

**BYLAW NO. B-27/2022
CITY OF AIRDRIE
PROVINCE OF ALBERTA**

Being a bylaw of the City of Airdrie, 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*, RSA 2000, c. M-26, and amendments thereto, the Council of the City of Airdrie has adopted Land Use Bylaw No. B-01/2016; and

WHEREAS the City has received an application to amend Land Use Bylaw No. B-01/2016; and

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

NOW THEREFORE the Municipal Council of the City of Airdrie in Council duly assembled enacts that Section 8.5.6 of Land Use Bylaw No. B-01/2016, be amended as outlined and illustrated in the attached Schedule "A" and renumbering all other Diagrams in Land Use Bylaw No. B-01/2016 accordingly.

READ a first time this 19th day of September 2022.

READ a second time this 19th day of September 2022.

READ a third time this 19th day of September 2022.

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

Mayor

City Clerk

Schedule "A" Bylaw No. B-27/2022

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	Discretionary Land Uses
Dwelling, Single Detached Accessory Building Home Business, Limited Child Care, Limited	Dwelling, Secondary Suite Dwelling, Garage Suite ² Home Business, General Supportive Housing, Limited Urban Agriculture

[Bylaw B-08/2021](#)

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

Note 2: Dwelling, Garage Suite shall be allowed as a Permitted Use subject to the special requirements outlined in Sections 8.5.6(5) through 8.5.6(8) and Limited to specific lots as shown on Diagram X.

Development Dimensions

Minimum Dimensions		
Lot/Unit Type	Area	Width
District Standard	260m ²	8.5m
Corner Lot	315m ²	10.36m

[Bylaw B-41/2018](#)

Minimum Required Setbacks	
Front Yard	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	55% of Lot Area
Minimum Landscaping	30% of Lot Area

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.01

Parking, Access, and Connectivity

- (2) No vehicular access to the street shall be permitted from a front yard in this district.
- (3) Front attached garages shall not be permitted in this district.
- (4) 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

Special Requirements for Garage Suites

- (5) Notwithstanding the list of Permitted and Discretionary Uses described above, a Garage Suite shall be considered a Permitted Use on the parcels identified in Diagram X.
- (6) Prior to the acceptance of any development permit application by the municipality, the development permit drawings shall be stamped and approved by the developer to ensure conformance with approved development design guidelines.
- (7) Notwithstanding any requirements of this Bylaw, individual applications for Garage Suites within these lots shall provide the parking requirement as outlined in Section 4.4(1) of the Land Use Bylaw, as amended from time to time, within a detached garage.
- (8) Notwithstanding any requirements of this Bylaw, any Development Permit approval for Garage Suites within these lots shall be limited to One Bedroom.

Diagram X: Locations for Dwelling, Garage Suite Overlay

