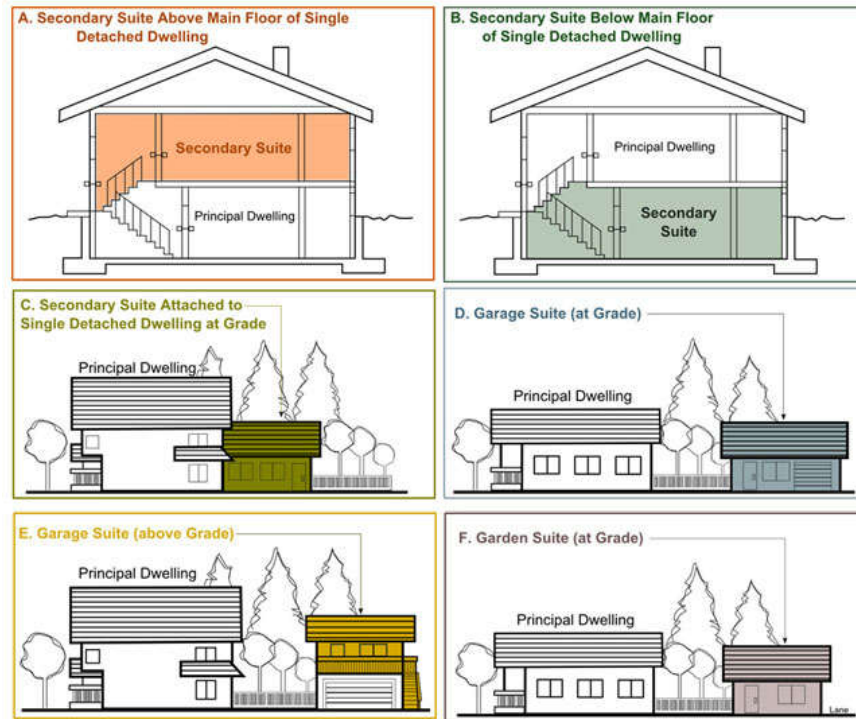


### **Secondary & Garage Suite (Discretionary Land Use)**

If Builders/Home-owners plan on developing a basement, a secondary suite or legalizing an existing suite, then they are solely responsible to apply for Development Permit and Building Permit at Home-owners' expense.

Secondary suites are permitted, in accordance with the applicable bylaws. In the cases of detached secondary suites (either garden or carriage suites), the building housing the secondary suite shall conform to the architectural guidelines and will require AC approval.

*For Airdrie areas, follow these links: <https://www.airdrie.ca/getDocument.cfm?ID=3569> and <https://www.airdrie.ca/getDocument.cfm?ID=4213>*



## House Siting and Setbacks

For attached garage product, provide a recessed front porch, at a **max. of 5.49m (18'-0")** from the garage façade, to best fit the shape of the lot is strongly encouraged. Custom sized porch may be required.

House model located on pie-shaped lots along curves or in cul-de-sacs must be radially centered so that centerline of house is aligned with the centerline of lot as much as possible.

House model on lots located on a corner shall increase front setback to reduce its dominance on street corner. Houses should follow the natural curve of the street

Houses must fill the buildable lot width. House must be located to create a pleasing streetscape. All min. site setbacks must conform to Airdrie's LUB B-01/2016 and must be strictly enforced. Front setback for lots located on a corner, along street curves or in cul-de-sacs will be determined by A/C on a case-by-case basis to achieve a consistent streetscape, with an emphasis on reducing use of concrete and maximizing soft/green landscaping.

It is strongly encouraged that builders submit a preliminary plot plan for lot located on a corner, irregular-shaped lot along curves or pie-shaped lot in cul-de-sacs for a preliminary A/C review.

	R1-U	R1-W	R-1	R1-L
<b>Front Yard</b>	3.0m	4.0m	4.6m	3.5m
<b>Front Yard w/ Rear Lane</b>			3.5m	
<b>Side Yard</b>	1.2m	Min 1.2m, total 3.6m	1.2m	1.2m
<b>Side Yard, Corner</b>				