

SCHEDULE “E”

**R-1 District Overlay
Northeast Crescent Heights Phase 4B
Up-Down Duplex Sites**



Up-Down Duplex



Buffer Park

Future Phase 4C

Hunt Crescent NE

7 Avenue NE

Hunt Crescent NE

Hudson Way NE

Hudson Way NE

Hunt Crescent NE

NECH Phase 4A

Hatcher Drive NE

Schedule “E”

**AS AMENDED BY BYLAW #3616
MAY 3, 2005**

R-2 District Overlay The Former Greenhouse Site Conceptual Scheme Accessory Dwelling Units

Application

The R2 District Overlay: The Former Greenhouse Site Conceptual Scheme - Accessory Dwelling Units is hereby adopted by Bylaw No. 3616.

The special provisions of this overlay apply only to lots in the R2 “Low Density Residential District” located within the Conceptual Scheme area as shown on the attached map.

Definition

“Accessory Dwelling Unit” means a self-contained dwelling unit that is located in the rear yard of a lot, either:

- (a) above a detached garage which is accessory to the principal dwelling unit, or,
- (b) as a single storey, at-grade structure, where direct laneway access is available and no separate garage is provided on the site.

An Accessory dwelling unit has cooking, food preparation, and sleeping and bathing facilities which are separate from those of the principal dwelling located on the lot. For the purpose of this definition, “cooking facilities” includes any stove, hotplate, oven, microwave oven, toaster oven or electric griddle, as well as any wiring or piping containing the energy or power source for such facilities.

Use

In addition to the Discretionary Uses-Development Officer in Section 59(3) of the R2 “Low Density Residential District”, an Accessory Dwelling Unit shall be a Discretionary Use-Development Officer for lots so designated within the Former Greenhouse Site Conceptual Scheme area as shown on the attached map.

Special Regulations

1. The Accessory Dwelling Unit is the second dwelling unit on the lot and no other form of two-dwelling unit development, such as a duplex, shall be allowed.
2. A single application for a Development Permit shall be approved for both the principal dwelling unit and the Accessory Dwelling Unit on a lot.

Façade materials and detailing used for garages and Accessory Dwelling Units should be consistent with façade materials and detailing of the principle dwelling unit.

3. The maximum height for a garage containing a Accessory Dwelling Unit shall be 7.5 m.
4. The minimum rear yard depth shall be 1.5 m where the Accessory Dwelling Unit is located over a garage. Where an Accessory Dwelling Unit is built as a single-storey, at-grade structure, the minimum rear yard depth shall be 7.0 m to allow for rear yard parking and landscaping between the parking and the Accessory Dwelling Unit.
5. A minimum separation distance of 4.0 m from the principal dwelling unit shall be maintained.
6. The maximum site coverage for a garage containing an Accessory Dwelling Unit shall be 10.0 percent.
7. The maximum floor area of an Accessory Dwelling Unit shall be 50 m².
8. On a corner site where an Accessory Dwelling Unit abuts a flanking public roadway other than a lane, the required side yard shall not be less than that provided for the principal dwelling.
9. A maximum of one Accessory Dwelling Unit may be developed in conjunction with the principal dwelling unit.
10. One on-site parking space shall be provided for the Accessory Dwelling Unit.
11. The number of persons occupying an Accessory Dwelling Unit shall not exceed three.
12. An Accessory Dwelling Unit shall have an entrance separate from the entrance to the garage, either from a common indoor landing or directly from the exterior of the structure.
13. The minimum side yard for a detached garage containing an Accessory Dwelling Unit shall be 1.5m.

R2 District Overlay
Former Greenhouse Site Conceptual Scheme

Accessory dwelling units may be approved
only on R2 lots withing this overlay area.



Schedule “E”

AS AMENDED BY BYLAW #3732
July 18, 2006

C-2 Neighbourhood Commercial District Overlay 12 Sierra Drive SW Child Care Facility

Application

The C-2 Neighbourhood Commercial District Overlay: 12 Sierra Drive SW – Child Care Facility was adopted by Bylaw No. 3732.

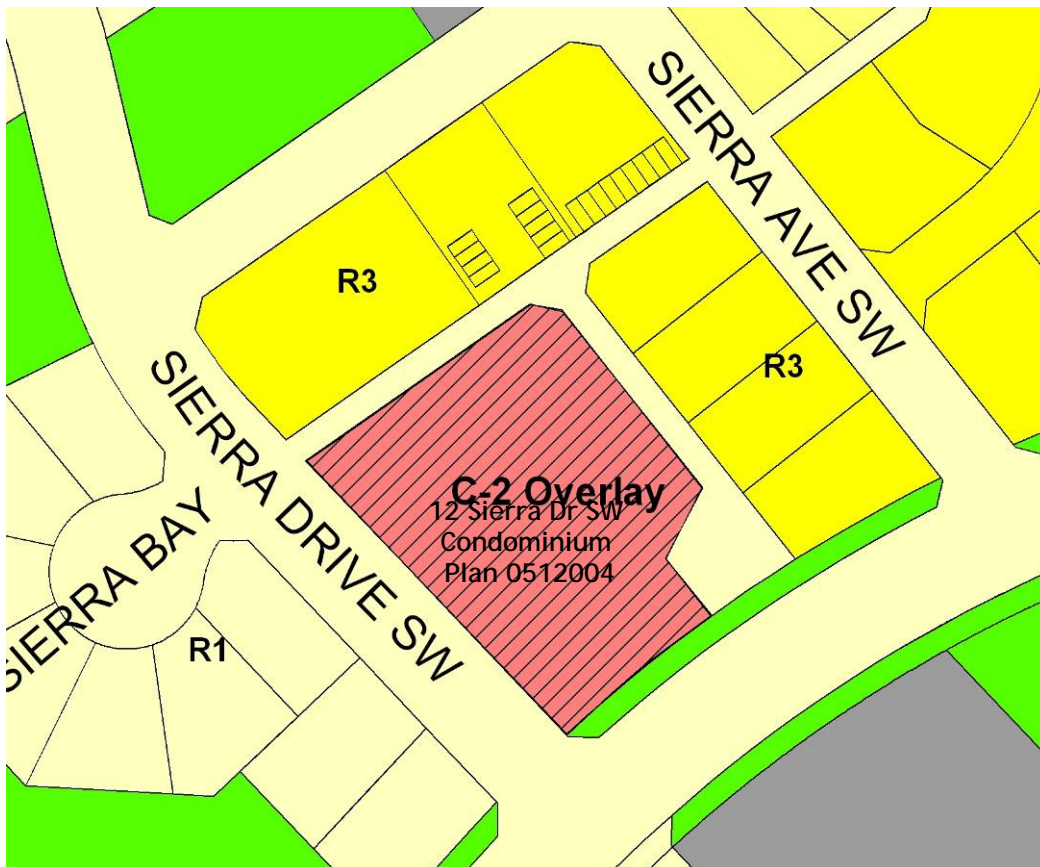
The provisions of this Overlay apply only to the site shown on the Location Map below.

Overlay Provisions

Child Care Facility, Major, as defined in the Land Use Bylaw, is an additional Discretionary Use – Development Officer, on the site shown on the Location Map below.

The provisions of this Overlay will no longer apply if the site is re-districted from its present C-2 designation.

Location Map:



Schedule “E”

**AS AMENDED BY BYLAW #3754
December 5, 2006**

C-3 General Commercial District Overlay Municipal Development Plan Industrial Buffer

Application

The C-3 General Commercial District Overlay respecting the industrial buffer described in the Municipal Development Plan was adopted by Bylaw No. 3754.

The provisions of this Overlay apply only to the lands contained within the “Buffer From Existing/Former Heavy Industrial Uses” as shown on Map 1 of the City of Medicine Hat Municipal Development Plan, Schedule “A” of Bylaw No. 3565 and as described in Section 3.4 of the Municipal Development Plan.

Overlay Provisions

Where a C-3 General Commercial District is located within the industrial buffer described above, the Permitted Uses in the C-3 District as shown in Section 67(2) of the Land Use Bylaw cease to be Permitted Uses, and become Discretionary Uses – Development Officer under Section 67(3) of the Bylaw.

Schedule “E”

AS AMENDED BY BYLAW #3815

October 2, 2007

R-2 District Overlay Southlands Phase 6 Accessory Dwelling Units

Application

The special provisions of this overlay apply only to lots in the R2 “Low Density Residential District” located within the specific area of the Southlands Phase 6 shown on the attached map.

Definition

“Accessory Dwelling Unit” means a self-contained dwelling unit that is located in the rear yard of a lot, either:

- (a) above a detached garage which is accessory to the principal dwelling unit, or,
- (b) as a single storey, at-grade structure, where direct laneway access is available and no separate garage is provided on the site.

An Accessory dwelling unit has cooking, food preparation, and sleeping and bathing facilities which are separate from those of the principal dwelling located on the lot. For the purpose of this definition, “cooking facilities” includes any stove, hotplate, oven, microwave oven, toaster oven or electric griddle, as well as any wiring or piping containing the energy or power source for such facilities.

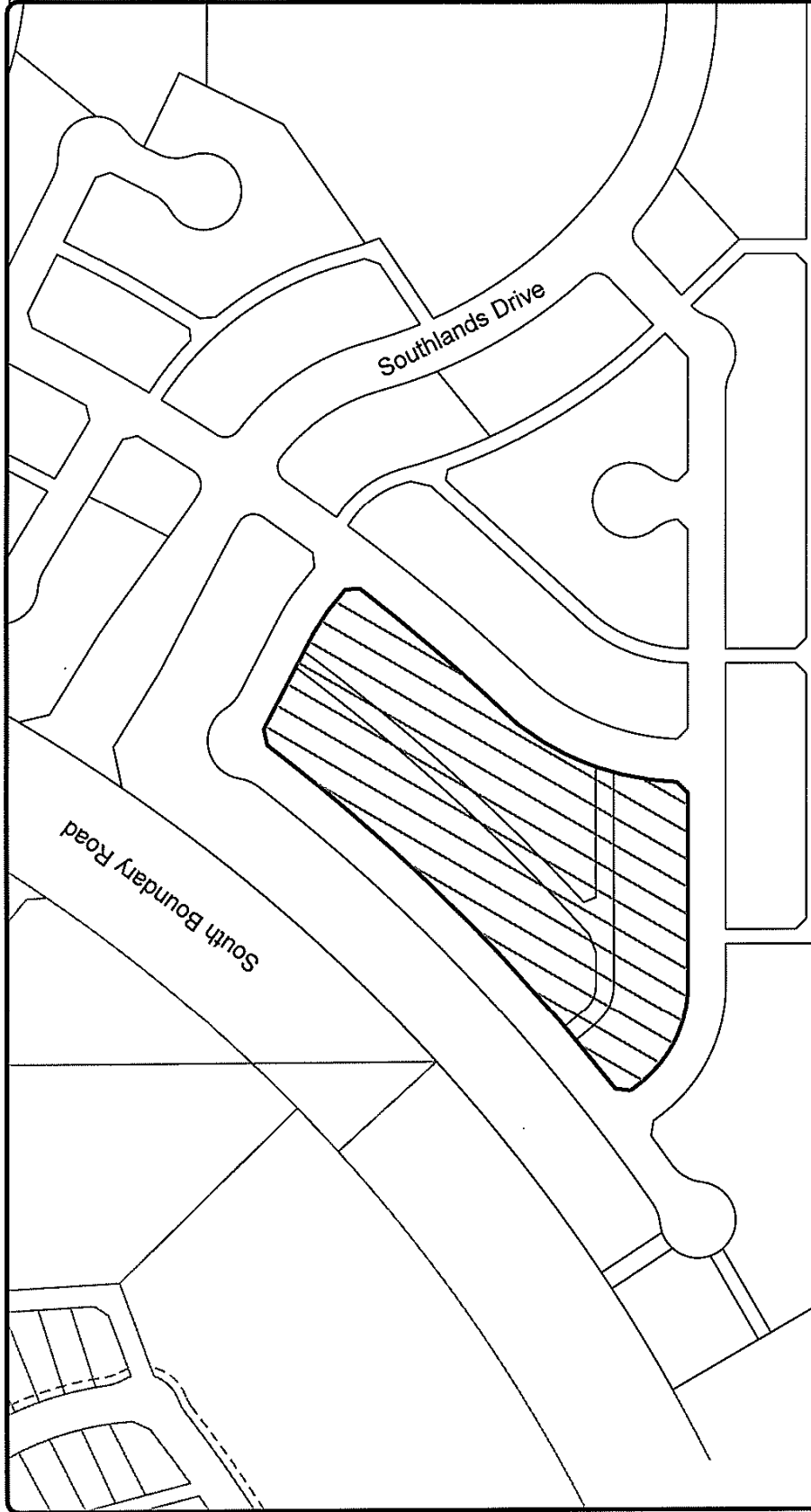
Use

In addition to the Discretionary Uses-Development Officer in Section 59(3) of the R2 “Low Density Residential District”, an Accessory Dwelling Unit shall be a Discretionary Use-Development Officer for lots so designated within the Southlands Phase 6 Conceptual Scheme area as shown on the attached map.


Special Regulations

1. The Accessory Dwelling Unit is the second dwelling unit on the lot and no other form of two-dwelling unit development, such as a duplex, shall be allowed.
2. A single application for a Development Permit shall be approved for both the principal dwelling unit and the Accessory Dwelling Unit on a lot.

3. Façade materials and detailing used for garages and Accessory Dwelling Units should be consistent with façade materials and detailing of the principle dwelling unit.
4. The maximum height for a garage containing an Accessory Dwelling Unit shall be 7.5m.
5. The minimum rear yard depth shall be 2m where the Accessory Dwelling Unit is located over a garage. Where an Accessory Dwelling Unit is built as a single-storey, at-grade structure, the minimum rear yard depth shall be 7.0m to allow for rear yard parking and landscaping between the parking and the Accessory Dwelling Unit.
6. A minimum separation distance of 4.0m from the principal dwelling unit shall be maintained.
7. The maximum site coverage for a garage containing an Accessory Dwelling Unit shall be 10.0 percent.
8. The maximum floor area of an Accessory Dwelling Unit shall be 50m².
9. On a corner site where an Accessory Dwelling Unit abuts a flanking public roadway other than a lane, the required side yard shall not be less than that provided for the principal dwelling.
10. A maximum of one Accessory Dwelling Unit may be developed in conjunction with the principal dwelling unit.
11. One on-site parking space shall be provided for the Accessory Dwelling Unit.
12. An Accessory Dwelling Unit shall have an entrance separate from the entrance to the garage, either from a common indoor landing or directly from the exterior of the structure.
13. The minimum side yard for a detached garage containing an Accessory Dwelling Unit shall be 1.5m.



City Boundary

 Overlay Area

Appendix B

R2 DISTRICT OVERLAY SOUTHLANDS PHASE 6

Scale 1:2500
August 29, 2007



Scheffer Andrew Ltd.
Planners & Engineers



Schedule “E”

AS AMENDED BY BYLAW #3815

October 2, 2007

Pedestrian Corridor District Overlay Southlands Phase 6

Application

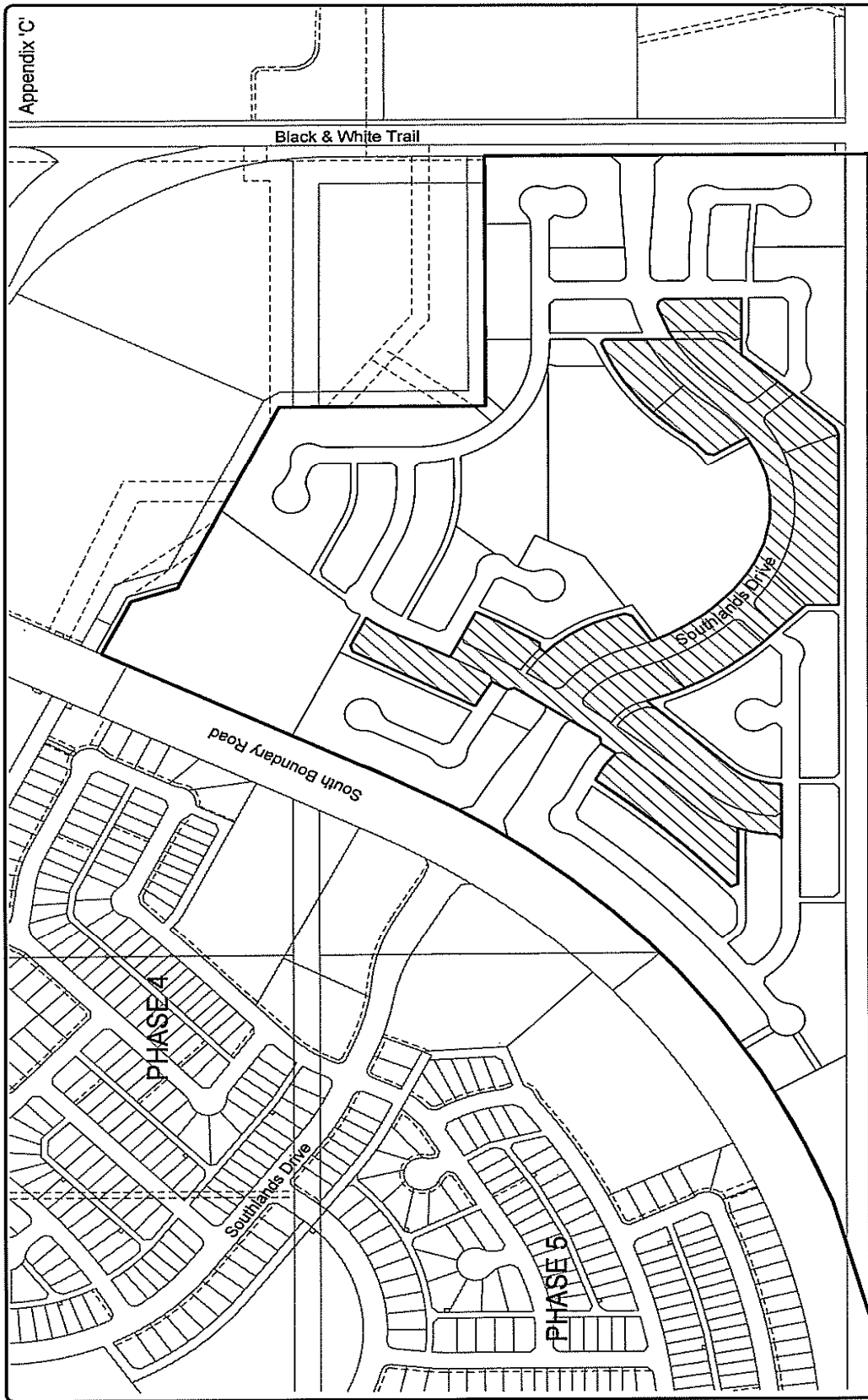
The special provisions of this overlay apply only to lots located in the pedestrian corridors located within the specific area of the Southlands Phase 6 shown on the attached map.

Special Regulations

1. R1 Single Family District
 - a. The minimum front setback is 4 m.
 - b. The combined front and back setback must be at least 11.5 m.
 - c. Projections into the front yard setback shall not be more than 0.5 m.

2. R2 Low Density Residential District
 - a. For single detached, duplex, triplex, and fourplex dwellings the minimum front yard setback is 4 m.
 - b. The combined front and back setback must be at least 11.5 m
 - c. Projections into the front yard setback shall not be more than 0.5 m

3. R3 Medium Density Residential District
 - a. For single detached, duplex, triplex, fourplex, and townhouse dwellings the minimum front yard setback is 4 m.
 - b. Projections into the front yard setback shall not be more than 0.5 m.



Appendix 'C'

PEDESTRIAN CORRIDOR OVERLAY
SOUTHLANDS PHASE 6

Scale 1:3500
Aug. 26, 2007