

# BYLAW NO. 2006/62

## A BYLAW OF RED DEER COUNTY, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW NO. 3/99, THE SPRINGBROOK AREA REDEVELOPMENT PLAN, WITH AMENDMENTS AND CHANGES.

PURSUANT to the authority conferred upon it by the Municipal Government Act, the Council of Red Deer County hereby enacts as follows:

- (1) That the following portions of Section 5.2, Residential, of Bylaw No. 3/99, the Springbrook Area Redevelopment Plan, be amended to read as follows:

- 5.2.4 Residential development shall conform to the regulations outlined in Red Deer County's land use bylaw and in addition to that bylaw, the following architectural guidelines will apply to all single family, duplex and townhouse development in the Hamlet.
- a) Front house must have street orientation.
  - b) Garages accessing the front street may not project more than 3 metres beyond the front of the house.
  - c) Front attached garages may not occupy more than 40% of the lot width, subject to additional County policies.
  - d) Front porches are encouraged. (A porch is a covered area around the front door).
  - e) Generally, flat roofs are not considered acceptable in the Hamlet.
  - f) Building materials will generally be in keeping with the existing dwelling units. Vinyl and aluminum siding, as well as stucco, brick and wood are acceptable materials. Accents using wood, brick and stone are acceptable.
- 5.2.6 Rear lanes shall be 6 metres in width and shall not allow parking on the laneway. Lots with rear lanes shall not have front attached garages, unless otherwise provided for in an Outline Plan or Area Structure Plan to the satisfaction of Red Deer County.
- 5.2.8 Multiple unit residential structures may be allowed in the Hamlet provided they meet all the regulations of Red Deer County's land use bylaw for parking, open space, landscaping and screening. In addition, multiple unit housing projects must meet the following architectural guidelines, as well as any other applicable County policies.
- g) Maximum height of four (4) stories.
  - h) Minimum roof pitch of 4 in 12.
  - i) Front of main structure must have street orientation.
  - j) Parking shall be in the rear of the building, wherever possible. If water table allows, parking may be located beneath the building.
  - k) Building materials shall generally be keeping with the existing dwelling units as in 5.2.4 (e).
  - l) All open spaces shall be landscaped to the satisfaction of the development officer.
  - m) All multiple unit developments shall provide outdoor recreation space, facilities and/or equipment; and

- (2) That Schedule 'A,' Springbrook DCD Guidelines, attached and forming part of this bylaw be included as an Addendum to Bylaw No. 3/99, the Springbrook Area Redevelopment Plan.

**FIRST READING:           OCTOBER 24, 2006**  
**SECOND READING:**  
**THIRD READING:**

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**REEVE**  
Date Signed

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**COUNTY MANAGER**  
Date Signed

**BYLAW NO. 2006/62**  
**Schedule 'A'**  
**SPRINGBROOK DCD GUIDELINES**

The following guidelines are designed to enhance the aesthetic appeal, "small town" feel, and individuality of the development, while adhering to the policies of the existing Hamlet of Springbrook Area Redevelopment Plan. All guidelines to be complied with to the satisfaction of the development officer.

**1.0 Single Family House Design**

- 1.1 Front yard setbacks shall be a minimum of 3 metres (10 feet) measured perpendicularly from the property line to the foundation of the house, or a minimum of 1 metre from the boundary of a right of way (whichever is the greatest), and a maximum of 6 metres (20 feet) measured perpendicularly from the property line to the foundation of the house or front attached garage.
- 1.2 Notwithstanding item 1.1, setbacks on cul-de-sacs may be varied to the satisfaction of the development officer.
- 1.3 Houses shall be accessed via a street-oriented front door.
- 1.4 Houses shall have front porches or covered entryways.
- 1.5 Front elevations and rooflines shall not be repeated less than every sixth lot.
- 1.6 A variety of exterior design elements and colour schemes is highly encouraged.
- 1.7 Stone and/or masonry on the front façade that represents structural elements is encouraged.
- 1.8 Architectural detailing shall be employed on all sides of the house facing open space, municipal reserve and paved roads (including Airport Drive).
- 1.9 Front Attached Garages:
  - i) Shall not project more than 3 metres (10 feet) beyond the front porch, front wall of the house or front wall of the habitable space above the garage, whichever is nearest to the front wall of the attached garage, and
  - ii) Shall not occupy more than 40% of the lot width, unless:
    - a) the lot is less than 55 feet wide,
    - b) notwithstanding item (ii) no garage shall occupy more than 60% of the lot width.
- 1.10 Houses with front attached garages shall include balanced architectural detailing on the front façade.
- 1.11 Front vehicular accesses:
  - i) Are only permitted on those lots where front garages are permitted, as per Figure 8.4 of the Springbrook Outline Plan, and
  - ii) Shall not occupy more than 40% of the lot width, unless:
    - a) the lot is less than 55 feet wide
    - b) notwithstanding item (ii) no front vehicular access shall occupy more than 60% of the lot width.

**2.0 Semi-detached House Design**

- 2.1 Front yard setbacks shall be a minimum of 3 metres (10 feet) measured perpendicularly from the property line to the foundation of the unit, or a minimum of 1 metre from the boundary of a right of way (whichever is the greatest), and a maximum of 6 metres (20 feet) measured perpendicularly from the property line to the foundation of the unit or front attached garage.
- 2.2 Notwithstanding item 2.1, setbacks on cul-de-sacs may be varied to the satisfaction of the development officer.

- 2.3 Units shall be accessed via a street-oriented front door.
- 2.4 Houses shall have front porches or covered entryways.
- 2.5 Front elevations and rooflines shall not be repeated less than every sixth unit.
- 2.6 A variety of exterior design elements and colour schemes is highly encouraged.
- 2.7 Stone and/or masonry on the front façade that represents structural elements is encouraged.
- 2.8 Architectural detailing shall be employed on all sides of the unit facing open space, municipal reserve and paved roads (including Airport Drive).
- 2.9 Each semi-detached unit shall be designed such that the two halves are distinctive but complimentary and not mirror images of each other.
- 2.10 Rooflines shall be articulated between attached units to provide visual relief and reduce roof massing.
- 2.11 Front attached garages:
  - i) Shall not project more than 3 metres (10 feet) beyond the front porch, front wall of the unit or front wall of the habitable space above the garage, whichever is nearest to the front wall of the attached garage, and
  - ii) On lots less than 38 feet wide, front double car garages are not permitted, and
  - iii) Double car garages shall be staggered by 1 foot and have varied rooflines, and
  - iv) Double car garages shall not occupy more than 60% of the lot width.
- 2.12 Front vehicular accesses:
  - i) Are only permitted on those lots where front garages are permitted, as per Figure 8.4 of the Springbrook Outline Plan, and
  - ii) Shall not occupy more than 60% of the lot width.

### **3.0 Townhouse/Stacked Townhouse Design**

- 3.1 Front yard setbacks shall be a minimum of 3 metres (10 feet) measured perpendicularly from the property line to the foundation of the townhouse, or a minimum of 1 metre from the boundary of a right of way (whichever is the greatest), and a maximum of 6 metres (20 feet) measured perpendicularly from the property line to the foundation of the townhouse or front attached garage.
- 3.2 Front of main structure shall have street orientation.
- 3.3 Units shall be accessed via a street-oriented front door.
- 3.4 Units shall have front porches or covered entryways.
- 3.5 Maximum number of consecutive attached horizontal townhouse units shall be six.
- 3.6 Articulation of front façade shall be staggered by at least 1 foot to reduce massing of townhouse units.
- 3.7 There shall be a minimum of three staggers in each townhouse block.
- 3.8 Front yard setback relaxations to accommodate staggered articulation may be considered.
- 3.9 Maximum height of 3 stories.
- 3.10 A variety of exterior design elements and colour schemes is highly encouraged.
- 3.11 Colour and texture of materials shall be used to minimize massing of buildings on all facades.
- 3.12 Architectural detailing shall be employed on all sides of the building.
- 3.13 Privacy fencing shall be provided between units in rear yards.
- 3.14 Rear garages are encouraged. Front attached garages:
  - i) Shall be limited to single car garages, and
  - ii) Shall not project more than 3 metres (10 feet) beyond the front porch, front wall of the unit or front wall of the habitable space above the garage, whichever is nearest to the front wall of the attached garage, and
  - iii) Are not permitted on stacked townhouses.
- 3.15 Units with front attached garages shall include balanced architectural detailing on the front façade.

- 3.16 Adjacent front attached garages shall be staggered by at least 1 foot to reduce massing.
- 3.17 Front vehicular accesses are only permitted on those lots where front garages are permitted, as per Figure 8.4 of the Springbrook Outline Plan.

#### **4.0 Multi-unit/Apartment Design**

- 4.1 Maximum height of 4 stories.
- 4.2 Location of parking lots shall be to the satisfaction of Red Deer County.
- 4.3 Front of main structure shall have street orientation and proximity and include street-oriented front door.
- 4.4 Buildings on corner lots shall have street orientation on both frontages and include street-oriented front doors.
- 4.5 Buildings shall have pitched roofs.
- 4.6 Architectural detailing shall be employed on all sides of the building.
- 4.7 All entryways shall be accented with architectural detail and lighting.
- 4.8 Colour and texture of materials and/or structural articulation shall be used to minimize massing of buildings on all facades.
- 4.9 All units facing open space, public roads or laneways should have balconies.

#### **5.0 Landscaping**

- 5.1 Alternative forms of landscaping that are drought and climate hardy, such as xeriscaping, are encouraged in private front yards and are required in all public areas.
- 5.2 A street tree planting plan, which creates a canopy over the street at plant maturity, shall be submitted as part of the development agreement to the satisfaction of Red Deer County.

#### **6.0 Lighting**

- 6.1 Street lighting shall be decorative in design.
- 6.2 All lights shall employ full cut-off fixtures to reduce light pollution.
- 6.3 Maximum height of streetlights shall be 6 metres (20 feet).

#### **7.0 Lot Size**

- 7.1 Minimum lot width to be 11.60 metres measured at 3 metres back from the front property line.
- 7.2 Minimum lot area to be 410 m<sup>2</sup>.