



PUBLIC ENGAGEMENT ZONING BYLAW 05-2026 REVIEW

RA - RESIDENTIAL ACREAGE DISTRICTS

CURRENT ZONING BYLAW PROVISION

The current Zoning Bylaw contains two separate Residential Acreage zoning districts:

- RA – Residential Acreage District; and
- RA1 – Residential Acreage District

The two districts contain very similar permitted and discretionary uses, with very limited practical differences between them. The primary distinction is that the current RA District permits aircraft hangars as a discretionary use, while the RA1 District does not and the minimum lot size in RA is 1 acre while RA1 is .5 acres.

This structure has created unnecessary complexity within the Zoning Bylaw and does not clearly reflect the unique characteristics of properties abutting the Candle Lake Airpark.

In addition, several large acreage-style residential properties along Lambert Drive are currently zoned R1 – Residential Low Density District despite having lot sizes and development characteristics more consistent with other nearby Residential Acreage properties.

PROPOSED NEW BYLAW PROVISION

The proposed amendment would combine the RA and RA1 Districts. Eliminate the separate districts with a new unified district would simplify the bylaw while maintaining the existing range of residential acreage uses and development opportunities.

The proposed bylaw would also create an Airpark Overlay District. This would address the unique development characteristics of properties abutting the airstrip, the proposed bylaw introduces an overlay that would apply only to properties directly abutting the airstrip and would regulate aviation-related development opportunities such as aircraft hangars and related aviation accessory uses.

This approach allows the Zoning Bylaw to maintain a consistent Residential Acreage District while recognizing the unique function of Airpark properties through a separate overlay mechanism.

WHAT WOULD CHANGE?

Under the proposed amendment:

- The RA and RA1 Districts would be consolidated into one unified RA District;
- Aircraft-related development would instead be regulated through the new Airpark Overlay District;
- Larger nearby properties such as those on Lambert Drive would be rezoned to RA to better reflect their acreage-style character;
- Property owners within the rezoned area may gain additional development opportunities available within the RA District; and
- Properties rezoned from R1 to RA would have greater flexibility for larger accessory buildings appropriate for acreage-style development.

IMPLICATIONS OF THE CHANGE

The proposed amendments are intended to simplify and modernize the Zoning Bylaw by eliminating unnecessary duplication between the RA and RA1 Districts.

The introduction of the Airpark Overlay District allows aviation-related development opportunities to remain available where appropriate without requiring multiple nearly identical acreage zoning districts. This will improve clarity regarding Airpark-related development

and better align zoning with existing lot characteristics and development patterns.

Rezoning some nearby properties to RA also helps ensure similar properties are regulated consistently and provides property owners with development opportunities more suited to the scale and character of their lands.

PLACE A DOT

- Green (Agree) 3
- Yellow (Unsure)
- Red (Disagree)