

Holistic Neighbourhood District (HND)

Summary of Changes

Topic	Current LUB	Proposed LUB
Districts	AG-S, NRRS, PR, and PU	HND
Uses (Built Form for Proposed LUB)	Backyard Dwellings: permitted use for agriculture sites when regulations are met Townhousing: permitted use in some locations Apartments: not a listed use	Backyard Dwellings: Permitted Built Form for most Locations Townhousing: Permitted Built Form for all Locations Apartment: Permitted Built Form in the Node, Arterial and Collector Streets
Maximum Building Heights	10.0m – 13.0m, except for an agriculture structure such as a silo or grain bin	Sites along Local Streets: 11.0m Sites along Collector Streets: 13.1m Sites along Arterial Streets: 18.3m Nodes: 40.0m
Minimum Site Width¹	Detached dwellings: 7.3m – 11m Duplexes: 6.1m – 7.9m	Detached Dwellings: 7.0m – 9.1m Duplexes: 5.5m – 7.3m
Minimum Site Depth¹	Detached dwellings: 33.0m – 38.0m Duplexes (i.e. Semi-Detached Housing): 34.0m Townhouses: 28.0m	Detached Dwellings: 30.0m Duplexes: 30.0m Townhouses: 30.0m
Minimum Setbacks	For low density residential in Roseburn: - Front yard setback: 3.0m – 6.0m - Rear yard setback: 1.0m – 8.0m - Side yard setback: 0.0m – 1.5m For low density residential on agriculture sites: - Front yard setback: 20.0m - Rear yard setback: 20.0m - Side yard setback: 20.0m	For residential Sites (excluding Apartment): - Front Yard Setback: 0.0m – 6.0m - Rear Yard Setback: 6.0m – 10.5m - Side Yard Setback: 0.0m – 1.5m
Architectural Design Regulations	Architectural design regulation applied in some special and direct control districts	Architectural design regulations applied to all buildings in high visibility locations (along major streets and nodes)
Landscaping	No minimum tree or shrub requirement for most low density residential	A minimum of 1 tree and 2.5 shrubs for every 100 sq. m for low and medium density housing

¹ Does not include Shallow Stacked Townhouses

Please be aware, this table summarizes proposed changes between the current and proposed land use regulations. It is intended as a high-level overview and does not capture every amendment, technical detail, or recent approval of the East Mirigal Special District.