

**BYLAW NO. B-53/2020**  
**OF THE CITY OF AIRDRIE**  
**IN THE PROVINCE OF ALBERTA**

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

WHEREAS under the authority and subject to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, and amendments thereto, the Council of the City of Airdrie has adopted **Land Use Bylaw No. B-01/2016**; and

WHEREAS Council deems it desirable to enact that the said Land Use Bylaw be amended in the manner outlined below, and illustrated in the attached Schedule 'A';

NOW THEREFORE the Municipal Council of the City of Airdrie in Council duly assembled enacts that **Bylaw No. B-53/2020** amends **Land Use Bylaw No. B-01/2016** by:

- (1) Updating Section 7.23(2) (Projections and Encroachments) with the updated language as shown in the red-lined copy provided as part of Schedule A.
- (2) Deleting Section 8.5.6 (R1-L, Narrow Lot Laned Residential District) in its entirety and replacing it with the updated R1-L District as shown in the red-lined copy provided as part of Schedule A.

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**BYLAW NO. B-53/2020**  
**SCHEDULE A**

*Red-Lined copy of affected sections from Land Use Bylaw No. B-01/2016*

## 7.23 Projections and Encroachments

- (1) A Residential property with an approved Garage Suite or Garden Suite must maintain at least one unobstructed side setback, which may be a corner side setback, with a clearance of not less than 1.2 metres, unless access for emergency services is otherwise provided to the satisfaction of the Development Authority. For the purposes of this section, all of the encroachments listed in **Table 13** below are considered to be obstructions, except for eaves and parapet walls.
- (2) The following projections or encroachments may be permitted into the required setbacks for any principal building, except where specific projections or encroachments are outlined within an individual Land Use District in Part 8 of this Bylaw. In the case of a conflict between projections and encroachments listed within a Land Use District and those listed in Table 13 below, the standards within the Land Use District shall govern.

**Table 13: Permitted Encroachments**

Feature	Details
<p><b>Building Access</b> Steps, landings, wheelchair access ramps, or similar structures providing access to a building at the first storey level or into a basement.</p>	<ul style="list-style-type: none"> <li>▪ May encroach up to 2.0m into a Front or Rear setback</li> <li>▪ May encroach up to 1.2m into a Side setback</li> <li>▪ Wheelchair access ramps or other accessibility devices may encroach any distance into a Front, Rear, or Corner Side setback</li> <li>▪ Steps or landings providing direct access to a basement are not permitted in a Front setback</li> <li>▪ Steps or landings providing direct access to a basement may encroach up to 1.2m into a Corner Side setback provided that appropriate screening or architectural detailing is provided to the satisfaction of the Development Authority.</li> </ul> <p style="text-align: right;"><a href="#">Bylaw B-12/2017</a></p>
<p><b>Architectural Features</b> Includes eaves, chimneys, cantilevers, parapet walls, awnings, window wells, and similar elements that are integral parts of the architecture of the building.</p>	<ul style="list-style-type: none"> <li>▪ Window wells may encroach up to 0.8m into a setback less than 3.0m</li> <li>▪ Other features may encroach up to 0.6m into a setback less than 3.0m</li> <li>▪ All features May encroach up to 1.2m into a setback 3.0m or greater</li> <li>▪ No wall may have a cantilever greater than 40% of its length</li> </ul>
<p><b>Amenity Features</b> Includes decks, porches, verandahs, balconies, and similar elements that are attached to the building and provide amenity space for the property.</p>	<p>Porches, Verandahs and Balconies</p> <ul style="list-style-type: none"> <li>▪ May encroach up to 1.5m into a Front, Rear, or Corner Side setback</li> <li>▪ May not encroach into any other Side setback</li> </ul> <p>Decks</p> <ul style="list-style-type: none"> <li>▪ May not encroach into a Front or any Side setback</li> <li>▪ May encroach up to 3.0m into a Rear setback</li> </ul>
<p><b>Surface Features</b> Includes patios and other similar features.</p>	<ul style="list-style-type: none"> <li>▪ May encroach into any setback</li> </ul>
<p><b>Utility Features</b> Includes satellite dishes, air conditioner units, environmental and/or renewable energy systems – including rainwater barrels, solar panels, and similar features.</p>	<ul style="list-style-type: none"> <li>▪ Shall be at the full discretion of the Development Authority</li> </ul>

## 8.5.6 R1-L, Narrow Lot Laned Residential District

### Purpose and Intent

The purpose of this district is to provide for residential development in the form of single-detached dwellings on small lots with access from a rear laneway.

### Permitted Land Uses

Dwelling, Single Detached  
 Accessory Building  
 Home Business, Limited  
 Child Care, Limited

### Discretionary Land Uses

Dwelling, Secondary Suite  
 Dwelling, Garage Suite  
 Home Business, General  
 Supportive Housing, Limited

*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	Lot Area	Dwelling Width (6)
District Standard	240m <sup>2</sup>	6.1m
Corner Lot	290m <sup>2</sup>	

[Bylaw B-41/2018](#)

#### Minimum Required Setbacks

Front Yard	3.5m
Side Yard (6)(7)(9)	1.2m
Side Yard, Corner	3.0m
Rear Yard	8.0m

#### Massing and Coverage

Maximum Building Height	11.0m
Maximum Site Coverage	55% of Lot Area
Minimum Landscaping	30% of Lot Area
Minimum Private Amenity Area (2)	30m <sup>2</sup> per Unit

### Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.01
- (2) In addition to the requirements outlined in Section 7.4 (Decks and Amenity Areas), the amenity area required in this district shall be provided as one contiguous area with a minimum dimension of at least 4.0m. The overall amenity space may be split for different uses and functions (e.g. a raised deck and yard) as long as both are part of the same contiguous area.

### Parking, Access and Connectivity

- (3) No vehicular access to the street shall be permitted from a front yard in this district.
- (4) Front attached garages shall not be permitted in this district.
- (5) Where a detached garage of sufficient width and depth has not been constructed on a property so as 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.

### Setback Configurations for Zero Lot Line Development

- (6) Notwithstanding the minimum dwelling width and required setbacks outlined in this district, individual lots within a subdivision phase shall be designed to accommodate any required utilities, infrastructure, rights of way, and/or easements without creating a conflict with the setbacks and associated building envelope of the principal or accessory buildings.
- (7) One side yard setback for the principal building may be reduced to zero metres where:
  - (a) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:
    - i. a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a building on an adjacent parcel; and
    - ii. a 0.60 metre footing encroachment easement; and
  - (b) all roof drainage from the building is discharged through eavestroughs and downspouts onto the parcel on which the building is located.
- (8) Except for the provided encroachments for eaves and footings described above, no projections or encroachments shall be permitted for access, architectural, or amenity features described in Section 7.23.
- (9) Where a side yard setback for the principal building is reduced to zero metres in accordance with the above provision, the minimum side yard setback for the associated Accessory Building may have the same side yard reduced to zero metres.