



Schedule 6

RESIDENTIAL STANDARDS OF DEVELOPMENT

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The following standards are applicable to residential development. Sections 1-10 are applicable to all residential development types. Sections 11-16 are applicable to specific residential development types.

SECTION 1 ACCESSORY BUILDINGS AND STRUCTURES

- 1.1** Accessory buildings and structures shall be located at least 1.2 m (4 ft.) from the principal building.
- 1.2** Accessory buildings shall be constructed such that eaves shall be no closer than 0.6 m (2 ft.) from a side lot line or rear lot line and all drainage is conducted to the appropriate storm drain via the applicant's own property.
- 1.3** Accessory buildings or structures shall not to be located in the front yard in relation to the principal building.
- 1.4** Quonsets, quonset-style buildings, metal granaries or circular / semicircular metal structures shall not be permitted as accessory buildings in the Residential – R land use district.
- 1.5** All moved-in buildings shall be subject to the provisions of this section and the provisions of Section 15.
- 1.6** Carports attached to an accessory building shall comply with the provisions for accessory buildings. Carports attached to a principal dwelling or building shall comply with the provisions for principal dwelling or building.

SECTION 2 EASEMENTS

- 2.1** All permanent structures shall be located a minimum of 3.1 m (10 ft.), or such greater distance as required by the Development Authority, from an easement registered for the protection of municipal water mains and sewer mains or any other infrastructure, as determined by the municipality.
- 2.2** No structures shall be located within a registered easement.

SECTION 3 CORNER VISIBILITY

3.1 Street Corner Visibility

On a corner lot, nothing shall be erected, placed, planted or allowed to grow in a manner which may restrict traffic visibility at street intersections, between 0.9 m (3 ft.) and 1.8 m (6 ft.) above the centre line grades of the intersecting streets in the area bounded by the property lines of such corner lots and a line joining points along the said property line 6.1 m (20 ft.) from the point of intersection (see Figures 6.3.1 and 6.3.2 where Dimension A = 6.1 m).

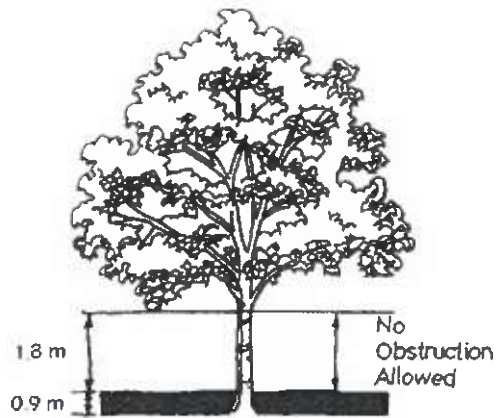


Figure 6.3.1

3.2 Rear Lane Visibility

The Municipal Planning Commission may impose conditions on a development to ensure that adequate visibility and safety of both pedestrians and vehicles is maintained for vehicles entering and exiting rear lanes.

The Municipal Planning Commission may request that a minimum 1.5 m (5 ft.) clear vision triangle be provided for lots backing onto the intersection of a rear lane and public roadway (see Figure 6.3.2 where Dimension B = 1.5 m).

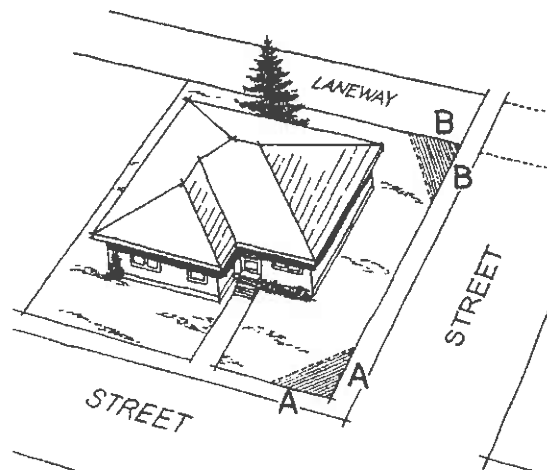


Figure 6.3.2

SECTION 4 DRIVEWAYS, OFF-STREET PARKING REQUIREMENTS AND DESIGN STANDARDS

- 4.1 Vehicular access for corner lots shall generally be limited to locations along a minor street or cul-de-sac.
- 4.2 In residential districts where a subject property does not provide a side yard sufficient for a driveway, then one off-street parking pad may be permitted in the front yard to a maximum of 6.1 m (20 ft.) in width.
- 4.3 Only one driveway per lot should be permitted for single unit residential developments, including manufactured homes.
- 4.4 Driveways shall be a minimum of 3.0 m (10 ft.) and a maximum of 6.1 m (20 ft.) in width, unless otherwise approved by the Municipal Planning Commission on the basis of merit.
- 4.5 Driveways shall be a minimum of 3.0 m (10 ft.) from the entrance to a lane (see Figure 6.4.1 Dimension B), and 4.6 m (15 ft.) from the intersection of two public roadways (see Figure 6.4.1 Dimension A).
- 4.6 Driveways, parking pads or hard surfaced areas (e.g. paving stones, sidewalks) that cover more than 25 percent of the total lot area require a development permit.
- 4.7 Refer to Schedule 5, General and Use Specific Standards of Development, Section 8.

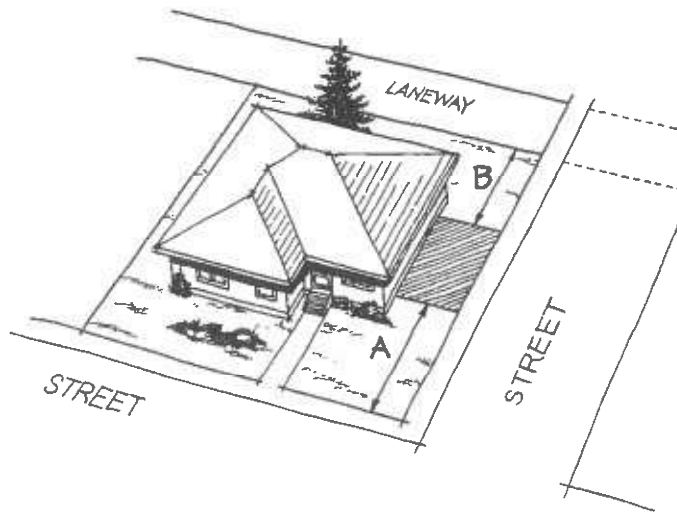


Figure 6.4.1

SECTION 5 FENCES

- 5.1 No fence, wall, hedge or any combination thereof shall extend more than 0.9 m (3 ft.) above the ground in any front yard area, as illustrated in Figure 6.5.1 labeled as B, without a development permit approved by the Municipal Planning Commission.
- 5.2 Fences in the secondary front, rear and side yards shall be 1.8 m (6 ft.) in height or less (see Figure 6.5.1 where Dimension A = 1.8 m).

- 5.3 The Development Authority may regulate the material types and colour used for the fence. Regardless of fence height, barbed wire fencing or unconventional fencing materials, including but not limited to, pallets, used construction materials, doors, and unfinished oriented strand board (OSB) or plywood, are prohibited.
- 5.4 No portion of a fence, including an associated retaining wall, shall be greater than 0.30 m (1 ft.) in thickness. Any variance to the thickness of a fence shall be referred to the Municipal Planning Commission for a decision.
- 5.5 The construction of a fence should be completed within 12 months of commencement and shall be finished, where appropriate, by painting or staining the fence.

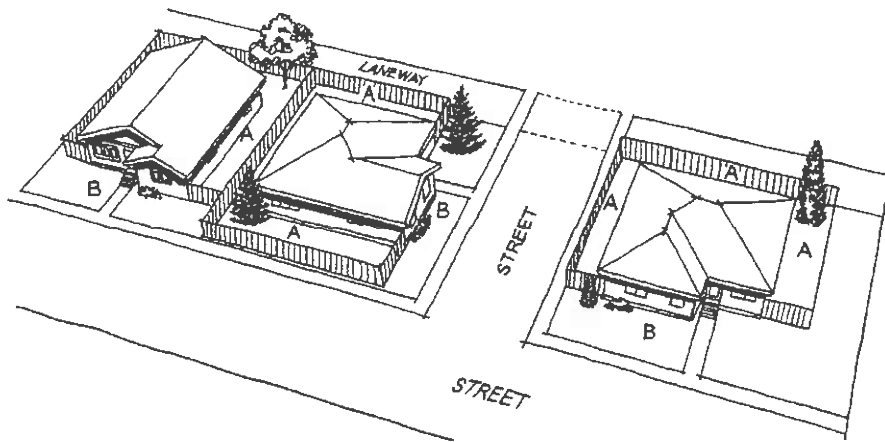


Figure 6.5.1

SECTION 6 DECKS

- 6.1 A development permit is required for the construction of a deck if it will be greater than 0.6 m (2 ft.) in height (see Figure 6.6.1).
- 6.2 Uncovered decks that do not exceed 0.6 m (2 ft.) in height do not require a development permit provided they meet the minimum setback requirements for a principal or accessory building.
- 6.3 All covered decks require a development permit.
- 6.4 For the purposes of calculating site coverage requirements, where a structure is attached to the principal building, it shall be deemed part of the principal building and subject to principal building requirements.
- 6.5 Decks must be located in a manner such as to preserve the privacy of adjacent properties.



Figure 6.6.1

SECTION 7 RETAINING WALLS, GRADING AND DRAINAGE

7.1 The Municipal Planning Commission may require:

- (a) the construction of a retaining wall, including submittal of an engineered design as a condition of development if significant differences in grade exist or will exist between the lot to be developed and adjacent parcels;
- (b) the provision of engineered grading and drainage plans for the development;
- (c) special grading and/or paving to prevent drainage problems with neighbouring lots as a condition of a development permit.

SECTION 8 EXTERIOR BUILDING FINISHES

8.1 The Municipal Planning Commission may require that specific finishing materials and colour tones be utilized to maintain the compatibility of any:

- (a) proposed development with surrounding or adjacent developments;
- (b) proposed additions or ancillary structures with existing buildings on the same lot.

SECTION 9 EXPOSED FOUNDATIONS

9.1 The maximum allowable height above the average finished surface level of the surrounding ground of the exposed portion of a concrete or block foundation may be regulated by the Municipal Planning Commission.

SECTION 10 PRIVATE SWIMMING POOLS

10.1 Private swimming pools shall be classified as an accessory structure.

10.2 Any private swimming pool with a design depth greater than 0.6 m (2 ft.) shall be constructed and fenced in accordance with Safety Codes requirements.

10.3 Temporary above ground swimming pools and above ground hot tubs do not require a development permit, but are subject to Safety Codes and may require a building permit.

- 10.4** Construction of an in-ground swimming pool and swimming pools that are attached to a deck require a development permit and are subject to the following additional standards:
- (a) placement of a swimming pool shall be limited to the side and rear yard only;
 - (b) swimming pools are subject to the setback requirements for accessory structures in the applicable land use district; and
 - (c) swimming pools are subject to the maximum lot coverage requirements for accessory structures in the applicable land use district.

SECTION 11 HOME OCCUPATIONS

- 11.1** A home occupation shall be incidental and subordinate to the principal residential use of the dwelling and shall not change the external appearance or character of the dwelling. There shall be no business activities associated with the home occupation conducted on the lot outside the dwelling or accessory structure.
- 11.2** Allowances for home occupations are intended to foster small-scale business. Home occupations will be required to relocate to a suitable commercial or industrial district when they become incompatible with a residential area or become unsuitable as a home occupation.
- 11.3** A home occupation shall not be permitted, if in the opinion of the Development Authority, the use would be more appropriately located within a commercial or industrial district.
- 11.4** The business operator shall be a full-time resident of the dwelling.
- 11.5** Unless otherwise approved by the Municipal Planning Commission, not more than one home occupation is permitted on a lot.
- 11.6** The use must not generate more vehicular or pedestrian traffic and vehicular parking than normal within the district.
- 11.7** No offensive noise, vibration, electrical interference, smoke, dust, odors, heat or glare shall be produced by the use.
- 11.8** No use shall cause an increase in the demand placed on any one or more utilities (water, sewer, garbage, etc.) such that the combined total consumption for a dwelling and its home occupation exceed the normal demand for residences in the area.
- 11.9** Home occupations shall not include any use that would, in the opinion of the Development Authority, materially interfere with or affect the use or enjoyment of neighbouring properties.
- 11.10** Signage advertising a home occupation is limited to one sign located in the structure window up to a maximum of 0.4 m² (4 ft²) in size and must be approved by the Development Authority. Signage for a home occupation 2 shall be as approved by the Development Authority.
- 11.11** The Development Authority may regulate the hours of operation, the number of customer visits, outdoor storage and screening and landscaping requirements for outdoor storage.
- 11.12** Any changes to an approved home occupation require the approval of the Development Authority.

- 11.13 The development permit for the use shall be valid only for the period of time the property is occupied by the applicant for such approved use and is not transferable to another location or another person.
- 11.14 The issuance of a development permit in no way exempts the applicant from obtaining a business license from the village and any other Provincial approvals that may be required.
- 11.15 A home occupation development permit may be issued as a temporary development permit that may be renewed annually or on a timeline specified in the approval by the Municipal Planning Commission.
- 11.16 A home occupation shall not be approved where a secondary suite has been developed, unless it is proven to the satisfaction of the Development Authority that the amount of traffic generated is limited and adequate parking is available without adversely affecting the neighborhood.

SECTION 12 SECONDARY SUITES / GARDEN SUITES

- 12.1 A maximum of one secondary suite is permitted on any single detached dwelling lot.
- 12.2 A secondary suite shall be developed in such a manner that the exterior of the principal building containing the secondary suite shall appear as a single dwelling.
- 12.3 The secondary suite shall have full utility services through service connections from the principal dwelling unit.
- 12.4 Accessory structures shall not be used as a dwelling unless it is an approved additional secondary suite unit.
- 12.5 For a suite above a detached garage, the maximum height to roof peak of the garage shall be 7.5 m (24.6 ft.), and the accessory suite shall have an entrance separate from the entrance to the garage, either from a common indoor landing or from the exterior of the structure.
- 12.6 A secondary suite shall be restricted to a lot occupied by a single detached dwelling. A secondary suite is prohibited from being constructed within or in conjunction to a duplex, semi-detached dwelling, multi-attached dwelling or apartment housing.
- 12.7 A secondary suite above a detached garage shall only be permitted on lots with lanes.
- 12.8 A secondary unit shall not be located within an accessory structure unless a single detached dwelling is already erected on the site.
- 12.9 A secondary suite shall remain accessory to and subordinate to the single detached dwelling and shall not exceed 72.8 m² (784 ft²). Shared mechanical rooms and common areas shall be excluded from the floor area calculation of the secondary suite.
- 12.10 A secondary suite includes, but not limited to, a food preparation area, counter/cupboard space, sink, refrigerator, stove or provision of 220 volt wiring and toilet with bathing facilities.
- 12.11 One on-site parking space shall be provided for each secondary suite in addition to the parking requirements for the principal dwelling pursuant to the land use bylaw.



- 12.12 The Development Authority may issue a development permit for a garden suite if the following standards can be met and the structure shall:
- (a) be a portable, self-contained, manufactured housing unit;
 - (b) not be placed on a permanent foundation;
 - (c) not be located in a front yard;
 - (d) not exceed one storey in height;
 - (e) not exceed 92.9 m² (1,000 ft²) in size; and
 - (f) be connected to the municipal water and sewer system.
- 12.13 A secondary suite shall comply with all Alberta Building Code requirements, including but not limited to fire wall separations, separate accesses to each dwelling unit and separate heating systems for each dwelling unit.

SECTION 13 MANUFACTURED HOMES

Standards and Requirements Applicable to Manufactured Homes

- 13.1 Standards of Development – Schedule 4.
- 13.2 Any special manufactured home development standards adopted by Council.
- 13.3 Except where noted, all standards, requirements and guidelines shall apply to both single-wide and double-wide units located in conventional subdivisions or manufactured home parks.
- 13.4 The Development Officer or Subdivision and Development Authority may require a bond or irrevocable letter of credit of a minimum \$5,000 to a maximum value of up to 50 percent of the assessed value of the building to ensure the conditions of the development permit for a principal building are met.

Eligible Manufactured Homes

- 13.5 New factory-built units.
- 13.6 Used factory-built units in a good state of repair (to the satisfaction of the Municipal Subdivision and Development Authority). Any application for a development permit to locate a used manufactured home:
- (a) shall include recent colour photographs of all elevations including additions; and
 - (b) may require a personal inspection by the Development Officer to determine the unit's suitability.
- 13.7 Canadian Standards Association (CSA) certified units or units bearing the Alberta Building Label.
- 13.8 Manufactured or mobile homes bearing the original home certification.

Foundations, Roof Lines and Additions

- 13.9 All single-wide manufactured homes shall be skirted with compatible materials and satisfactorily enclosed to the satisfaction of the Development Officer.

- 13.10 All double-wide units shall be placed on concrete block foundations capable of supporting the maximum anticipated load in conformity with the provincial building requirements and Canada Mortgage and Housing regulations.
- 13.11 Any portion of a concrete block foundation above grade shall be parged unless otherwise finished with an approved material.
- 13.12 The maximum height of the exposed portion of a concrete block foundation shall be not more than 0.6 m (2 ft.) above the average finished grade level of the surrounding ground.
- 13.13 To ensure compatibility of housing types, the variation of roof lines between double-wide manufactured homes and conventional homes may be limited. Generally, the double-wide unit should not be more than 0.6 m (2 ft.) higher or lower than an adjacent home, whether conventional or double-wide. Generally, single-wide units shall not be encouraged to locate adjacent to or among conventional dwellings.
- 13.14 All manufactured home additions shall be of a design and finish which will complement the unit.

General Appearance

- 13.15 The wheels, hitches and other running gear shall be removed from a manufactured home immediately after the placement of the home.
- 13.16 The yard area of each lot shall be developed and landscaped.

SECTION 14 MODULAR AND READY-TO-MOVE (RTM) HOMES

Requirements Applicable to Modular Home A and B and RTM Homes

REQUIREMENTS	Modular Home A	Modular Home B	RTM Homes
Factory built unit that meets CSA standards and building code (CSA A-277)	✓	✓	
Dwelling is securely fasten and placed on:			
Basement	✓		✓
Concrete slab		✓	✓
Concrete strip footing		✓	✓
Pile or pier footing		✓	
Minimum roof pitch shall not be less than 4/12	✓	✓	✓
Minimum floor area shall not be less than 79.89 m ² (800 ft ²)	✓	✓	✓
Minimum width of dwelling – 7.3 m (24 ft.)	✓	✓	
Maximum length of dwelling – 20.0 m (66 ft.)	✓	✓	
Maximum height of exposed foundation – 0.6 m (2 ft.)		✓	✓



- 14.1 The approval authority shall issue a development permit for a modular home A or B or RTM home provided that:
- (a) the design, character, and appearance (including roof lines/material and exterior finish) of modular homes shall be consistent with the purpose of the district in which the building is located and shall take into account any other buildings existing in the vicinity;
 - (b) to ensure compatibility of housing types, the variation of roof lines between modular homes or RTM homes and conventional homes may be limited. Generally, dwellings should not be more than 0.6 m (2 ft.) higher or lower than an adjacent home;
 - (c) at the discretion of the Development Officer or the Subdivision and Development Authority, the exterior finish, colour and roofing material may be stipulated as a condition of approval;
 - (d) the dwelling shall conform to any architectural controls that may apply.
- 14.2 As a condition of approval the Development Officer or the Subdivision and Development Authority, at their discretion, may place other conditions on a development permit including the requirement that the developer provide landscaping, fencing, address drainage issues, or other such matters it considers necessary if, in his or its opinion, they would serve to improve the quality or compatibility of any proposed development.
- 14.3 The building and the land upon which it is to be located shall be subject to all conditions and regulations specified for the particular land use district set out in the Land Use Bylaw.
- 14.4 The building, when completed, shall meet or exceed provincial building requirements.
- 14.5 The applicant/developer must submit professional building plans illustrating the exterior design, floor plan, elevations and setbacks.
- 14.6 The quality of the completed building shall be at least equal to the quality of the other buildings in the area. If there is any doubt as to the required standards being met, the Development Officer may refer the application to the Subdivision and Development Authority for a decision.
- 14.7 The Development Officer or Subdivision and Development Authority may require a bond or irrevocable letter of credit of a minimum \$5,000 to a maximum value of up to 50 percent of the assessed value of the building to ensure the conditions of the development permit for a principal building are met.

SECTION 15 MOVED-IN BUILDINGS AND MOVED-IN DWELLINGS

- 15.1 The building and the land upon which it is to be located shall be subject to all conditions and regulations specified for the particular land use district set out in the land use bylaw.
- 15.2 The building shall comply with all provincial and municipal health and fire regulations prior to occupancy and release of cash deposit.
- 15.3 The quality of the completed building shall be at least equal to or better than the quality of the other buildings in the area.

- 15.4 The requirements of the building shall be established by the Municipal Subdivision and Development Authority at the time of approval of the application and shall form a part of the conditions of the development permit.
- 15.5 A report by the building inspector regarding each application shall be filed before any such application shall be considered.
- 15.6 A limit of the time of completion and full compliance with all stipulated requirements shall be established by the Municipal Subdivision and Development Authority at the time of the approval of the application.
- 15.7 The application should be accompanied by recent colour photographs of all elevations of the moved-in building.
- 15.8 The Development Officer shall require a minimum of \$2,000 in cash to ensure the conditions of the development permit are met. If the cost to complete the work in the conditions of approval is greater than the cash deposit, construction may be completed by the town and additional costs may be charged against the property taxes.
- 15.9 Return of the posted bond is contingent on the Development Officer verifying the completion of all the conditions of this schedule and the development permit, such as:
- (a) siding on the structure;
 - (b) hard surface or gravel in a parking area;
 - (c) down spouts for drainage; and
 - (d) other aspects required in the development permit.
- 15.10 Should an on-site inspection by the Development Officer be required prior to the moving of the structure, this will be at the applicant's expense.

SECTION 16 MANUFACTURED HOME COMMUNITY

Prior to the issuance of a Development Permit for a comprehensively planned manufactured home community, the Development Authority shall receive and adopt by resolution a comprehensive plan for the community. A Comprehensive Plan shall be in accordance with, but not necessarily limited to, the following:

Parcel Size

- 16.1 The parcel subject to the development of a comprehensively planned manufactured home community shall be a minimum 2.0 ha (5 acres) and maximum 4 ha (10 acres).

General and Overall Appearance

- 16.2 The manufactured home community plan shall incorporate detailed aesthetic considerations such as:
- (a) substantial landscaping design of the entire park in general, and of individual sites in particular;
 - (b) treatment of communal areas, both indoor and outdoor;



- (c) imaginative handling of street furniture such as lamp standards, litter bins, benches, street signs, and accessories of this nature; and
- (d) the community design and subsequent placement of dwellings on lots shall integrate well with adjoining residential development so as not to be obtrusive.

Servicing Requirements

- 16.3 An engineer shall be engaged at the expense of the developer to consult with the Village and utility companies to arrive at a design for all interior servicing, including roads, drainage, grading, sewer, water, natural gas, telephone, electrical and fire protection.
- 16.4 All on-site servicing shall be built to the standards and requirements of the Village of Lomond and any applicable utility companies.
- 16.5 Utility easements as may be required shall be provided within the site, and reasonable access to these easements shall be granted to the Village Public Works Department and utility companies for the installation and maintenance of services as required.

Internal Roads

- 16.6 Internal roads shall be provided in the manufactured home community to allow access to individual manufactured home lots as well as to other facilities where access is required. A minimum right-of-way width of 12.2 m (40 ft.) is required for all roads within the development.
- 16.7 Internal roads shall be privately owned and maintained and form part of the common area and shall be designed to be compatible with existing municipal roads and public utility systems.
- 16.8 The internal road system shall provide convenient circulation by the use of local roads and properly located collector roads within the manufactured home park. Dead-end roads shall be discouraged; however, where design alternatives are not available, a minimum 16.8 m (55 ft.) radius shall be provided for turn-around purposes.
- 16.9 If the public roadway through which access to the manufactured home community is obtained is paved, then the roads in the manufactured home community shall be paved.

Siting Criteria

- 16.10 The following distances must be observed in locating a structure within a designated manufactured home community:
 - (a) a minimum of 1.5 m (5 ft.) must separate the manufactured home from the lot lines (front, rear, and one side yard) except as provided for in a Comprehensive Plan;
 - (b) a minimum of 5.5 m (18 ft.) one side yard open space must separate individual manufactured homes (driveways, carports and open porches are allowable in this space);
 - (c) the distance between a manufactured home stand and an abutting common area such as a paved street or walkway or public parking area shall be 3.7 m (12 ft.);
 - (d) all open porches, carports and accessory buildings shall be set back minimum 4.6 m (15 ft.) from the front lot line;
 - (e) accessory buildings may be located 1.5 m (5 ft.) from the manufactured home side lot line, provided structures on the adjoining parcel are 3.0 m (10 ft.) away;

- (f) covered decks and porches (walls, roof, etc.) shall be considered part of the principal building and must meet the stipulated setbacks for the manufactured home;
- (g) any accessory building shall cover not more than 15 percent of the surface area of the manufactured unit lot, or 55.7 m² (600 ft²), whichever is less.
- (h) The manufactured home units shall cover not more than 40 percent of the total surface area of the lot.

SECTION 17 **TEMPORARY HOUSING DURING RESIDENTIAL CONSTRUCTION**

- 17.1 A recreational vehicle may be placed temporarily on a construction site for the period of construction in conjunction with an approved development permit, subject to the following provisions:
- (a) the construction site is active (i.e., construction has commenced and is on-going or is about to commence within one week) — placement and occupancy of a recreational vehicle on an inactive construction site is prohibited;
 - (b) the Development Authority has the authority to determine the maximum amount of time a recreational vehicle is permitted on a lot; and
 - (c) the recreational vehicle shall be shall not be occupied immediately upon completion of construction or sooner as may be required by the Development Authority.