

**Section 77: R2A Residential Mixed District**

77.1 Purpose:

To provide an area for mixed residential and commercial use, with businesses offering professional and personal services which are compatible with residential activities.

77.2 Uses:

Permitted Uses	Discretionary Uses
Accessory Building Building Demolition Dwelling, Single Detached Dwelling, Duplex Dwelling - Rowhouse Dwelling, Fourplex Dwelling, Triplex Home Occupation Public Use Public Assembly	Apartment Building Assisted Living Facility Basement Suite - Dwelling, Single Detached Only Bed and Breakfast Facility Boarding Facility Clinic Dwelling Units Above Ground Floor Business Florist Shop Funeral Home Group Care Facility Office Building Personal Service Shop Signs Utility Building

77.3 Site Regulations:

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district.

Site Coverage	At the discretion of the Development Authority
Minimum Parcel Area	Dwelling, Single Detached: - Interior Parcels 460 square metres - Corner Parcels 510 square metres Dwelling, Duplex (Per Unit): - Interior Parcels 230 square metres - Corner Parcels 255 square metres Dwelling, Triplex and Fourplex (Per Unit): - Interior Parcels 200 square metres - Corner Parcels 220 square metres Dwelling, Rowhouse (Per Unit): - Interior Parcels 185 square metres - Corner Parcels 275 square metres

Maximum Building Height	<p>Dwellings: Detached, Duplex, Fourplex, Rowhouse, Triplex and Group Care Facility – 10.0 m</p> <p>Apartment Building – A maximum of four full storeys above grade: flat roof – 15.0 m; sloped roof – 18.75 m</p>
Double Fronting Yards	A site abutting two streets or more shall have a front yard on each street and two side yards in accordance with the setback requirements of the Bylaw.
Front Yard Setback	At the discretion of the Development Authority
Side Yard Setback	<p>Dwelling, Duplex, Fourplex, Rowhouse, Single Detached and Triplex – 1.5 m except where it abuts a public roadway 3.0 m, or as required by the Alberta Building Code, whichever is greater.</p> <p>Apartments – 3.0 m except where it abuts public roadway 6.0 m, or as required in the Alberta Building Code, whichever is greater.</p> <p>Commercial – Nil, or as required by the Alberta Building Code, whichever is greater.</p>
Rear Yard Setback	<p>Residential - 7.5 m except on corner or double fronting lots</p> <p>Commercial – Shall be provided for parking and loading spaces</p>
Landscaping	Residential - 25% of Site Area.
Parking	<p>Residential - A two car parking area shall be provided to the rear, side or front of the dwelling. Notwithstanding, in the case of a dwelling fronting onto an arterial road, the parking area shall access from the lane where one is provided.</p> <p>Commercial – Part 8 of this Bylaw.</p>
Accessory Buildings	Section 34 of this Bylaw.