



View the Land Use
Bylaw Review here:

Timberlands North and the Land Use Bylaw Review 2024

Zoning Bylaw 3357/2024



Why did we review the LUB?

Council Endorsed

Reducing Red Tape

- Reduce Red Tape
- Streamline
- Increase Flexibility
- Increase Adaptability
- Simplify the Process
- Common Evaluation Criteria

Improving Customer Service

- Process & Administrative Improvements
- Application Requirements
- Website Improvements
- Access to the LUB on Website
- Pre-development Meetings
- One Point of Contact
- Do More Online

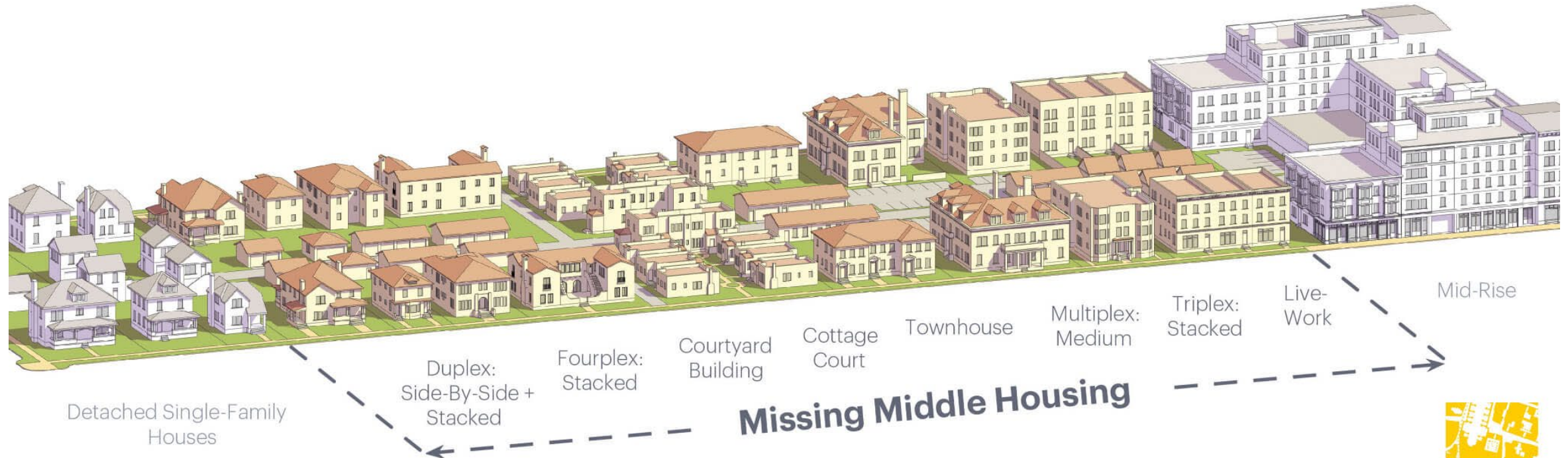
Ease of Use

- Plain Language
- Improve Document Format and User Navigability
- Clarity and Objective Standards
- Consistency
- Alignment with Corporate and Provincial Documents & Policy

Respecting the Community

- Consultation
- Safety
- Equity Review and Removal of Discriminatory Zoning
- Housing as a Human Right
- Housing Choice
- Housing Affordability

Missing Middle Housing



What are the changes?

- A maximum height of 12.5m for a house or duplex in the developed areas;
- Removal of the grading diagram from the definitions;
- Increase to the allowable projection for porches, decks, and ramps into rear yards from 3.0m to 3.7m to accommodate a frequent variance;
- Removal of exterior side yard setbacks for corner lots in residential zones;
- Reduction of the side yard requirement for duplexes, with no side entrance, in the R-D zone from 1.5m to 1.25m;
- Reduction of the frontage requirement for all uses, excluding zero lot line developments, in the R-N Residential Narrow Lot Zone to 9.1m from 10.5m; and
- Reduction of the minimum lot area from 245m² to 225m² for zero lot line development and a reduction for all other uses, excluding Public Assembly, to 273m².

Residential Zones Conversions

Proposed Zones (9)		Current Districts (11)	
➡	R-L Residential Low-Density Zone	R1 Residential (Low Density) District	
		R1C Residential (Carriage Home) District	
	R-W Residential Low-Density Zone	R1WS Residential (Wide/Shallow Lot) District	
➡	R-N Residential Narrow Lot Zone	R1N Residential (Narrow Lot) District	
		R1G Residential (Small Lot) District	
	R-D Residential Duplex Zone	R1A Residential (Semi-Detached Dwelling) District	
➡	R-M Residential Medium-Density Zone	R2 Residential (Medium Density) District	
		R2T Residential (Town House) District	
	R-H Residential High-Density Zone	R3 Residential (Multiple Family) District	
	R-SMU Residential Small-Scale Mixed-Use Zone	RLW Residential (Live-Work) District	
	R-A Residential Acreage Zone	R1E Residential Estate District	
	R-MH Residential Manufactured Home Zone	R4 Residential (Manufactured Home) District	

Definitions - New Broader Delineation

- Backyard Suite – means a use where an Accessory Building contains a Dwelling Unit that is located separate from the principal Dwelling Unit that is a House or a Manufactured Home
- House Suite – means a use consisting of a Dwelling Unit located within, and accessory to, a House
- Live Work Unit (now Mixed-Use Building)
- Major Corridors
- Major Entry Areas (now Major Corridors)
- Public Space (now Public Property)
- Raffle Home (now Show Home)
- Seasonal Sales Area (now Temporary Use)
- Show Home
- Stacked Town or Row Housing (now Townhouse)

Comparison of Housing Types by Zone

DUPLEX

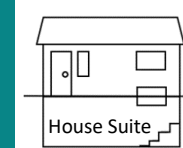


<https://www.kopa.co/blog/posts/what-are-duplexes-are-they-good-for-renters>

Allowed in:

- R-L Low Density (D)
- R-W Wide (D)
- R-D Duplex (P)
- R-Medium Density (D)

HOUSE SUITE



<https://belmontcalgary.com/benefits-of-adding-a-basement-suite-to-your-new-home-in-belmont/>

Allowed in:

- R-L Low Density (P)
- R-W Wide (P)
- R-N Narrow Lot (P)
- R-D Duplex (P)
- R-M Medium Density (D)
- R-H High Density (D)
- R-MH Manufactured Home (D)
- R-A Acreage (P)

BACKYARD SUITE



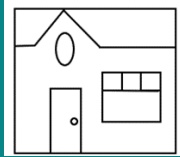
<https://garagesuitescalgary.ca/>

Allowed in:

- R-L Low Density (D)
- R-W Wide (D)
- R-N Narrow Lot (D)
- R-D Duplex (D)
- R-Medium Density (D)
- R-MH Manufactured Home (D)
- R-A Acreage (D)

Comparison of Housing Types by Zone

HOUSE



5pointsclt/Instagram

Allowed in:

- R-L Low Density (P)
- R-W Wide (P)
- R-N Narrow Lot (P)
- R-D Duplex (P)
- R-Medium Density (D)
- R-MH Manufactured Home (D)
- R-A Acreage (P)

TOWNHOUSE

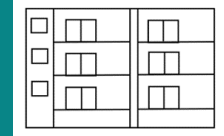


Getty

Allowed in:

- R-M Medium Density (P)
- R-H High Density (P)

APARTMENT



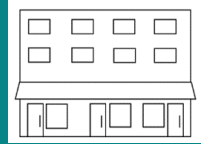
<https://www.wealthprofessional.ca/investments/alternative-investments/five-reasons-to-invest-in-private-multi-residential-apartments/360572>

Allowed in:

- R-M Medium Density (P)
- R-H High Density (P)

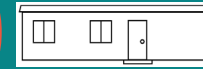
Comparison of Housing Types by Zone

MIXED USE BUILDING



Allowed in:
R-SMU Small-scale Mixed Use (P)

MANUFACTURED HOME



<https://northlanderindustries.com/products/manufactured-home-collection/>

Allowed in:
R-MH Manufactured Home (P)

Dwelling Units by Residential Zone Comparison

Dwelling Unit Type	Existing R1	Existing R1C	Proposed R-L	Existing R1WS	Proposed R-W	Existing R1N	Existing R1G	Proposed R-N	Existing R1A	Proposed R-D	Existing R2	Existing R2T	Proposed R-M	Existing R3	Proposed R-H	Existing R4	Proposed R-MH	Existing R1E	Proposed R-A	Existing RLW	Proposed R-SMU
House	P	P	P	P	P	P	P	P	P	P	P		D	D ¹	D ¹		D	P	P		
House Suite	P, D	P, D	P	D	P	D		P	P, D	P	P, D		D	D	D		D		P		
Backyard Suite		P	D		D			D		D			D		D		D		D		
Duplex			D		D				P	P	D		P	D ¹	D ¹						
Townhouse											D	P	P	P, D	P						
Apartment											D		P	P, D	P						
Manufactured Home																P	P				
Mixed Use Building																				P	P

* No minimum dimensions in new Zoning Bylaw.

Legend
P – Permitted Use
D – Discretionary Use
1 – Existing

Backyard Suites and House Suites



	R-L	R-W	R-N	R-D	R-M	R-H	R-SMU	R-A	R-MH
Backyard Suite	D	D	D	D	D	D	-	D	D
House Suite	P	P	P	P	D	D	-	P	D

- Suites are listed as uses in most residential zones in conjunction with a House.
- Suites can not be combined on the same property
- Backyard suites are discretionary most residential zones.
- House suites are permitted in most residential zones
- A maximum of 15% of the total houses in a neighbourhood can have a suite.
 - Exception - Timberlands North. All suites are a permitted use and there are no maximums.



Duplexes



	R-L	R-W	R-D	R-M
Duplex	D	D	P	P

- Duplex had been considered as a permitted use in R-L & R-D.
- Changed to discretionary based on the feedback from the public engagement.
- Permitted use in R-D Residential Duplex Zone.





Fire Station

Cell
Tower

To 67th St

To 67th St

Townsend St.

Townsend St.

Timberlands Crossing - Retail, Restaurants, and Services

Thorburn Ave.

Toye St

Thatcher Ave.

Tillier St.

To 30th Ave

Timberlands Dr.

Tozer Ln.

Thorkman Ave.

Tranter St.

Tenhove St.

Tetley Ave.

Timberlands Dr.

Tarzwell Ave.

Lot Styles

● R-W Residential Low-Density (Wide Shallow; Live-Work)

● R-L Residential Low-Density

Public Library

Elementary School

Map is for marketing purposes only. For more detail visit www.reddeerland.ca/timberlandsmap, or call Land and Economic Development at 403-342-8106 for more detailed

\$15,000 DISCOUNT

ON THE FIRST 20 LOTS PURCHASED
IN TIMBERLANDS NORTH IN 2024

Purchaser must have entered into a signed unconditional agreement with the City of Red Deer

 timberlands

Residential Regulation Changes

Building Height

- House, Duplex, Townhouse – max. 3 stories
- Apartment
 - maximum 3 stories in R-M
 - maximum 6 stories or 30.0m in R-H
- Backyard Suites – max. 2 stories

Floor Area

- Removed minimum floor area in all residential zones



Setbacks

- Smaller front setback for Apartments and non-garage portions of Houses, Duplexes, and Townhouses
- Removed minimum site depth

Site Coverage

- Increased consistency
- 60% for sites with a Backyard Suite, Zero Lot Line, or in the R-H zone
- Typically, 45% for all other sites

Residential Use Changes

Key Changes

- More Permitted and Discretionary Uses in each Zone
- Red Tape Reduction
- New uses were based on municipal comparison, previous amendments, and inquiries

Day Care, Public Assembly, Supportive Living Accommodation, Temporary Care Facility

- Previously inconsistent among districts
- Listed within all Residential Zones, varies between Permitted and Discretionary Use

House Suites, Backyard Suites, Duplexes

- More housing options in all Zones
- House Suites Permitted Use in most Zones
- Backyard Suites Discretionary Use in most Zones
- Duplexes Discretionary Use in additional Zones

Townhouses, Apartments

- Permitted Use in R-M and R-H, no longer dependent on density of Development

Commercial Uses

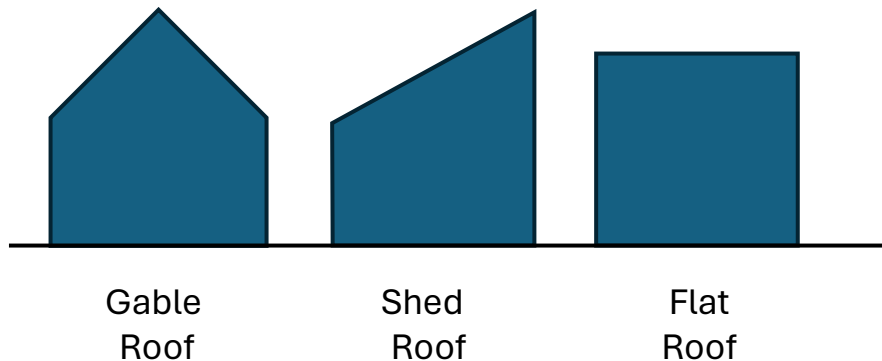
- Additional commercial uses added to R-SMU (RLW)

Minimum Setbacks (6.10.5)

Use	Front Yard	Rear Yard	Side Yard
House	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	1.5m
Duplex	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	Boundary with a party wall: 0.0m Interior Side Setback without entrance: 1.5m Interior Side Setback with entrance: 2.4m Exterior Side Setback without entrance: 1.5m Exterior Side Setback with entrance: 2.4m
All other Uses	Building with no front attached Garage or Parking Pad: 3.0m Buildings with front attached Garage or Parking Pad: 6.0m	7.5m	1.5m

Building Heights

- 3 storeys (maximum 15 meters)
 - 5 meters per story
 - Preference to taller ceiling
 - Encourage a variety of house styles and roof lines.



- Existing homes
 - 2.5 storeys at 12.5 meters

Developed Area Regulations

- Developed Area Regulations restricts maximum height based on adjacent properties.
- Redevelopment must be within 1 story of the adjacent houses.
- Side Yard windows must minimize the overlook into living spaces and the rear yards of the abutting sites

Questions



Allocation of Neighbourhood Suites

Neighbourhood	Existing	Remaining
Anders Park	6	51
Anders Park East	1	67
Anders South	0	71
Aspen Ridge	1	58
Bower	9	62
Central Park	1	3
Clearview Meadows	10	69
Clearview Ridge	26	34
College Park	1	3
Davenport	6	64
Deer Park Estates	6	68
Deer Park Village	6	76
Devonshire	8	86
Downtown*	14	8
Eastview	55	9
Eastview Estates	25	60
Evergreen	4	16
Fairview	12	21
Garden Heights	10	8
Glendale	6	17
Glendale Park Estates	33	46

Neighbourhood	Existing	Remaining
Grandview	45	10
Highland Green	14	27
Highland Green Estates	9	34
Inglewood West	41	47
Ironstone	26	62
Johnstone Crossing	40	26
Johnstone Park	4	45
Kentwood East	3	36
Kentwood West	11	39
Kingsgate	5	50
Lancaster Green	10	65
Lancaster Meadows	1	50
Laredo	30	43
Lonsdale	10	89
Michener Hill	39	0
Morrisroe	10	49
Morrisroe Extension	13	55
Mountview	40	50
Normandeau	27	53
Oriole Park	23	88

Neighbourhood	Existing	Remaining
Oriole Park West	24	48
Parkvale	20	6
Pines	9	39
Riverside Meadows	48	1
Rosedale Estates	6	73
Rosedale Meadows	5	68
South Hill	10	-1
Sunnybrook	10	49
Sunnybrook South	15	19
Timber Ridge	11	43
Timberlands	18	33
Timberstone	4	44
Vanier East	20	48
Vanier Woods	7	67
Waskasoo	13	9
West Park (east)	33	-3
West Park (west)	44	2
West Park (South)	24	20
Westlake	26	71
Woodlea	20	10