirements), up to 25% of the R2 lots within a subdivision phase are permitted to be designed with a width of less than 10.36m and accommodate a 6.1-metre-wide front-drive garage, provided that:
 - (a) The 25% limitation shall be applied separately to both Single Detached and Semi-Detached Dwellings.
 - (b) This provision shall not be applied to both adjoining units of any Semi-Detached Dwelling.
 - (c) Any lots utilizing this provision shall be interspersed within the subdivision to the satisfaction of the Development Authority.
 - (d) Any dwelling that provides a 6.1-metre-wide garage shall be subject to the additional design criteria provided in **Section 7.14(4)** (Garage Design Criteria).
 - (e) All other lots within the subdivision phase shall be developed in accordance with all regulations in **Section 7.14** (Garage and Carport Requirements) unless otherwise approved through a Development Permit issued.

- (f) For any subdivision less than 10 lots, the application of this standard shall be at the discretion of the Development Authority.

Parking, Access, and Connectivity

- (5) Where a detached garage of sufficient width and depth has not been constructed on a property to meet the parking requirement of this bylaw for that property, then a parking pad of concrete or similar hard material must be provided so as to provide the required parking area for the approved use(s) on the property.
- (6) Notwithstanding the Minimum Dimensions provided above, the minimum width for a Semi-Detached Dwelling with Lane Access may be reduced to 6.7metres where a 6.1m-wide garage is provided sharing a common wall with another garage on an adjacent site and otherwise meets all of the requirements of **Section 6.1** (Accessory Buildings)

[Bylaw B-41/2018](#)

[Bylaw B-12/2019](#)

[Bylaw B-08/2021](#)