



City of Fort Saskatchewan **LAND USE BYLAW**

C23-20



CITY OF
FORT SASKATCHEWAN



CITY OF FORT SASKATCHEWAN

BYLAW C23-20


NOW THEREFORE, the Council of the City of Fort Saskatchewan, in the Province of Alberta, duly assembled, enacts as follows:

1. This Bylaw may be cited as the City of Fort Saskatchewan Land Use Bylaw.
2. The text and map attached as Schedule "A" forms part of this Bylaw.
3. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, the invalid portion must be severed and the remainder of the Bylaw is deemed valid.
4. Bylaw C10-13, as amended, is repealed.
5. This Bylaw becomes effective upon third and final reading.

READ a first time this 7th day of July A.D., 2020.

READ a second time this 25th day of August A.D., 2020.

READ a third time and finally passed this 25th day of August A.D., 2020.


MAYOR


DIRECTOR, LEGISLATIVE SERVICES

DATE SIGNED: August 25, 2020



This document is consolidated into a single publication for the convenience of users.
The Official Bylaw and all amendments thereto are available from the Legislative Services Department and should be consulted in interpreting and applying this Bylaw. In the case of any dispute, the original Land Use Bylaw must be consulted

CITY OF FORT SASKATCHEWAN
LAND USE BYLAW C23-20
AMENDING BYLAWS

DATE APPROVED	BYLAW NUMBER	BRIEF DESCRIPTION
October 13, 2020	C30-20	DC(A)-14 Direct Control - Ross Creek Crossing District and Redistricting Lots: 1,2,3 of Plan 162 3438
January 12, 2021	C32-20	Sign, Realtor Portable Use & Regulations Updated
March 9, 2021	C2-21	Redistricting in Windsor Pointe Stage 5
March 23, 2021	C5-21	DC(A)-15 Direct Control - Urban Character Mixed Single Detached Residential District and Redistricting - Meadows Stage 7
March 23, 2021	C6-21	DC(A)-16 Direct Control - Innovative Street Oriented Medium Density Housing District and Redistricting - Meadows Stage 6
April 13, 2021	C10-21	Redistricting in Southfort Meadows Stage 6
April 13, 2021	C11-21	Omnibus Amendments - Assisted Living and Child Care Facility uses
July 6, 2021	C15-21	Redistricting in Windsor Pointe Stage 6
July 6, 2021	C17-21	DC(A)-17 Direct Control - Town Crest Road District and Redistricting Lots: 9 & 10, Block 5, Plan 092 0405
September 14, 2021	C28-21	Redistricting in Heartland Industrial Stage 2
February 8, 2022	C3-22	Redistricting in Windsor Pointe Stage 7
March 8, 2022	C5-22	Redistricting in Sienna Stage 6
March 8, 2022	C6-22	Redistricting in Forest Ridge Stage 12
March 8, 2022	C11-22	Redistricting in Southpointe Stage 9
March 22, 2022	C7-22	DC(A)-18 Direct Control - Forest Ridge Residential District and Redistricting a portion of Lot B, Block 25, Plan 042 6931 - Forest Ridge Stage 12
March 22, 2022	C8-22	DC(A)-19 Direct Control - Sienna Residential District and Redistricting - Sienna Stage 6B
March 22, 2022	C12-22	Redistricting in Meadows Stage 8
March 22, 2022	C13-22	DC(A)-20 Direct Control - Street-Oriented Small Lot Residential District and Redistricting a portion of Lot 1, Block 1, Plan 022 6974 and a portion of S.E. ¼ Section 19-54-22-4 - Southfort Meadows
May 10, 2022	C16-22	Redistricting in Windsor Pointe Stage 6
July 5, 2022	C22-22	Redistricting in Meadows Stage 9
September 13, 2022	C24-22	Redistricting in Windsor Pointe Stage 7 for a MR Lot
February 14, 2023	C1-23	DC(A)-21 Direct Control - Innovative Street Oriented Medium Density Housing with Suites District and Redistricting a portion of S.E. ¼ Section 19-54-22-4 - Southfort Meadows
September 26, 2023	C7-23	Redistricting Lot 5, Block 1, Plan 232 0401 - Lands adjacent to Highway 21.

October 24, 2023	C9-23	DC(A)-22 Direct Control - Street Oriented Public Service and Commercial Mixed Use and Redistricting a portion of S.E. ¼ Section 19-54-22-4 - Southfort Meadows
March 12, 2024	C2-24	FRSO - Forest Ridge Street-Oriented Residential District and Redistricting part of Lot B, Block 25, Plan 042 6931 - Forest Ridge
May 14, 2024	C5-24	SLDR - Southpointe Low Density Residential District and Redistricting a portion of NW ¼ Section 20-54-22-4 - Southpointe
July 2, 2024	C12-24	Redistricting a portion of S.E. ¼ Section 19-54-22-4 - Southfort Meadows (High Density Residential site)
August 27, 2024	C15-24	Redistricting a portion of S.W. ¼ Section 24-54-23-4; Lot B, Block 25, Plan 042 6931; and Block A, Plan 172 3259 - Windsor Pointe Stage 8
December 10, 2024	C14-24	SFM-MUD - Southfort Meadows Mixed Use District and Redistricting a portion of SE ¼ Section 19-54-22-4 - Southfort Meadows
January 14, 2025	C20-24	Redistricting a portion of Lot 1A, Block 37, Plan 6067KS
March 25, 2025	C1-25	FR-SDH - Forest Ridge Single Detached Housing District; Deleting in its entirety Section 11.21 - DC(A)-18 Direct Control - Forest Ridge Residential District; Replacing Figure 6.20 in FRSO - Forest Ridge Street-Oriented Residential District; and Redistricting a portion of Lot B, Block 25, Plan 042 6931 - Forest Ridge Stage 14
March 25, 2025	C2-25	SSDH - Sienna Single Detached Housing District; Deleting in its entirety Section 11.22 - DC(A)-19 Direct Control - Sienna Residential District; and Redistricting a portion of N.E. ¼ Section 20-54-22-4 - Sienna Stage 8
April 8, 2025	C3-25	Redistricting Lot B, Block 25, Plan 042 6931; Block A, Plan 172 3259; and S.W. ¼ Section 24-54-23-4 - Windsor Pointe Stage 9
July 8, 2025	C15-25	NRRS - Northeast Roseburn Residential Special District and Redistricting a portion of N.E. ¼ Section 18-54-22-4 - Northeast Roseburn Stage 1
January 27, 2026	C24-25	C2 - Commercial Retail and Service District - adds Fundamental Use Provision allowing Apartment use on land legally described Lot 186, Block 18, Plan 2420345 and adding Figure 7.8 (a).
February 24, 2026	C2-26	Redistricting a portion of Lot B, Block 25, Plan 042 6931 and updating Figure 6.20 - Forest Ridge Stage 15

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Appendix B - Alternative Compliance for Minimum Parking Requirements

Appendix C - Fine Schedule

Part 1 – Title, Purpose and Jurisdiction

1.1. TITLE

- 1.1.1. This Bylaw may be referred to as the City of Fort Saskatchewan Land Use Bylaw, and is referenced as “this Bylaw” in the text herein.

1.2. PURPOSE

1.2.1 The purpose of this Bylaw is to:

- (a) Establish the administrative structure and devices by which land use is to be regulated within the City;
- (b) Serve as the principal regulatory planning tool for the City by prescribing what uses and developments may or may not be effected on each parcel of land within the City;
- (c) Facilitate the orderly, economical and beneficial development and use of land and buildings within the City, and for that purpose the Bylaw, among other things:
 - (i) Divides the City into Land Use Districts;
 - (ii) Prescribes and regulates, for each Land Use District, the purpose for which land and buildings may be used;
 - (iii) Establishes the role of the Development Authority;
 - (iv) Sets out the process and requirements for application for a Development Permit;
 - (v) Establishes the method for making decisions on applications regarding re-designation of land and Development Permits, including the issuance of Development Permits;
 - (vi) Sets out the method of appealing a decision relative to this Bylaw; and
 - (vii) Provides the manner in which notice of the issuance of a Development Permit is given.

1.2.2 This Bylaw is consistent with the Municipal Government Act (MGA), as amended.

1.2.3 Administration endeavors to maintain this Bylaw such that it is consistent with the City of Fort Saskatchewan Municipal Development Plan (MDP), as amended, and shall be applied in a manner that serves to implement other Statutory Plans and local plans adopted by the City. Should a property be redistricted or a District in this Bylaw amended, it shall conform to the MDP.

1.3. BYLAW COMPLIANCE

- 1.3.1. Except as otherwise provided in Section 3.2, Development Permit Not Required, no development shall be undertaken within the City unless a Development Permit application has been approved, a Development Permit has been issued and the development is in compliance with the terms and conditions of the Development Permit issued pursuant to this Bylaw.
- 1.3.2. Where a Development Permit is not required, a development shall comply with all regulations of this Bylaw and all other applicable statutes.
- 1.3.3. Except as otherwise provided in this Bylaw, a residential site or principal dwelling shall not be declared as non-conforming for exceeding the maximum front yard setback provided that:
 - (a) The principal dwelling was constructed prior to the adoption of this Bylaw.

1.4. COMPLIANCE WITH OTHER LEGISLATION

- 1.4.1 A person applying for, or in possession of, a valid development permit is not relieved from full responsibility for ascertaining and complying with, or carrying out and shall ascertain, comply or carry out development in accordance with:
 - (a) The requirements of any other federal, provincial or municipal enactment or any other law; and
 - (b) The conditions of any caveat, covenant, easement or other instrument affecting a building or land.

1.5. EFFECTIVE DATE OF BYLAW

- 1.5.1 This Bylaw shall come into effect at such a time as it has received third reading and has been signed in accordance with the MGA.

1.6. SEVERABILITY

- 1.6.1 Each provision of this Bylaw is independent of all other provisions, and if any provision of this Bylaw is declared invalid by a decision of court of competent jurisdiction, all other provisions shall remain valid and enforceable.

Part 2 – Administration, Procedures and Enforcement

ADMINISTRATION

2.1. DEVELOPMENT AUTHORITY

- 2.3.1. The Development Authority is established by Bylaw pursuant to the MGA.
- 2.3.2. The Development Authority may include one or more of the following:
 - (a) Designated Officer as designated by the Chief Administrative Officer;
 - (b) Chief Administrative Officer.
- 2.3.3. The Development Authority shall exercise development power and duties on behalf of the City.

2.2. GENERAL INTERPRETATION

- 2.2.1. Any enactment referred to in this Bylaw refers to an enactment of the MGA, or the *Alberta Safety Codes Act*, as amended, revised, consolidated or replaced from time to time. Any Bylaw referred to in this Bylaw refers to an enactment of Council, as amended, revised, consolidated or replaced from time to time.

2.3. RULES OF INTERPRETATION

- 2.3.1 Compliance with the provisions of this Bylaw shall be interpreted and applied as follows:
 - (a) The word 'SHALL' means the provision is mandatory and therefore must be complied with, without discretion, except where a variance has been granted pursuant to the MGA or this Bylaw;
 - (b) The word 'SHOULD' provides direction to strive toward the specified action, but is not mandatory. When the provision is directed to the developer, the onus is on the applicant to justify why the desired action or result is not proposed and/or will not be achieved;
 - (c) The word 'ENCOURAGE' means to promote or support;
 - (d) The word 'MAY' is a discretionary term, providing notification that the provision in question can be enforced if the City or the Development Authority chooses to do so, and is usually dependent on the particular circumstances of the specific development, parcel and application;

- (e) A 'PERMITTED USE' means the one or more uses of land or buildings that are permitted in a particular Land Use District. All permitted uses require the issuance of a Development Permit provided it complies with this Bylaw in all regards;
- (f) A 'DISCRETIONARY USE' means the one or more uses of land or buildings that may be authorized in a particular Land Use District at the discretion of the Development Authority;
- (g) The word 'EXEMPT' means development that does not require a Development Permit if it meets all requirements of this Bylaw;
- (h) Words used in the present tense also include the other tenses;
- (i) Words used in the singular also include the plural;
- (j) Words used in the masculine gender also include the feminine gender and the neuter;
- (k) The words 'use', 'used', 'occupy' or 'occupied', when applied to any land or building, include anything done to or arranged, designed or intended for the land or building;
- (l) Where a regulation includes two or more conditions, provisions or events connected by a conjunction, the following shall apply:
 - i. 'And' means all the connected items shall apply in combination;
 - ii. 'Or' means that the connected items may apply singly or in combination; and
 - iii. 'Either-or' means the items shall apply singly but not in combination.
- (m) In the case of any conflict between a number written in numerals and a number written in letters, the number written in numbers shall prevail; and/or
- (n) In the case of any conflict between the text of this Bylaw and any maps or drawings used to illustrate any aspect of this Bylaw, the text shall prevail.

2.3.2 Fundamental Use Provisions within Land Use Districts are requisite qualifiers for specific or all Permitted and Discretionary Uses within the District. The purpose and intent of Fundamental Use Provisions are to:

- (a) Limit or restrict the nature or scope of the Use commensurate with the purpose of the District in which the use is allowed;
- (b) Ensure that Uses achieve a particular planning objective that is characteristic and specific to the Land Use District; and
- (c) Not be regulatory but to modify the scope of the Use as it applies to that particular District;
- (d) That any qualifiers placed on the Use cannot be varied or relaxed

2.4. DEFINITIONS

- 2.4.1. The words, terms, and phrases contained in this Bylaw shall have the assigned meanings contained within Sections 2.5 and 2.6.
- 2.4.2. Those words and terms in this Bylaw, which are defined in the *Municipal Government Act*, have the same meaning as expressed in the *Act*.
- 2.4.3. Individual uses with common functional or physical impacts or characteristics have been grouped into use class definition in Section 2.6. These use classes define the range of uses that are either Permitted or Discretionary within the various districts on this Bylaw.

2.5. GENERAL DEFINITIONS

A

ABUTTING means immediately contiguous to or physically touching, and when used with respect to a lot or site, means that the lot or site physically touches upon another lot, site or piece of land, and shares a property line or boundary line with it.

ACTIVE STREET FRONT means a street frontage that enables direct visual and physical contact between the pedestrian zone and the interior of the building. Clearly defined building edges including windows, entrances and store-front features contribute to an Active Street Front.

ADJACENT means contiguous to, or would be contiguous if not for a river, stream, railway, road, utility right-of-way or public utility lot.

AFFORDABLE HOUSING means adequate housing that does not cost more than 30% of a household's before-tax income, or as otherwise defined by the *City of Fort Saskatchewan Affordable Housing Strategy*.

AIR-SUPPORTED AND FABRIC COVERED STRUCTURE means an accessory development where the outer shell is supported by artificially produced and constantly maintained air pressure above local atmospheric level or the outer shell is made of artificial fabric spanned across rigid trusses. This does not include temporary structures associated with a permitted Temporary Outdoor Event.

AISLE means that portion of a parking facility that accommodates the circulation of vehicles.

AMATEUR RADIO ANTENNA AND SUPPORT STRUCTURE means an installation consisting of an antenna or antenna array, mounted on a metal tower or support structure, designed for the purpose of the reception and transmission of radio signals by private, federally licensed amateur radio operators.

AMENITY AREA means:

- (a) In a residential development, an indoor and/or outdoor space provided for the active or passive recreation and enjoyment of the occupants of a residential development, which may be for private or communal use and owned individually or in common; and/or

- (b) With respect to non-residential development, space provided for the active or passive recreation and enjoyment of the public, during the hours which the development is open to the public, which shall be owned and maintained by the owners of the development.

APPLICANT means the landowner, or an agent, person, firm or company acting on the landowner's behalf to apply for a Development Permit, Building Permit, Subdivision or Land Use Bylaw amendment.

AREA REDEVELOPMENT PLAN means a Statutory Plan adopted by Council, prepared pursuant to the MGA, which addresses the redevelopment or rehabilitation of established neighbourhoods or other areas.

AREA STRUCTURE PLAN means a Statutory Plan adopted by Council, prepared pursuant to the MGA, which addresses the future development of large areas of land at a conceptual level of detail.

B

BACKGROUND AREA or **SIGN AREA** means the entire surface area of a sign upon which copy could be placed. In calculating the Background area of a sign, only that face or faces which can be seen from any one direction at one time shall be counted.

BALCONY means a platform, attached to and projecting from the face of a building with or without a supporting structure above the first storey, normally surrounded by a balustrade or railing and used as an outdoor Porch or sundeck where the only means of access is provided from within the building.

BASEMENT means that portion of a building that is located wholly or partially below grade, the ceiling of which does not extend more than 1.8m above finished grade.

BAY WINDOW means a window that projects outward from the facade of a building but does not include an opening that is intended to give access to a building.

BICYCLE PARKING means a rack, railing, locker or other structurally sound device designed for the securing of one or more bicycles in an orderly fashion.

BLANK WALL means an exterior building wall with a single material and uniform texture on a single plane.

BLOCK means a unit of land bounded by streets or by a combination of streets and public lands, railroad right-of-way, waterway or any barrier to the continuity of development, but shall not include in the calculation of the block size measurement the barriers creating the boundary.

BLOCK FACE means the portion of a block that abuts a public roadway.

BUILDING means anything constructed or placed on, in, over or under land but does not include a highway, road or a bridge that forms part of a highway or road, as defined in the MGA, as amended.

BUSINESS means:

- (a) A commercial, merchandising or industrial activity or undertaking;
- (b) A profession, trade, occupation, calling or employment; or
- (c) An activity providing goods or services;

whether or not for profit and however organized or formed, including a co-operative or association of persons.

C

CANOPY means a projection extending from the outside wall of a building normally for the purpose of shielding a part of the building from the weather.

CANTILEVER, ROOM ENHANCING means a projection of part of an exterior wall of a building not supported by a foundation wall for the purposes of accommodating such things as a window, shelving units, closets, a fireplace or a portion of a bathroom. At no time shall a cantilevered wall section extend the entire length of the room.

CHANGE IN INTENSITY means, in the case of a Use, an increase or a decrease of fundamental aspects of a particular use that may have land use implications or is otherwise regulated in this Bylaw. Such determinates that constitute a change in intensity may include, but are not limited to, a change in floor area, a change in seating, number of employees, a change in parking requirements, or similar.

CHANGEABLE COPY SIGN means a sign which is characterized by changeable letters, and is not subject to copy area illumination.

CHARITABLE BINS means a container used for the collection and temporary storage of donated clothing and small household goods.

CHATTEL means a moveable item of personal property.

CHIEF ADMINISTRATIVE OFFICER means a person appointed to a position under the MGA, as amended.

CITY means the Municipal Authority of the City of Fort Saskatchewan, in the Province of Alberta.

COMMERCIAL VEHICLE means any motorized vehicle that is designed or used for any activity with the main purpose of financial gain, and shall include, but is not limited to:

- (a) Any vehicle licensed or used for commercial purposes and having a gross vehicle weight (GVW) rating in excess of 4,000kg or exceeding seven metres in length or any trailer licensed or used for commercial purposes;
- (b) Any piece of construction equipment or agricultural equipment;
- (c) Any vehicle not licensed as a commercial vehicle, but is used for the collection or delivery, or both, of merchandise or commodities in the ordinary course of a business undertaking; or
- (d) Any vehicle that incorporates a boom (cherry picker) or similar mechanical fitting.

COMMON VESTIBULES means the entrance area before the lobby of an apartment building that is accessed at street level.

COMMUNICATION TOWER means a structure for transmitting or receiving television, radio, telephone, internet or other electronic communications which is regulated by Industry Canada.

COMPATIBILITY means the characteristic of different uses or activities or designs which allow them to be located near or adjacent to each other in harmony. Some elements offering compatibility include height, scale, mass and bulk of buildings and structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. Other important characteristics that affect compatibility are landscaping, lighting, noise, odour and architecture. Compatibility does not mean “the same as”. Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing development.

CONDOMINIUM means a building or lot containing bare land units or other units and shared areas, as defined in the *Condominium Property Act*, as amended.

COPY means the letters, graphics or characters that make up the message on the sign face.

COPY AREA means the total area of the sign, within one or more rectangles, in which the entire limits of the copy is enclosed. The total copy area of any sign shall be calculated as the sum of all the individual faces of the sign.

CORNER means the intersection of any two property lines of a site.

CORNER SITE - see SITE, CORNER

COUNCIL means the Council of the Municipality of the City of Fort Saskatchewan, as defined in the MGA, as amended.

CURB CUT means the lowering of a curb, sidewalk or boulevard to provide vehicular access to a site.

D

DANGEROUS OR HAZARDOUS GOODS means a product, substance or organism listed in the *Dangerous Goods Transportation and Handling Act* and by the Major Industrial Accidents Council of Canada (MIACC), as amended.

DECK means an uncovered platform that is raised from finished grade.

DENSITY means the overall average number of dwelling units located on the net residential hectare (as applicable) contained within the development and calculated on a per-hectare basis.

DESIGNATED OFFICER means the Development Authority, Peace Officer, or any other official appointed by the Chief Administrative Officer to enforce the provisions of this Bylaw.

DEVELOPER means an owner, agent or any person, firm or company required to obtain or having obtained a Development Permit.

DEVELOPMENT means:

- (a) An excavation or stockpile and the creation of either of them;
- (b) A building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land;

(c) A change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in, a change in the use of the land or building; or

(d) A Change in Intensity of Use of land or a building or an act done in relation to land or a building that results in, or is likely to result in, a change in the intensity of use of the land or building,

as defined in the MGA, as amended.

DEVELOPMENT AUTHORITY means a Development Authority established pursuant to the MGA, as amended.

DEVELOPMENT FOOTPRINT means the land area covered by buildings, streets, parking areas, and other typically impermeable surfaces.

DEVELOPMENT PERMIT means a document authorizing a development pursuant to the provisions of this Bylaw and as defined in the MGA, as amended.

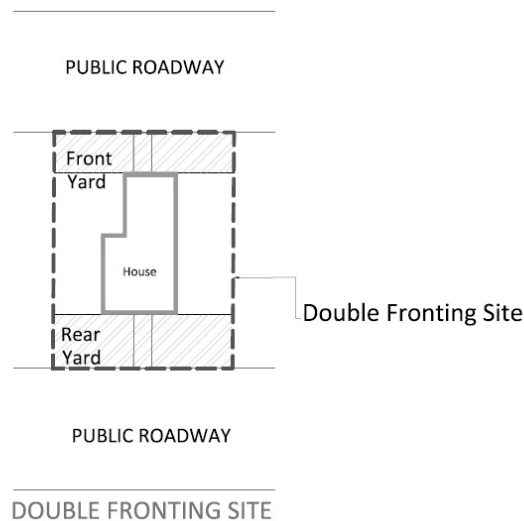
DIGITAL DISPLAY means a device intended to display copy on an Electronic Message sign using electronic screens, projection, television, computer video monitors, liquid crystal displays (LCD), light emitting diode (LED) displays, or any other similar electronic, computer generated or digital technology.

DISCONTINUED means the time at which, in the opinion of the Development Authority, substantial construction activity, a non-conforming use, or a conforming use has ceased.

DISCRETIONARY USE means those uses of land, buildings or structures for which permits may be issued only at the discretion of the Development Authority, Council or Subdivision and Development Appeal Board (SDAB), depending on the compliance of the proposed development with regulation, and applicable Statutory Plans and compatibility with surrounding uses and development.

DISPLAY GARDENS means an area dedicated to planting that provides privacy for residential uses, and improves streetscape aesthetics.

DOUBLE FRONTING SITE means a site which abuts two public roadways, not including a lane, which are parallel to or nearly parallel where abutting the site.



DOWNTOWN means the area encompassed by the Downtown Area Redevelopment Plan, excluding the Fort Mall or the area zoned C5 - Fort Mall Redevelopment District, the City Hall site, and the most southeasterly portion of Lot 1A, Block 37, Plan 6067KS.

DOWNTOWN AREA REDEVELOPMENT PLAN means the City of Fort Saskatchewan Downtown Area Redevelopment Plan, Bylaw C14-08, adopted by Council on January 27, 2009.

DRIVE-THROUGH SERVICE means the provision of rapid customer service to patrons in a motor vehicle and may include outdoor speakers. This includes, but is not limited to drive-through financial institutions, drive-in/through food services and similar developments providing drive-in service in which patrons generally remain within their vehicles.

DRIVEWAY means a private area that provides vehicle access from an individual lot or site to a public roadway.

DWELLING or DWELLING UNIT means a complete building or self-contained portion of a building used by a household, containing sleeping, cooking and sanitary facilities intended as a permanent residence and having an independent entrance either directly from the outside of the building or through a common area inside the building.

E

EASEMENT means a documented and registered interest on private or public land, held by a person, government agency or public utility company, which entitles the holder to specific limited use of the land.

ELEVATION means a drawing made in projection on a vertical plane to show a building face.

EMPLOYEES means the total number of persons reasonably anticipated to be employed in a building or on a parcel of land during normal periods of use.

ESSENTIAL SERVICES means potable water, sanitary sewer and storm drainage systems as well as natural gas and electricity, roads, curbs, gutter and sidewalks as per the City's Engineering Standards.

EXCAVATION means any breaking of ground but does not include landscaping for a use for which a Development Permit has been issued, common ground care or agricultural cultivation.

EXTENT REASONABLY FEASIBLE means that, under the circumstances, reasonable efforts have been undertaken to comply with the regulation, that the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from noncompliance with the regulation.

F

FACADE means the exterior outward face of a building. Typically, the facade of interest is that surface that serves as the front of that building and faces the primary public roadway, buildings on the corner of two public roadways present two public facades.

FENCE means a vertical physical barrier constructed to prevent visual intrusion, sound transmission or unauthorized access.

FLOOD PLAIN means the area of land along a river, stream or creek that is potentially at risk of flooding from time to time, based on a 1:100 year event as established by the City and/or the Province of Alberta.

FLOOR AREA means the sum of the areas of all above grade floors of a building measured to the glassline, or where there is no glassline, to the outside surface of the exterior walls, or where buildings are separated by firewalls, to the centre line of the common firewalls, and includes all mechanical equipment areas and all open areas inside a building, including atriums, elevator shafts, stairwells, basements, attached garages, sheds, open porches, breezeways and similar areas.

FLOOR AREA RATIO (FAR) means the numerical value of the gross floor area on all levels of all buildings on a lot, divided by the area of the lot.

FOUNDATION means the lower portion of a building, usually composed of concrete or masonry, and includes the footings that transfer the weight of loads on a building to the ground.

FRONT LOT LINE - see LOT LINE, FRONT

FRONT FLANKING LOT LINE - see LOT LINE, FRONT FLANKING

FRONT YARD - see YARD, FRONT

FRONT FLANKING YARD - see YARD, FRONT FLANKING

FRONTAGE means the length of a public roadway boundary measured along the front lot lines of a site. On corner sites or double fronting sites, all sides of a site adjacent to public roadways shall be considered frontage.

G

GARAGE means an accessory building or part of the principal building, designed and used primarily for the storage of motor vehicles and includes a carport.

GRADE means the average elevation at the finished level of the ground at the corners of a site or at the foundation or as otherwise established by the City.

GROSS FLOOR AREA (GFA) means the total floor area of the building or structure within the exterior and basement walls. The gross floor area does not include basement areas used exclusively for storage or service to the building; parking areas above or below grade; mechanical and equipment floor area; stairwells, elevator shafts, escalators, public washrooms, commercial kitchen and similar areas.

GROSS VEHICLE WEIGHT (GVW) means the total weight of a vehicle, including its maximum allowable load.

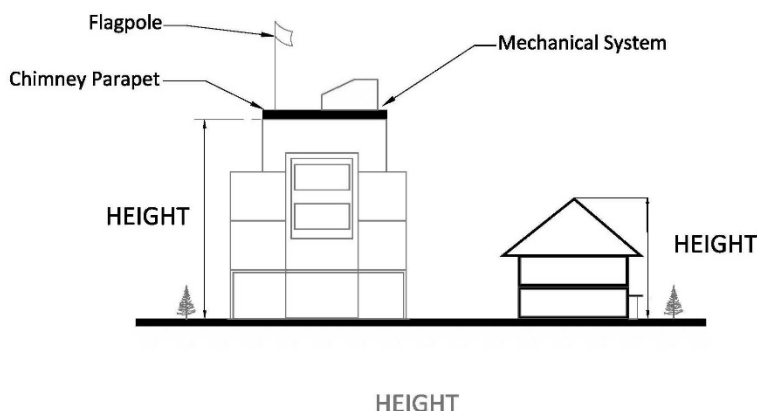
H

HALF STOREY - see STOREY, HALF

HARD SURFACING means asphalt, concrete, paving stone or similar material that is used in the construction of a driveway or parking area. Gravel is not considered hard surfacing.

HEIGHT means the vertical distance between grade (at the base of the structure) and the highest point of a structure, excluding an elevator housing, a mechanical housing, a roof stairway entrance, a ventilating

fan, a skylight, a steeple, a chimney, a smoke stack, a firewall, a parapet wall, a flagpole or similar device not structurally essential to the building.



HIGH DENSITY RESIDENTIAL means residential development at a density of over 70 dwelling units per net developable hectare except when located in the Downtown or C5 Districts.

HIGHWAY means a provincial highway under the *Highways Development and Protection Act*, as amended.

I

INTERIOR SITE - see SITE, INTERIOR

L

LANDSCAPE BUFFER means an area landscaped with sod and any other soft landscaping elements.

LANDSCAPING means the preservation or modification of the natural features of a site through the placement or addition of any or a combination of the following:

- (a) Soft landscaping elements consisting of vegetation such as, but not limited to, trees, shrubs, plants, gardens, lawns, xeriscaping and ornamental plantings;
- (b) Hard landscaping elements such as bricks, pavers, shale, crushed rock or other suitable materials, excluding monolithic concrete and asphalt, in the form of patios, walkways and paths; and
- (c) Architectural elements such as decorating fencing, walls and sculptures.

LANDSCAPING ACCEPTANCE CERTIFICATE (LAC) means a document issued by the City, upon verification by the City that the landscaping approved in a Landscaping Completion Certificate (LCC) has endured a warranty period, with respect to the overall landscaping condition as determined by the health of the individual plantings and grassed areas, and the quality of the appearance of landscaped areas. Landscaping Acceptance Certificates are not issued prior to one year following the date of a Landscaping Completion Certificate, or if the landscaping is incomplete, or is considered unhealthy in any manner, as determined by the City. A Landscaping Acceptance Certificate includes the release of any security deposit held by the City for the landscaping of the respective site.

LANDSCAPING COMPLETION CERTIFICATE (LCC) means a document issued by the City, upon verification by the City that a site has been landscaped in accordance with a specific landscaping condition on a Development Permit. Landscaping Completion Certificates are not issued for sites that have incomplete landscaping, or landscaping that is considered unhealthy in any manner, as determined by the City. A Landscaping Completion Certificate marks the commencement of a warranty period, which is typically dated the same as the date of the landscaping inspection by the City.

LAND TITLES OFFICE means the Northern Alberta Land Titles Office located in the City of Edmonton.

LAND USE means the purpose or activity for which a piece of land or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.

LAND USE DISTRICT means an area of the City established as a Land Use District by this Bylaw.

LANE means a narrow public roadway intended chiefly to give access to the rear of buildings and parcels of Land, also known as an alley as defined by the *Traffic Safety Act*, as amended.

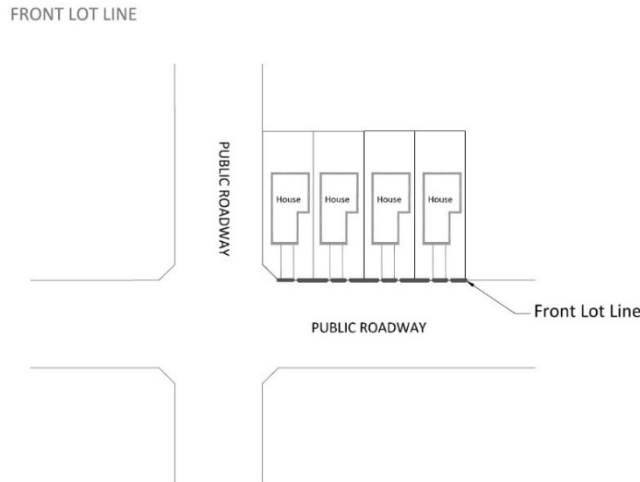
LOADING SPACE means a space provided on a site to accommodate a commercial vehicle on a temporary basis for loading and unloading of goods and materials.

LOT means:

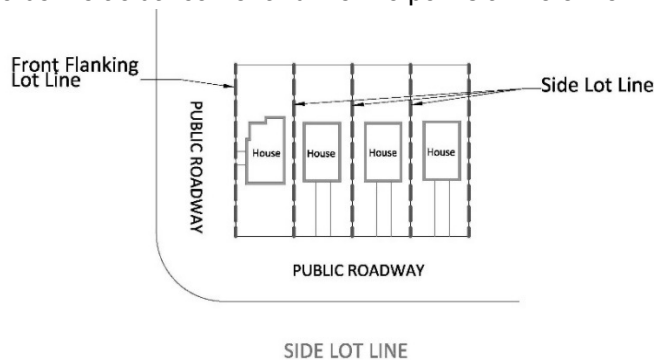
- (a) A quarter section;
- (b) A river lot shown on an official plan, as defined in the *Surveys Act*, that is filed or lodged in a Land Titles Office;
- (c) A settlement lot shown on an official plan, as defined in the *Surveys Act*, that is filed or lodged in a Land Titles Office ;
- (d) A part of a parcel of Land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision; or
- (e) A part of a parcel of Land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.

As defined in the MGA, as amended.

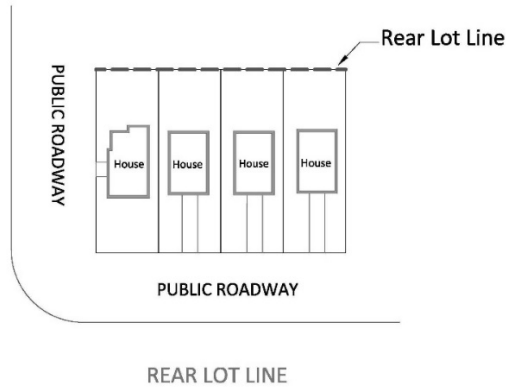
LOT LINE, FRONT means the property line separating a lot from an abutting public roadway other than a lane. In the case of a corner site, the front lot line is the shorter of the property lines abutting a public roadway, other than a lane. In the case of a corner site formed by a curved corner, the front lot line shall be the shorter of the two segments of the property line lying between the point determined to be the actual corner and the two points at the extremities of that property line.



LOT LINE, FRONT FLANKING means, on a corner site, the property line separating a lot from an abutting public roadway other than a lane that is not the front lot line. This is the longer of the property lines abutting a public roadway, other than a lane. In the case of a corner site formed by a curved corner, the front flanking lot line shall be the longer of the two segments of the property line lying between the point determined to be the actual corner and the two points at the extremities of that property line.



LOT LINE, REAR means either the property line of a lot which is furthest from and opposite to the front lot line, or, in the case of corner sites, the property line of a lot which is opposite from the shortest of the front lot lines. For corner sites that have public roadways on three or more sides, there is no rear lot line.



LOT LINE, SIDE means the property line of a lot other than a front lot line, flanking front lot line, or rear lot line.

LOW DENSITY RESIDENTIAL means residential development at a density up to 36 dwelling units per net developable hectare except when located in the Downtown or C5 Districts.

M

MAXIMUM EXTENT FEASIBLE means that no feasible and prudent alternative exists, and all possible efforts to comply with the regulations or minimize potential harm or adverse impacts have been undertaken.

MEDIUM DENSITY RESIDENTIAL means residential development at a density of 37-70 dwelling units per net developable hectare except when located in the Downtown or C5 Districts.

MIXED USE DEVELOPMENT means a development that is designed to accommodate a mix of commercial, residential and/or a limited range of light industrial uses within a single site. This type of development is sensitive to adjacent districts that allow residential uses and provides a building form that is street oriented at grade. This mix of uses may be either vertical or horizontal. A common example of a vertical mixed use is street level retail, one or more floors of office use in the middle floors, and one or more floors of residential use in the upper floors. An example of a horizontal mixed use is two buildings, one commercial and one office, located on the same site.

MODULAR CONSTRUCTION means a building consisting of one or more sections constructed off-site often in a factory which meets Canadian Standards Association (CSA) standards and the requirements of the Alberta Building Code. The building is transported to a site where the sections(s) are permanently assembled and anchored to a permanent foundation. A modular unit has no chassis, running gear or wheels. The units or sections may be stacked horizontally or vertically and completed to form one or more complete units for year round occupancy. Modular construction does not include a manufactured home but any other structures can be built using modular construction.

MOTOR VEHICLE means:

- (a) a vehicle propelled by any power other than muscular power, or
- (b) a moped, but does not include a bicycle, a power bicycle, an aircraft, an implement of husbandry or a motor vehicle that runs only on rails;

as defined by the *Traffic Safety Act*, as amended.

MOVED-IN BUILDING means a building or other occupied structure that existed off-site in its entirety, at some point in time, and is transported to a site for the intended placement and use thereof. This use includes manufactured homes, but does not include modular construction.

MULCH means landscaped ground cover, other than grass, which is intentionally placed or maintained and includes soft mulch such as wood chips or bark, and hard mulch such as rock product.

MULTI-UNIT DEVELOPMENT means a development of three or more dwellings, commercial or industrial uses developed on a site that includes common property, such as, but not limited to, communal parking areas, driveways, private roadways, amenity areas, or maintenance areas that are shared. Typical Multi-unit developments include rental projects and conventional condominium developments, developed in accordance with the *Condominium Property Act*.

N

NATURAL FEATURE means any tree, plant life, water feature, natural open space, rock outcropping or view corridor which presents vistas to a natural feature. Natural features include wetlands, forests, ravines, rivers, valleys, and associated wildlife habitat areas along the edge of, or which support significant ecological functions within, the natural feature.

NON-CONFORMING BUILDING means a building:

- (a) That is lawfully constructed or lawfully under construction at the date that a Land Use Bylaw or any amendment thereof affecting the building or land on which the building is situated becomes effective; and
- (b) That on the date the Land Use Bylaw or amendment thereof becomes effective does not, or when constructed will not comply with the Land Use Bylaw.

As defined in the MGA, as amended.

NON-CONFORMING USE means a lawful specific use:

- (a) Being made of land or a building or intended to be made of land or a building lawfully under construction, at the date a Land Use Bylaw or amendment thereof affecting the land or building, becomes effective; and
- (b) That, on the date the Land Use Bylaw or any amendment thereof becomes effective does not, or in the case of a building under construction will not, comply with the uses permitted in the Land Use Bylaw.

As defined in the MGA, as amended.

O

OBJECTIONABLE means unpleasant or offensive.

OCCUPANCY means the use or intended use of a building or part thereof for the shelter and support of persons or property.

ORIENT means to bring into relation to, or adjust to, the surroundings, situation or environment; to place with the most important parts facing in certain directions; to set or arrange in a determinate position: to orient a building.

OUTLINE PLAN means a detailed land use plan for an area of land that is typically smaller than the land covered by an Area Structure Plan and which conforms to all Statutory Plans. An Outline Plan may be adopted by resolution of Council pursuant to the MGA, and is otherwise equivalent to a “Conceptual Scheme” as described in the MGA.

OVERLAY means additional regulations superimposed on specific areas of the Land Use Map (Appendix A) which supersede or add to the regulations of the underlying Land Use District.

P

PARAPET WALL means that part of an exterior wall or firewall extending above the roof line of a building, or a wall that serves as a guard at the edge of a balcony or roof.

PARCEL OR PARCEL OF LAND means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a Land Titles Office, as defined in the MGA, as amended.

PARKING SPACE means that portion of a parking facility that is intended to accommodate a single parked vehicle.

PARTY WALL means either:

- (a) a wall erected at, or upon, a line separating two parcels of Land each of which is, or is capable of being, a separate legal parcel subdivided under the *Municipal Government Act*, or
- (b) a wall separating two dwellings or rear detached garages, each of which is, or is capable of being, a separate legal parcel divided under the *Condominium Property Act*.

PATIO means a hard surfaced brick, concrete or wood outdoor area flush with or resting at grade.

PEDESTRIAN ZONE means an area dedicated to the movement of pedestrians located between the building façade and street curb edge.

PERMITTED USE means those uses of land, buildings and structures for which Permits shall be issued if the Development conforms to all applicable provisions of this Bylaw, and for which conditions may or may not be imposed.

PLAN OF SUBDIVISION means a plan of survey prepared in accordance with the *Land Titles Act* for the purpose of effecting a subdivision, as defined in the MGA, as amended.

PLANNED OCCUPANCY means the estimated building occupants based on planned use and industry standards for building floor area requirements per employee. The minimum planned occupancy for multi-unit residential buildings is 1 person for a bachelor unit, 1.5 persons for a one-bedroom unit, and 1.25 persons per bedroom for a two-bedroom or larger unit.

PORCH means an entrance structure typically attached to the front or sides of a residential dwelling at the ground floor entrance level, consisting of a roof and floor, where the front and sides of the structure are enclosed by solid walls and/or windows.

PRINCIPAL BUILDING OR USE means a building or use that, in the opinion of the Development Authority:

- (a) Occupies the major or central portion of the site;
- (b) Is the chief or main building or use among one or more buildings or uses on a site; and
- (c) Constitutes, by reason of its use, the primary purpose for which the site is used.

There shall be no more than one principal building or use on each site, unless otherwise permitted in this Bylaw.

PRIVACY WALL means a structure that:

- (a) Provides visual screening;
- (b) Is located on a balcony, deck or patio; and
- (c) Does not include a railing or balustrade.

PROJECTION means structures projecting from the wall of a building. Common structures include balconies, raised terraces, fireplaces, bay windows, and decks.

PUBLIC ROADWAY means the right-of-way for a Highway, street or lane that is registered at the Land Titles Office and is used or intended to be used to accommodate vehicular traffic, and includes a bridge forming part of a public roadway or any structure incidental to a public roadway as defined in the MGA, as amended.

PUBLIC UTILITY LOT means a lot owned by the City that is designated as a utility lot with the Land Titles Office and is designed to accommodate one or more public utilities, pedestrian walkways or multi-use trails.

R

REAR LOT LINE - see LOT LINE, REAR

REAR YARD - see YARD, REAR

RECREATIONAL VEHICLE means a portable structure designed and built to be transported on its own wheels or carried on a vehicle to provide temporary living accommodation for recreational or travel purposes and/or for motorized sports activities conducted outdoors on both land and water. This use includes, but is not limited to: motor homes or travel trailers; fifth wheel trailers; campers, whether located on a truck or other vehicle or not; tent trailers; park model trailers; boats; off-highway vehicles, as defined by the *Traffic Safety Act*, as amended; utility trailers; and a trailer used to transport any of the above. This use does not include a manufactured home.

RESERVE LAND means environmental reserve, municipal reserve, community services reserve, school reserve, or municipal and school reserves as defined in the MGA, as amended.

RIGHT-OF-WAY means an interest in land, most commonly granted for municipal utilities where there is a need for a continuous right-of-way under one or more parcels of Land, which is registered only against the land which is subject to the interest.

ROOM-ENHANCING CANTILEVER - see CANTILEVER, ROOM-ENHANCING

S

SATELLITE DISH means an antenna and associated components used to receive signals from orbiting satellites.

SCREENING means a fence, wall, berm or landscaping feature used to visually separate areas or functions.

SETBACK means the distance that a development shall be set back from a lot line or any other features on a site as specified by this Bylaw. A setback is not a yard. A setback measurement shall be taken from the building foundation.

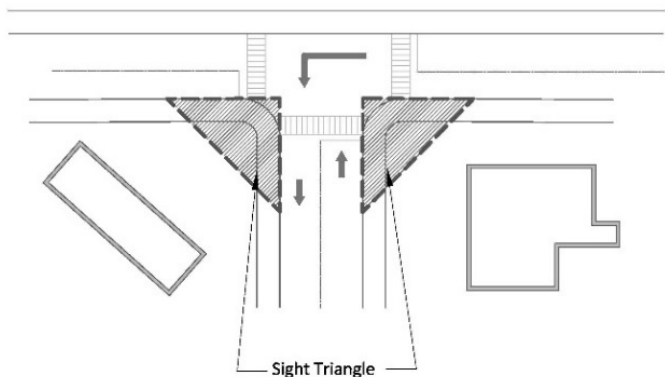
SHIPPING CONTAINER means an Accessory sealed unit (such as a sea can) used for the land and sea transport of goods and materials, which may also be used for storage, where permitted.

SIDE LOT LINE - see LOT LINE, SIDE

SIDE YARD - see YARD, SIDE

SIDEWALK means a paved or asphalted path for pedestrians which is usually located adjacent to a roadway.

SIGHT TRIANGLE means a triangular portion of land established at roadway intersections in which nothing shall be erected, placed, planted or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists or pedestrians entering or leaving the intersection.



SIGN means any object or device, including its structure and other component parts, intended for the purpose of advertising or calling attention to any business, organization, person, matter, thing or event.

SITE means an area of land consisting of one or more abutting Lots.

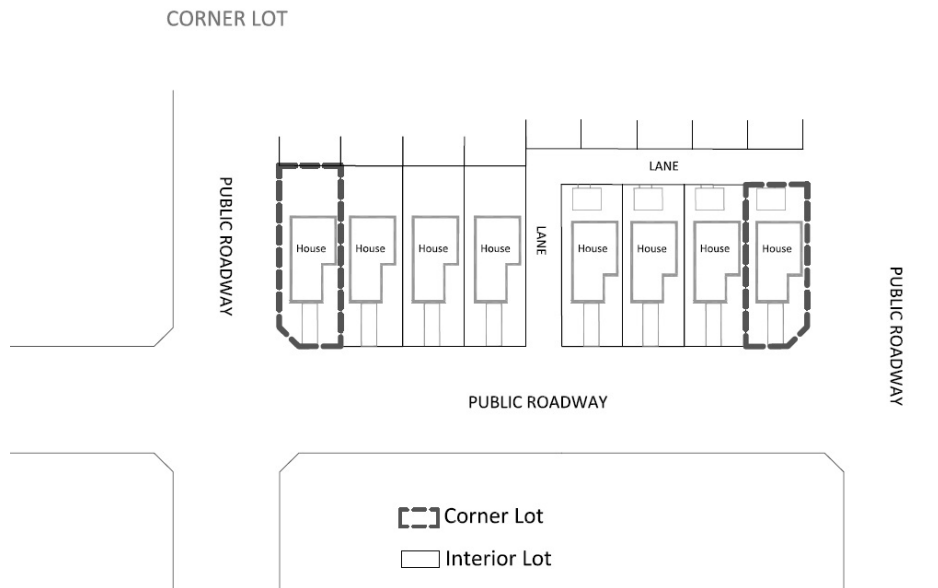
SITE AREA means the total area of a site.

SITE COVERAGE means the ratio of the total horizontal area of all buildings and structures on a site which are located at or higher than 0.6m above grade, including any covered projections (i.e. verandas, Porches, enclosed/covered decks) less than 2.4m above grade on a site to the total lot area. This definition shall not include:

- (a) Steps, eaves, cornices, uncovered decks and similar uncovered projections;
- (b) Driveways, aisles and parking spaces unless they are part of a parking garage which is 1.0m or more above grade; or
- (c) Unenclosed inner and outer courts, terraces and patios where these are less than 0.6m above grade.

SITE DEPTH means the average horizontal distance between the front and rear site boundaries.

SITE, CORNER means a site located at the intersection of two public roadways, other than a lane.



SITE, INTERIOR means a site that is bounded by only one public roadway, or by one public roadway and a lane.

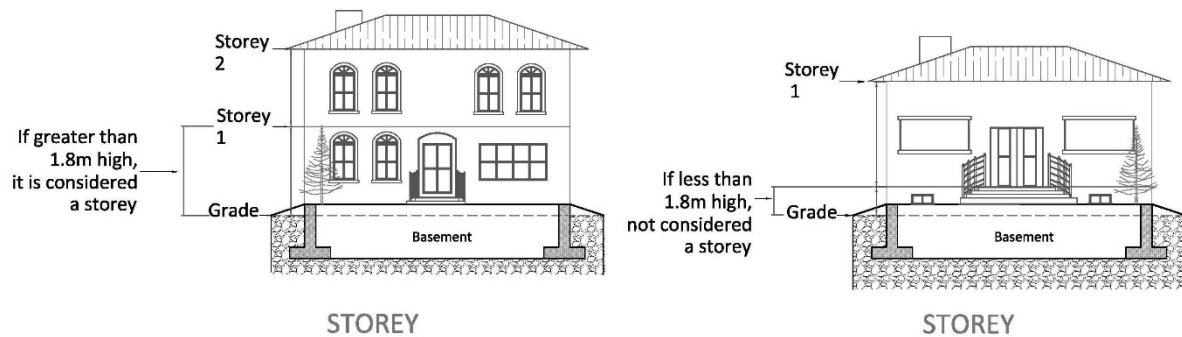
SITE WIDTH means the horizontal distance between the side lot lines of a site measured at a distance from the front site line equal to the minimum front yard setback for the Land Use District in which the site is located. Where the side lot lines are not parallel, the site width is measured between the side lot lines at the minimum front yard or rear yard setback for the Land Use District, whichever is the lesser.

STATUTORY PLAN means an Intermunicipal Development Plan, a Municipal Development Plan, an Area Structure Plan and an Area Redevelopment Plan adopted by a municipality under the MGA, as amended.

STEP-BACK means a recession in the building façade from the building façade immediately below it.

STOREY means that portion of a building which is situated between the top of any floor and the top of the floor next above it. If there is no floor above, the storey is the portion of the building which is situated

between the top of any floor and the ceiling above it. If the top of the floor directly above a basement is more than 1.8m above grade, such basement shall be considered a storey for the purpose of this Bylaw.



STOREY, HALF means that part of any building wholly or partly within the framing of the roof, where the habitable floor area is not more than 70% of the ground floor.

STREET means a right-of-way used for a public thoroughfare and designed for the use of vehicular and/or pedestrian traffic, but does not include a lane.

STREETWALL means the exterior wall of buildings that directly abut or face towards a public right of way.

STRUCTURE means a building (including eaves) or other thing erected or placed in, on, over or under land, whether or not it is so affixed to the land as to become transferred without special mention by a transfer or sale of the land, pursuant to the MGA, as amended.

STRUCTURAL ALTERATION means any change to the supporting members of a structure, including foundation bearing walls or partitions, columns, beams, or girders, or any structural change in the roof or in the exterior walls.

SUBDIVISION means the division of a parcel of Land into one or smaller parcels by a plan of subdivision or other instrument, or as defined in the MGA, as amended.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD means the Subdivision and Development Appeal Board appointed pursuant to the MGA, as amended.

SUBSEQUENT OFFENCE means an offence committed by a person after that person has been convicted for the same offence or has voluntarily paid a fine for the same offence within the past twenty-four (24) months.

SWIMMING POOL means a structure, basin or tank containing an artificially created pool or water that is greater than 0.6m at any point and is used for swimming, recreation, bathing, diving, wading, or other similar purposes and includes all buildings, equipment and facilities used in connection with it. This includes hot tubs.

I

TEMPORARY BUILDING/DEVELOPMENT means a development for which a permit has been issued for up to one year. Uses may include: shipping container, garage, tent, or an office trailer. These uses shall conform to the *Alberta Safety Codes Act* requirements.

TOP OF BANK means the line where the surrounding tableland is broken by a valley slope and forms the valley crest as determined by a Geotechnical Engineer.

TRAFFIC ISLAND means an area of space set aside within a street, road, or parking area, prohibited for use by motor vehicles and is marked or indicated by paint or physical means, to be clearly visible at all times. Typically, islands are raised with perimeter concrete curbs and are landscaped within.

U

USE means the purpose or activity for which a site and buildings are designed, arranged, developed, or intended, or for which it is occupied or maintained.

UTILITY means a system or works used to provide or deliver one or more of the following for public consumption, benefit, convenience or use:

- (a) Water or steam;
- (b) Sewage disposal;
- (c) Public transportation operated by or on behalf of the City;
- (d) Irrigation;
- (e) Drainage;
- (f) Fuel;
- (g) Electric power;
- (h) Heat;
- (i) Waste management;
- (j) Residential and commercial street lighting; or
- (k) Any building required to operate the utility as defined in the MGA, as amended.

V

VARIANCE means an alteration or change to a standard prescribed by this Bylaw that is authorized by the Development Authority or the Subdivision and Development Appeal Board.

VERANDA means an entrance structure typically located at the front or sides of a residential dwelling at the ground floor entry level, consisting of a roof and floor, where the front and sides of the structure remain open to the outside elements.

VIDEO DISPLAY means a device intended to display copy on an Electronic Message sign using full motion video, motion picture, Moving Picture Experts Group (MPEG) or any other digital video format.

VIOLATION TAG means a tag or similar document issued by the City of Fort Saskatchewan pursuant to the MGA for the purposes of notifying a person that an offence has been committed for which a prosecution may follow.

VIOLATION TICKET means a ticket that is issued pursuant to the *Provincial Offences Procedure Act*.

W

WALKWAY means an off-street pedestrian path.

X

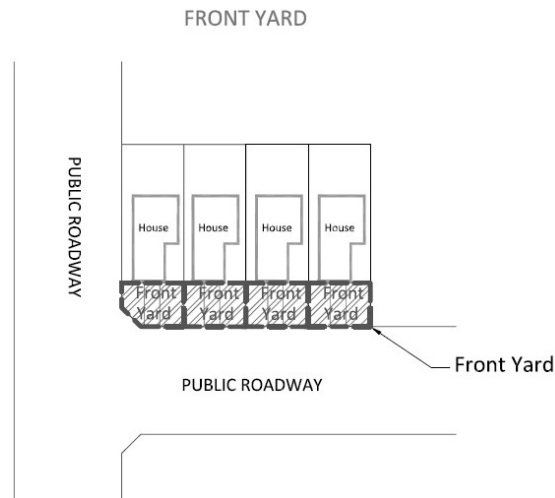
XERISCAPING means a method of landscaping that uses plants, soils and mulches whose natural requirements are appropriate to the local climate, resulting in a reduction or elimination of supplemental water, fertilizer or other maintenance.

Y

YARD means a part of a site unoccupied by any portion of a building or structure over 0.6m in height, except for projections and accessory developments specifically permitted in this Bylaw. A yard may contain a fence.

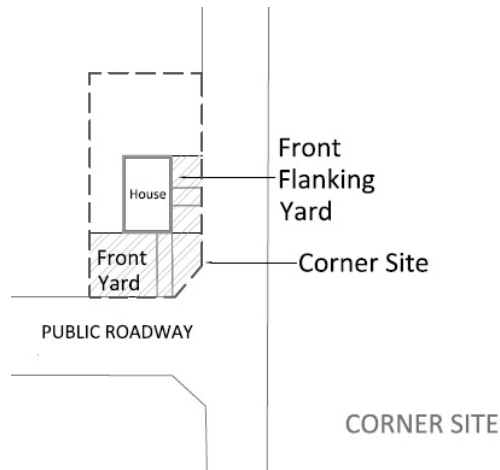
YARD, FRONT means:

- (a) In low-density residential districts, the portion of a site abutting the front lot line extending across the full width of the site, situated between the front lot line and the nearest wall of the principal building.

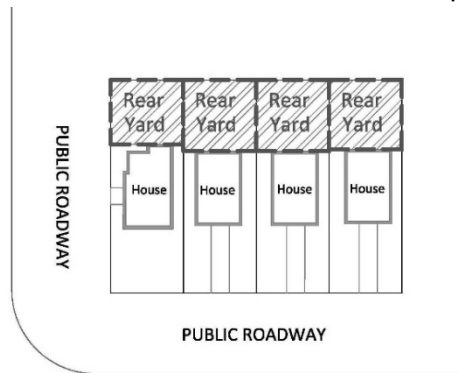


- (b) in all other cases, a lot adjoining 2 or more public roadways other than a lane is considered to have a front yard adjoining each public roadway requiring compliance with the yard requirements of the land use district in which the lot is located, notwithstanding that the lot is separated from the public roadway by a public utility lot;

YARD, FRONT FLANKING means in low-density residential districts, that portion of a site on a corner site abutting the front flanking lot line extending from the front yard to the rear yard. The front flanking yard is situated between the front flanking lot line and the nearest wall of the principal building.

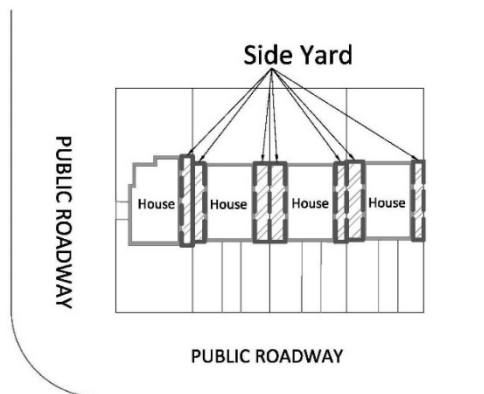


YARD, REAR means the portion of a site abutting the rear lot line extending across the full width of the site, situated between the rear lot line and the nearest wall of the principal building.



YARD, REAR

YARD, SIDE means that portion of a site abutting a side lot line extending from the front yard to the rear yard. The side yard is situated between a side lot line and the nearest wall of the principal building



YARD, SIDE

2.6. USE DEFINITIONS

A

ABOVE GROUND FLOOR HOUSING, means a development consisting of one or more dwellings contained within a building where a non-residential use or uses comprises the ground or street level storey. This does not include an 'apartment'.

ACCESSORY DEVELOPMENT means a building, structure or use that is subordinate to, incidental to and located on the same site as the principal building or use. Where a structure is attached to a principal building on a site by a roof, an open or enclosed structure, a floor or foundation, or any structure below grade allowing access between the building and the accessory development, it shall be considered part of the principal building. This use may include, but is not limited to sheds, detached garages, gazebos, private play structures, pergolas and decorative ponds.

ADULT ENTERTAINMENT FACILITY means any premises or parts thereof in which products or services are provided that are of a sexual nature and show or display nudity or partial nudity involving exposure of human breasts below a point immediately above the top of the areola, the genitals and/or the buttocks in a sexually explicit or suggestive manner. This use includes, but is not limited to:

- (a) Adult mini-theatres, which are any premise wherein live performances, motion pictures, video tapes, digital video disc, slides or similar electronic or photographic reproductions are performed or shown as a principal use or accessory use to some other business activity which is conducted on the premises;
- (b) Erotic dance clubs, which are any premise, other than Adult mini-theatres, wherein live performances are performed or shown as a principal use or Accessory use to some other business activity which is conducted on the premises;
- (c) Adult video stores which are businesses where greater than 30% of the floor area is used to sell, rent, lease or loan "X rated" adult video tapes, digital video discs or other similar electronic or photographic reproductions;
- (d) Love boutique/shops which are retail or wholesale businesses where greater than 30% of the floor area is used for the display and sale of merchandise and/or products intended to be used for sexual pleasure; and
- (e) Services of which a principal feature of characteristics is the nudity or partial nudity of any person.

AGRICULTURE means the raising of crops or rearing of livestock, either separately or in conjunction with one another. This may include apiculture, aquaculture and vermiculture. This does not include an equestrian centre, minor intensive livestock agriculture or intensive horticulture agriculture. This Use does not include Cannabis Production and Distribution Facility, Retail Store (Cannabis) or any other cannabis related uses.

AGRICULTURE, INTENSIVE HORTICULTURE means the primary and basic production and processing (i.e. cleaning, sorting, separating, grading or packing) of horticultural products such as vegetables, herbs and orchards, for sale on or off site. Typical uses include berry farms, tree farms, sod farms, plant nurseries and market garden operations. This does not include minor livestock agriculture, an agricultural

product stand or a greenhouse. This Use does not include Cannabis Production and Distribution Facility, Retail Store (Cannabis) or any other cannabis related uses.

AGRICULTURE, PRODUCT PROCESSING means a premise for the purpose of processing agricultural products including:

- (a) Mixing, drying, canning, size reduction, fermentation, heat treatments, cold treatments, chemical treatments, biological treatments of plant matter; or
- (b) Cutting, curing, smoking, aging, wrapping or freezing of meat

This Use does not include Cannabis Production and Distribution Facility, Retail Store (Cannabis) or any other cannabis related uses.

AGRICULTURAL SUPPORT SERVICE means the use of land, buildings or structures for the purposes of supply of goods, material or services directly and primarily to the agricultural industry. This may include, but is not limited to the sale, cleaning and storage of seed, feed, fertilizer and chemical products and the repair of agricultural equipment.

APARTMENT means a building, or part there-of, other than stacked multi-attached housing containing three or more dwelling units arranged in any horizontal or vertical configuration and which have a shared entrance facility through a common vestibule.

ASSISTED LIVING FACILITY means accommodation with flexible 24 hour on-site personal care and oversight with scheduled access to professional services, including a Licensed Practical Nurse and Registered Nurse. Residents receive room and board services, light housekeeping services, assistance, personal care and social and recreational support. Settings are therapeutically designed to offer comfort and safety to clients who are fearful, who may be at risk for wandering and who need more structure and stimulation. Individual residential units are contained within a larger residence and may contain up to two bedrooms and living area space. Residential units may or may not include cooking facilities.

AUCTIONEERING FACILITY means a development intended for the auctioning of goods and equipment, including the temporary storage of such goods and equipment for a period not to exceed 30 days, but does not include farmers/flea markets or second-hand retail stores.

B

BED AND BREAKFAST means the use of an owner-occupied dwelling whereby temporary accommodation is provided to the public for remuneration, for up to 14 days within four or fewer guest rooms, with or without meals.

BILLBOARD SIGN - see SIGN, BILLBOARD

BOARDING FACILITY means a development, within a standalone building, used for shared living and containing individual units on a fee-for-service arrangement. This Use Class does not include Assisted Living, Bed and Breakfast, Group Home, Group Home (limited), Hotel, or Motel. For the purposes of this definition, shared living means four or more persons occupying individual units within a congregate living setting and within a building where the occupants share access to facilities such as cooking, dining, laundry, or sanitary facilities.

BREWERIES, WINERIES, AND DISTILLERIES means the manufacturing of beer, wine, spirits or other alcoholic beverages. This Use may include the sale of alcoholic beverages to the public for consumption within the premises. Retail sales of alcoholic beverages for consumption off-Site shall be limited to

alcoholic beverages that are manufactured on-Site. Accessory activities may include the preparation and sale of food, storage, packaging, bottling, canning and shipping of products manufactured within the premises.

BULK FUEL DEPOT means lands, buildings and structures for the bulk storage and distribution of petroleum products and may include key lock retail sales.

BUSINESS SUPPORT SERVICE means development used to provide support services to businesses, typical uses include but are not limited to printing establishments, testing laboratories, janitorial firms, office equipment sales, repair establishments, and sign shops.

C

CAMPGROUND means an area which has been planned and improved to be used and maintained for a seasonal short-term period for campers locating tents, tent trailers, holiday trailers, campers, motor homes, and similar recreation vehicles within a defined area. Related facilities that are accessory to and support the campground such as an administrative office, laundromat, picnic grounds, playgrounds and boating facilities may be included on-site.

CANNABIS LOUNGE means development where the primary purpose of the facility is the sale of Cannabis to the public, for the consumption within the premises that is authorized by provincial or federal legislation. This Use does not include Cannabis Production and Distribution or Retail Store (Cannabis).

CANNABIS PRODUCTION AND DISTRIBUTION FACILITY means development where the primary purpose of the facility is the production and distribution of cannabis that is authorized by provincial or federal legislation. This Use does not include Retail Store (Cannabis) or any other cannabis related uses.

CASINO means a development used for the playing of games of chance, but does not include an Indoor Entertainment Facility, or a drinking establishment in which fewer than 11 video lottery terminals are located.

CEMETERY means development of a parcel of Land primarily as landscaped open space for the entombment of the deceased, and may include the following accessory developments: crematoria, columbaria and mausoleums. Typical uses include memorial parks, burial grounds and gardens of remembrance.

CHILD CARE FACILITY means a development licensed by the Province to provide personal care, maintenance, supervision or education to 7 or more children. This includes daycare centres, nurseries, kindergartens, nursery schools and play schools and other similar uses but does not include an institution operated by or under the authority of the Province.

COMMERCIAL SCHOOL means a development used for indoor training and instruction in a specific trade, skill, artistic endeavour, or service for the financial gain of the individual or company owning the school. Typical uses include secretarial, business, hairdressing, beauty, culture, art, dance or music schools.

COMMUNITY GARDEN means a plot of land used by a group of community members to grow vegetables and fruit for personal use and consumption.

COMMUNITY SERVICE FACILITY means a development for use by the public or public groups for cultural or community activities. Typical uses include museums, libraries, YM/YWCA, tourist information/interpretive centres and multi-purpose facilities and public and Private Clubs.

CONTRACTOR SERVICE means development used for the provision of building construction, landscaping, concrete, and electrical, excavation, drilling, heating, plumbing, paving, road, sewer or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with general contracted services. Any sales, display, office or technical support services are accessory to the principal contractor services and are regulated in accordance with the regulations of use and Land Use District regulations where the development is located. This use shall not include any on-site manufacturing activities.

COTTAGE INDUSTRY means a Development for the operation of low intensity, small scale activities of a gainful nature demanding a skilled trade or craft or related to an agricultural and/or horticultural operation on an agricultural parcel. Cottage Industry maintains and is compatible with the agricultural character of the surrounding landscape. Typical Cottage Industry requiring skilled trade may include workshops and creative arts that may include space for selling custom made products or offering related services. Typical agriculture and horticulture related Cottage Industry may include growing, packing and sale of food products, small-scale wineries and breweries

CREMATORIUM means a development fitted with equipment for the purpose of the cremation of human or pet remains and may include associated facilities for the preparation of the dead human body for interment or cremation.

CUSTOM MANUFACTURING ESTABLISHMENT means development used for small scale on-site production of goods by hand manufacturing, primarily involving the use of hand tools and provided such developments have fewer than five production employees. Typical uses include jewelry, toy and musical instrument manufacturing, gunsmiths, woodworking and pottery and sculpture studios.

D

DATING AND ESCORT SERVICE means any business activity that offers to provide or does provide introductions from a person or persons to another person or persons for a period of companionship of short duration, for which service or introduction a fee is charged or imposed for each occasion companionship is provided or an introduction is made.

DAY HOME means an accessory use that may be licensed by the Province, in a dwelling unit that is intended to provide temporary care, educational services and supervision to six or fewer children that shall follow the regulations of the Province.

DETENTION AND CORRECTIONAL SERVICE means a development used to hold, confine or to provide regulated or temporary residential facilities for minors or adults either awaiting trial on criminal charges or as part of the disposition of criminal charges, or released from custody under the supervision of the National Parole Board, a parole or probation Officer or similar authority. Typical uses include a remand centre, jail or halfway house.

DUPLEX means a building containing two principal dwellings, with one of those dwellings placed over the other in whole or in part. Each principal dwelling has separate and individual access to grade. This type

of development is to be designed and constructed as two dwellings at the time of initial construction of the building. This land use does not include Secondary Suites.

E

EATING AND DRINKING ESTABLISHMENT means a development where prepared foods and beverages are offered for sale to the public, for consumption by dining in or taking away. This use includes neighbourhood pubs, restaurants, cafes, delicatessens, tea rooms, lunch rooms, refreshment stands, outdoor cafes and patios, and take-out restaurants. This use does not include Cannabis Lounges.

EDUCATION (PRIVATE) means a development for instruction and education which is not maintained at public expense and which may or may not offer courses of study equivalent to those offered in a public school or private instruction. This use includes dormitory and Accessory buildings. This use does not include Commercial Schools or Home Businesses.

EDUCATION (PUBLIC) means a development that is publicly supported and involves public assembly for education, training or instruction purposes. This use includes dormitories and the administration offices required for the provision of such services on the same site. Typical uses include, but are not limited to public and separate schools, community colleges, universities and technical and vocational schools. This use does not include private education developments and Commercial Schools.

ELECTRONIC MESSAGE SIGN - see SIGN, ELECTRONIC MESSAGE.

EMERGENCY RESPONSE SERVICE means a use where police, fire and publicly operated emergency medical services are provided.

ENTERTAINMENT FACILITY, INDOOR means an indoor development in which the public participates in and/ or an activity for entertainment or social purposes. This use includes the sale of food and beverages to the patrons and may be licensed by the Province of Alberta for the on-site consumption of alcohol. Without limiting the generality of the foregoing, this land use may include facilities for dinner theatres; theatrical, musical or dance performances; amusement arcades; billiard/pool halls; bingo halls; indoor miniature golf establishment; indoor arts event; indoor exhibition; indoor vegetation or museum exhibit; indoor presentation of exhibits; and Cinemas when combined with any other entertainment facility use. This use does not include Adult Entertainment Facility, Casino, and Late Night Club.

ENTERTAINMENT FACILITY, OUTDOOR means an outdoor development in which the public participates in and/ or views an activity for entertainment or social purposes. This use includes the sale of food and beverages to the patrons and may be licensed by the Province of Alberta for the on-site consumption of alcohol. Without limiting the generality of the foregoing, this land use may include outdoor theatrical, musical or dance performances; drive in theatres; amusement parks; go-cart tracks; outdoor miniature golf establishments; outdoor arts events and exhibition; animals or vegetation exhibit; exhibits or animal acts. This land use does not include a Late Night Club.

F

FARMERS/FLEA MARKET means a development used for the sale of new or used goods and food products by multiple vendors renting tables and space either in or out of an enclosed building. Vendors may vary from day to day, although the general layout of space to be rented generally remains the same. Such uses are usually of a seasonal nature.

FREESTANDING SIGN - see SIGN, FREESTANDING

FUNERAL HOME means a development used for the preparation of the dead for burial or cremation, and the holding of funeral services.

G

GARAGE SUITE means a dwelling located above a detached garage; or a one to two-storey dwelling attached to the side or rear of a detached garage. This land use does not include Secondary Suites or Garden Suites.

GARDEN SUITE means a single storey dwelling which is separate from the principal use which is single detached housing. This land use does not include Secondary Suites or Garage Suites.

GENERAL ADVERTISING SIGN - see SIGN, GENERAL ADVERTISING

GENERAL INDUSTRIAL USE - see INDUSTRIAL USE, GENERAL

GOVERNMENT SERVICE means a development providing Crown Corporation, or municipal, provincial or federal government services directly to the public. Typical uses include, but are not limited to taxation offices, courthouses, postal stations, manpower and employment offices, food banks and social service offices. This use does not include emergency response service, detention and correctional service or education facilities.

GREENHOUSE means a development for the growing, acclimating, propagating, harvesting, displaying and selling of bedding, edible, household and ornamental plants and may include accessory uses relating to the storage, displaying, and selling of gardening, nursery and related products. This Use does not include Cannabis Production and Distribution Facility, Retail Store (Cannabis) or any other cannabis related uses.

GROUP HOME means a development using a dwelling unit as a facility which is authorized, licensed or certified by a Provincial Authority to provide room and board for seven or more residents, for foster children or for physically, mentally, socially, developmentally, or behaviourally challenged persons and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The residential character of the development shall be maintained with the residents of the group home living together as a single housekeeping group using shared kitchen facilities. A group home may incorporate accommodations for residential staff as an accessory use.

GROUP HOME (LIMITED) means a development using a dwelling unit as a facility that is recognized, authorized, licensed or certified by a Provincial Authority as a social care facility intended to provide interim room and board for four to six residents, exclusive of staff, for foster children or disabled persons, or for persons with medical, physical, mental, social or behavioural problems and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The residential character of the development shall be primary, with residents living together as a single housekeeping group with shared kitchen facilities. This use does not include homes or half-way houses for persons under the jurisdiction of the Federal or Provincial Justice Systems or services such as drug and alcohol addiction treatment centres.

H

HEALTH SERVICE means a building or part of a building used for the medical, dental, surgical or therapeutic treatment of human beings, but does not include a public or private hospital or a professional office of a doctor located in his residence. Typical uses include a clinic.

HEAVY INDUSTRIAL USE - see INDUSTRIAL USE, HEAVY

HOME BUSINESS means the accessory use of a principal dwelling, or a combination of a principal dwelling and an accessory building, in a residential neighbourhood to operate an enterprise or related uses. This use does not include any cannabis related uses.

HOME OFFICE means an accessory use located within a dwelling unit for the purpose of office uses. This use does not include any cannabis related uses.

HOSPITAL means an institutional development used to provide in-patient and out-patient health care to the public. Typical developments include a community health centre and a full service hospital.

HOTEL means a development used for the provision of rooms or suites for temporary or short-term accommodation where the rooms have access from a common interior corridor and may be equipped with individual kitchen facilities, and may include accessory eating and drinking establishments, meeting rooms, personal services and retail stores.

I

INDOOR ENTERTAINMENT FACILITY - see ENTERTAINMENT FACILITY, INDOOR

INDOOR RECREATION FACILITY - see RECREATION FACILITY, INDOOR

INDUSTRIAL USE, GENERAL means a use which may involve one or more of the following activities:

- (a) The processing of raw or finished materials;
- (b) The manufacturing or assembly of goods, products or equipment;
- (c) The cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or the cleaning, servicing and repair of goods and equipment associated with household use, where such operations have impacts that would typically make them incompatible in non-industrial Land Use Districts;
- (d) The storage or transshipping of materials, goods and equipment;
- (e) the distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or to General Retail Stores or other sales Use Classes defined in this Bylaw for resale to individual customers; or
- (f) The training of personnel in general industrial operations.

This use does not include Cannabis Production and Distribution Facility, Retail Store (Cannabis) or any other cannabis related uses.

Notwithstanding the above, General Industrial Uses may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the General Industrial Use.

INDUSTRIAL USE, HEAVY means a manufacturing or processing activity that:

- (a) May consume large quantities of land, energy, water or other natural resources in its operation, or that requires access to transportation facilities capable of handling bulk materials or commodities; and
- (b) By the nature of its operation may have off-site effects such as noise, vibration, light, dust, odour, humidity, smoke, fumes, or heavy truck traffic and other impacts affecting the safety, use, amenity and enjoyment of adjacent sites.

Notwithstanding the above, Heavy industrial uses may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the Heavy Industrial Use.

INFLATABLE SIGN - See SIGN, INFLATABLE

K

KENNEL means a development for the purpose of boarding small animals normally considered to be household pets, generally for periods of greater than 24 hours, and includes enclosures, pens, runs or exercise areas. This land use may also include training, grooming, impounding/quarantining facilities, animal shelters and retail sale of associated products.

L

LATE NIGHT CLUB means any premises or part thereof, the primary purpose of which is to host regular dances, entertainment performances or other live events where:

- (a) No alcohol or alcoholic beverages are available on the premises for consumption or sale;
- (b) 20 or more patrons are assembled at any time between 2:00 a.m. and 6:00 a.m.;
- (c) The events are held for the purpose of gain or profit;
- (d) Tickets are sold or an entrance or attendance fee is charged for persons to attend; and
- (e) Music, noise or sound of any kind or source is emitted, including but not limited to the performing or playing of live music, amplified recorded or computer generated sounds.

LIVE WORK UNIT means a unit that contains one Dwelling, in addition to dedicated floor space for the purpose of conducting work. The work component may or may not be separate and distinct from the Dwelling. This use does not include a Home Office or Home Business.

M

MANUFACTURED HOME means a prefabricated detached dwelling unit that meets Canadian Standards Association (CSA) standards and meets the requirements of the Alberta Building Code. This applies to

both single section and multi-section models, but does not apply to modular construction, recreational vehicles or industrial camp trailers.

MOTEL means development used for the provision of rooms or suites for temporary lodging or light housekeeping, where each room or suite has its own exterior access. Motels may include Accessory Eating and Drinking Establishments and Personal Services.

MULTI-ATTACHED HOUSING means a residential building containing three or more dwelling units separated by common walls and located either on a single lot or with each unit on an individual lot, each dwelling unit having at least one separate entrance. Typical uses include townhouse, row houses,

N

NATURAL CONSERVATION USE means land areas set aside for outdoor recreation or to protect sensitive natural features and or areas of cultural or scenic value. Without restricting the generality of the foregoing, this use may include parks, environmentally sensitive areas, wilderness areas, natural areas, ecological reserves and archaeological sites.

NATURAL RESOURCE DEVELOPMENT means development for the on-site removal, extraction and primary processing of raw materials found on or under the site or accessible from the City. Typical uses include gravel pits, sand pits, clay pits, oil and gas wells, coal mining and stripping of topsoil. This use does not include the processing of raw materials transported to the site.

NATURAL RESOURCE PROCESSING means development for the processing of raw materials extracted either on a site or transported from another site. Typical uses include petroleum upgrading and gravel processing.

O

OUTDOOR ENTERTAINMENT FACILITY - see ENTERTAINMENT FACILITY, OUTDOOR

OUTDOOR RECREATION FACILITY - see RECREATION FACILITY, OUTDOOR

OUTDOOR STORAGE means a development used for the outdoor storage of goods and materials where such storage of goods and materials is Accessory to the principal use of the site.

OUTDOOR STORAGE FACILITY means a site primarily used for the outdoor storage of goods, materials or equipment. Un-serviced buildings or structures are considered Accessory buildings.

P

PARK means land developed for recreational activities that do not require major buildings or facilities, and may include picnic areas, playgrounds, pedestrian and bicycle paths, landscaped areas and associated public washrooms.

PARKING FACILITY means the area set aside for the storage and parking of vehicles and includes parking spaces, parkades, loading spaces, aisles, entrances and exits to the area, and traffic islands where they are part of the parking facility. This land use may be the principal use on a site or an accessory use. This use includes underground parking facilities and park and ride facilities.

PARK MODEL TRAILER means a recreational unit designed for seasonal use. Park Model Trailers are built on a single chassis mounted on wheels, are designed to facilitate occasional relocation and must be connected to utilities to operate installed fixtures and appliances.

PAWN SHOP means the use of premises for the retailing of goods and chattels in pawn.

PERSONAL SERVICE means a development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects and may include such uses as: barbershops, hairdressers, tattoo parlours, beauty salon, tanning salons, shoe repair shops, laundromats, dry cleaning outlets, but does not include Health Services, retail stores, Service Stations or Adult Entertainment Facilities.

PET CARE SERVICE means a development where small animals normally considered as household pets are washed, groomed, trained and/or boarded, but not overnight. This land use may also include the retail sales of associated products.

PLACE OF WORSHIP means a development, including any meeting halls, used for spiritual worship and related religious, charitable, educational or social activities, but does not include a School. Typical uses include churches, chapels, mosques, temples, synagogues, parishes, convents and monasteries.

PORTABLE SIGN - see SIGN, PORTABLE

PRIVATE CLUB means development used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, and athletic, business or fraternal organization, without on-site residences. Private Clubs may include lodges as well as rooms for eating, drinking and assembly.

PROFESSIONAL, FINANCIAL and OFFICE SERVICE means development primarily used for the provision of professional, management, administrative, consulting, and financial services. Typical uses include: the offices of lawyers, accountants, engineers, and architects; offices for real estate and insurance firms; clerical, secretarial, employment, telephone answering, and similar office support services; and banks, credit unions, loan offices and similar financial uses.

PROJECTING SIGN - see SIGN, PROJECTING

PUBLIC FACILITY means any land or buildings owned by the City including lands that are used as public utility lots, playgrounds, recreational areas, public parks, municipal reserves, buffers, boulevards, parkways, ornamental areas or squares.

R

RECREATION FACILITY, INDOOR means a development providing facilities that are available to the public for sports and recreational activities conducted indoors. Typical uses include indoor swimming pools, hockey rinks, gymnasiums, indoor tennis courts, and indoor athletic fields but does not include indoor gun ranges.

RECREATION FACILITY, INDOOR (RESTRICTED) means a development providing facilities that are available to the public for indoor gun ranges. This does not include Recreation Facility, Indoor.

RECREATION FACILITY, OUTDOOR means a development providing facilities that are available to the public for sports and recreational activities conducted outdoors. Typical uses include golf courses,

outdoor swimming pools, hockey rinks, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, bowling greens, and fitness trails but does not include outdoor gun ranges.

RECYCLING DEPOT means a development used for the buying, collecting, sorting and storage of bottles, cans, newspapers and similar household goods for reuse, where all storage is contained within an enclosed building or screened outdoor storage area.

RECYCLING DROP-OFF means a development used for the collection and temporary storage of bottles, cans, newspapers and similar household goods in unattended containers placed in public areas. All materials shall be contained within the recycling containers and removed periodically for transfer to another facility. This use does not include a recycling depot.

RENEWABLE ENERGY DEVICE means a device where energy is derived from sources that are not depleted by using them, such as solar, geothermal, wind and co-generation production of electricity. Typical uses include wind or solar farms.

RENEWABLE ENERGY DEVICE (LIMITED) means a device where energy is derived from sources that are not depleted by using them, such as solar, geothermal and wind energy. Typical uses include solar panels mounted or attached to a roof or accessory building.

RESEARCH AND DEVELOPMENT FACILITY means a premise used for the purpose of conducting low risk research and development of products or services, but does not include retail or wholesale of these products. Businesses locating in a building or part thereof are generally used by raw material development and testing firms; processed products development and testing firms; and chemical and biological products development and testing firms.

RETAIL, OFFICE, AND ENTERTAINMENT means a single Development that includes any one of Business Support Service; Personal Service; Professional, Financial and Office Service; Retail Store (Convenience); Retail Store (General); and Eating and Drinking Establishment. This Use class is intended for specific Districts within the Downtown.

RETAIL STORE (CANNABIS) means a retail store licensed by the Province to sell cannabis and cannabis accessories to the public, for consumption elsewhere. This use does not include Cannabis Production and Distribution Facility or any other cannabis related uses.

RETAIL STORE (CONVENIENCE) means a development used for the retail sale of those goods required by area residents on a day-to-day basis in an enclosed building which does not exceed 371.6m² of public floor area. Typical uses include small food stores, drug stores, video sales and rentals, and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceuticals, and personal care items, hardware or printed matter. This use does not include an Adult Entertainment Facility, Retail Store (Drug Paraphernalia), Retail Store (Cannabis), Cannabis Production and Distribution Facility or any other cannabis related uses.

RETAIL STORE (DRUG PARAPHERNALIA) means a development used for the retail sale of any product, equipment, thing or material of any kind primarily used or intended to be used to produce, process, package, store, inject, ingest, inhale or otherwise introduce into the human body a controlled substance as defined in the Controlled Drugs and Substances Act. This use does not include Retail Store (Cannabis), Cannabis Production and Distribution Facility or any other cannabis related uses.

RETAIL STORE (GENERAL) means a development used for the retail sale of groceries, household goods, furniture and appliances, clothing, hardware, printed matter, confectionery, tobacco,

pharmaceutical and personal care items, video sales and rentals, automotive parts and accessories, office equipment, stationary and similar goods from within an enclosed building. This use does not include Retail Store (Cannabis), Cannabis Production and Distribution Facility or any other cannabis related uses.

RETAIL STORE (LIQUOR) means a retail store licensed by the Province to sell alcoholic beverages to the public, for consumption elsewhere. Typical uses include spirits, wine and beer stores.

S

SEASONAL GARDEN CENTRE means a temporary structure, which may or may not include fencing, erected on the site of an existing retail store, for the purpose of selling gardening related goods on a seasonal basis.

SECONDARY SUITE means development consisting of a dwelling unit located within and accessory to a principal residential use. This use class includes the development or conversion of basement space or above-grade space to a separate dwelling, or the addition of new floor space to an existing Single Detached Housing. A Secondary Suite does not include Semi-detached Housing, Apartment, Garage Suites, Garden Suites, or Boarding Facilities.

SEMI-DETACHED HOUSING means a building containing only two principal dwelling units side by side with neither of those dwellings being placed over another in whole or in part. Each principal dwelling has individual and separate entrances to grade. Each dwelling is separate from the adjoining dwelling by a vertical party wall which is insulated against sound transmission.

SEMI-DETACHED SUITE means development consisting of a dwelling unit located within and accessory to a principal semi-detached residential use. This use class includes the development or conversion of basement space to a separate dwelling within a semi-detached housing in the DC(A)-21 District.

SERVICE STATION means development used for the servicing, washing and repairing of vehicles; and the sale of gasoline (both self-serve and full serve), other petroleum products and a limited range of vehicle parts and accessories. Service station may include Eating and Drinking Establishments and/or a Retail Store (Convenience). Typical uses include truck stops and highway service stations. Total above ground storage of all fuel shall be in an amount of 30,000L or less.

SERVICE STATION (LIMITED) means development used for the servicing, washing and repairing of vehicles with a gross vehicle weight of 4,000kg or less; and for the sale of gasoline (both self-serve and full serve), other petroleum products and a limited range of automotive parts and accessories. Service Station (Limited) may include Eating and Drinking Establishments and/or Retail Store (Convenience). This use does not include a Vehicle Repair Facility.

SHOW HOME means a permanent dwelling that is constructed for the temporary purpose of illustrating to the public the type or character of a dwelling or dwellings to be constructed in other parts of a subdivision or development area. Show homes may contain offices for the sale of other lots or dwellings in the area. A show home may not be occupied by any person for the purpose of residency. This use may include a show suite in a multi-unit development.

SIGN, BILLBOARD means a sign directing attention to a business, commodity, service or entertainment and have a copy area greater than or equal to 5.0m², to a maximum of 30.0m².

SIGN, BILLBOARD (LIMITED) means a sign directing attention to a business, commodity, service or entertainment and have may not have a copy area greater than 5.0m².

SIGN, ELECTRONIC MESSAGE means a sign that displays copy by means of a digital display but does not contain copy that is full motion video, motion picture, Moving Picture Experts Group (MPEG) or any other digital video format.

SIGN, FASCIA means a sign painted on or attached to an exterior building wall, or any other permitted structure, running parallel to the face of the building. Typical fascia signs include painted signs, wall signs, channel lettering, fence cups, and banners. Fascia Signs have a copy area greater than or equal to 2.0m².

SIGN, FASCIA (LIMITED) means a sign painted on or attached to an exterior building wall, or any other permitted structure, running parallel to the face of the building. Typical fascia signs include painted signs, wall signs, channel lettering, fence cups, and banners. Fascia Signs (Limited) have a copy area less than 2.0m².

SIGN, FREESTANDING means a sign which is supported by one or more columns, uprights or braces in or upon the grade independently of a building. Typical Freestanding Signs include revolving signs, pylon signs and flag signs.

SIGN, FREESTANDING (LIMITED) means a sign which is supported by one or more columns, uprights or braces in or upon the grade independently of a building. Typical freestanding signs include revolving signs, pylon signs, feather signs, and flag signs. Freestanding Signs (Limited) may not have a copy area greater than 3.0m².

SIGN, INFLATABLE means a temporary air-inflated sign.

SIGN, PORTABLE means a sign mounted on a frame/trailer/stand or similar support that can be relocated to another location, and may include copy that can be changed manually through the use of detachable characters. A-board signs shall be considered as a Portable Sign. Portable Signs may not have a have a copy area greater than 5.0m².

SIGN, PORTABLE (LIMITED) means a sign mounted on a frame/trailer/stand or similar support that can be relocated to another location, and may include copy that can be changed manually through the use of detachable characters. A-board signs shall be considered as a Portable Sign. Portable Signs (Limited) may not have a have a copy area greater than 2.0m².

SIGN, PROJECTING means a sign which is attached to a building or structure so that part of the sign projects from the face of the building or structure.

SIGN, REALTOR CONSOLIDATED means a type of permanent sign used to display multiple realtor signs on one lot that is located in a development that has multiple dwellings on site.

SIGN, REALTOR PORTABLE means a temporary portable sign within a residential land use district and a total copy of 1.5m² on one side and for the purpose of providing notice to passersby that the property, to which the sign is located, is for sale. Signs are typically fastened to a stake or a structure. This does not include a Sign, Portable; Sign, Portable (Limited); or Sign, Realtor Consolidated.

SIGN, ROOF means a Sign erected upon, against or above a roof, or on top of or above the parapet of a Building.

SIGN STRUCTURE means any structure that supports a sign, including materials used to conceal or improve the visual appearance of the structural parts.

SINGLE DETACHED HOUSING means a building containing one dwelling unit. This use does not include a Manufactured Home.

STORAGE FACILITY means a self-contained building or group of buildings, containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature.

SURVEILLANCE SUITE means a single residential unit, forming part of a development, which is accessory to the principal use and is used solely to accommodate persons whose official function is to provide surveillance required for the maintenance and safety of the development.

I

TEMPORARY OUTDOOR EVENT means a temporary development and associated temporary structures incidental to the principal and permitted use of the site on which they are located. This use shall last no longer than five consecutive days, including the time needed erect and dismantle any temporary structures. Typical uses in Residential Land Use Districts may include, but are not limited birthday parties, block parties, weddings and other social, cultural, entertainment and worship events. Typical uses in Commercial Land Use Districts may include but are not limited to customer appreciation events, grand openings, sales, Farmers/Flea Markets and other commercial events. Typical uses in Institutional Land Use Districts may include but are not limited to organized sporting events, festivals, carnivals, Farmers/Flea Markets, outdoor church services, and other social, cultural, worship or recreational events.

TEMPORARY SALES CENTRE means a temporary building, other than a show home, used for a limited period of time for the purpose of marketing residential land and buildings.

TEMPORARY SHELTER SERVICE means the provision of communal, transient accommodation sponsored or supervised by a public authority or non-profit agency intended to provide basic lodgings for persons requiring immediate shelter and assistance for a short period of time.

U

UTILITY SERVICE, MAJOR means development for public utility infrastructural purposes which is likely to have a major impact on the environment or adjacent land uses by virtue of its emissions, appearance, noise, size, traffic generation or operational characteristics. Typical uses include sanitary landfill sites, sewage treatment plants, sewage lagoons, sludge disposal beds, garbage transfer and compacting stations, power generating stations, cooling plants, district heating plants, incinerators and waste recycling plants.

UTILITY SERVICE, MINOR means development for public utility infrastructural purposes that are likely to have some impact on the environment or adjacent land uses by virtue of its appearance, noise, size, traffic generation or operational characteristics. Typical uses include vehicle, equipment and material storage yards for utilities and services; light rail transit stations; transit bus terminals, depots and transfer facilities; surface reservoirs; storm water management facilities, including lakes, wetlands and dry ponds; water towers; power terminal and distributing substations.

V

VEHICLE AND EQUIPMENT STORAGE means development used exclusively for outdoor storage of vehicles, derelict vehicles or parts. Un-serviced buildings or structures are considered Accessory buildings. Typical uses include vehicle or equipment storage compounds.

VEHICLE REPAIR FACILITY means a development where mechanical repairs, painting and structural changes or repairs are made to motor vehicles and recreational vehicles including automobiles, trucks, farm machinery, recreational vehicles and heavy equipment, and the sale, installation, servicing or storage of related accessories and parts. This includes truck and heavy equipment shops, body shops, and recreational vehicle repair shops.

VEHICLE REPAIR FACILITY (LIMITED) means a development used for the servicing and mechanical repair of motor vehicles with a gross vehicle weight of less than 4,000kg in weight including automobiles, light trucks, utility vehicles, motorcycles, snowmobiles and similar vehicles and the sale, installation or servicing of related accessories and parts. This includes transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops. Vehicle Repair Facility (Limited) may operate a Vehicle Wash as an accessory use. This does not include body repair and paint shops.

VEHICLE SALES, LEASING OR RENTAL FACILITY means development used for the retail sale, service and rental of new or used commercial and industrial vehicles, including farm and heavy equipment related to the agricultural community; including, but not limited to heavy duty trucks, dump trucks, vacuum and welding trucks, cargo and flatbed trailers, tractors, harvesting or threshing machinery, spraying machinery for agricultural use, grain trucks, and all-terrain vehicles.

VEHICLE SALES, LEASING OR RENTAL FACILITY (LIMITED) means a development used for the retail sale or rental of new or used motor vehicles with a gross vehicle weight of less than 4,000kg including automobiles, recreational vehicles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light vehicles or crafts, together with incidental maintenance services and sale or parts. This land use includes automobile dealerships, rental agencies, and motorcycle dealerships, but does not include dealerships for the sale of recreational vehicles, manufactured homes or large trucks with a gross vehicle weight rating greater than 4,000kg.

VEHICLE WASH means development providing cleaning services to motor vehicles where the customer remains within his vehicle or waits on the premises, unless the facility includes self-service wand wash. Typical uses include automatic/drive through or coin/time operated car washes.

VETERINARY CLINIC means a development for the purpose of providing medical care and treatment to small animals normally considered as household pets. The animals shall not be boarded overnight, except for animals in the care of the use where overnight stays are necessary for medical observation or recovery of the animal and the development shall not have any outside enclosures, pens, runs or exercise areas. This land use may also include the retail sale of associated products.

W

WAREHOUSE, DISTRIBUTION AND STORAGE means a single building Storage Facility in which all storage is indoors with an exterior loading and unloading dock. Exterior storage is not permitted except for licensed vehicles that may be parked for extended periods of time, but does not include recreational vehicles. It includes moving companies, trucking terminals and intermodal transfer areas.

WAREHOUSE SALES means development used for the wholesale or retail sale of a limited range of bulk goods from within an enclosed building where the size and nature of the principal goods being sold

typically require large floor areas for direct display to the purchaser or consumer. This land use includes developments where principal goods being sold are such bulky items as furniture, carpet, major appliances and building materials. This land use does not include Flea Markets or developments used for the retail sale of food or a broad range of goods for personal or household use.

2.7. ESTABLISHMENT OF LAND USE DISTRICTS

- 2.7.1. Land Use Districts and the associated District provisions are established for the City in accordance with Parts 6 through 11 of this Bylaw.
- 2.7.2. Provisions in Part 5 - General Regulations for all Land Use Districts, Part 13 - Parking and Loading and Part 14 - Signs, comprising all general and specific development regulations, shall also govern any permitted or discretionary use in any Land Use District.

2.8. ESTABLISHMENT OF OVERLAYS

- 2.8.1. Overlays in Part 12 provide a means to alter or specify provisions for permitted and discretionary uses in otherwise appropriate Land Use Districts in order to achieve local planning objectives in specially designated areas throughout the City or as provided in the City's Statutory Plans.
- 2.8.2. Overlays shall only be applied where specified in this Bylaw or through an amendment to this Bylaw, which shall include:
 - (a) The name of any applicable Statutory Plan and its boundaries;
 - (b) A map of the location or neighbourhood affected by the Overlay at an appropriate scale, which may indicate the designation, location and boundaries of each underlying Land Use District; and
 - (c) Every regulation specified or changed by the Overlay.
- 2.8.3. An Overlay may be used to alter development regulations pertaining to permitted or discretionary uses.
- 2.8.4. An Overlay shall not be used:
 - (a) In conjunction with a Direct Control District or provision;
 - (b) Where the proposed regulations or changes to the regulations of an underlying Land Use District:
 - i. Are significant enough to be inconsistent with the general purpose of the Land Use District and the designation of another Land Use District would be more appropriate;

- ii. Are not merely related to local planning objectives but would have sufficient general application to warrant an amendment to the text of the underlying Land Use District itself; or
- iii. Are intended to provide such detailed or site specific discretionary control over the design and siting of development that the use of a Direct Control District would be more appropriate.

(c) To alter the following Parts and Sections of this Bylaw:

- i. Part 1 - Title, Purpose and Jurisdiction;
- ii. Part 2 - Administration, Procedures and Enforcement;
- iii. Part 3 - Development Applications and Process, except that Section 3.4 Requirements for a Development Permit Application and Section 3.5 Notification and Community Consultation for Proposed Development may be altered to the satisfaction of the Development Authority to address specific features of proposed developments; and
- iv. Appendix A: Land Use Map.

2.8.5. The permitted uses specified in the underlying Land Use District are permitted and the discretionary uses specified in the underlying Land Use District are discretionary, subject to the regulations concerning land use as specified in the Overlay.

2.8.6. The regulations provided in an Overlay shall be substituted for the specified regulations of the underlying Land Use District. Where there is a conflict between the provisions of the Overlay and those of the underlying Land Use District, the provisions of the Overlay shall prevail.

2.8.7. An Overlay may change or specify regulations and application requirements, and may specify the conditions under which such changed or specified regulations would apply.

2.9. LAND USE MAP BOUNDARIES

2.9.1. The Land Use District and Overlay boundaries on the Land Use Map (Appendix A: Land Use Map) shall be interpreted as follows:

- (a) Where a boundary is shown as following a public roadway, railway, pipeline, power line or utility right-of-way or easement, it shall be deemed to follow the centre line unless otherwise indicated;
- (b) Where a boundary is shown as approximately following the City boundary, it shall be deemed to follow the City boundary;
- (c) Where a boundary is shown as approximately following the edge or shoreline of any river, lake, creek or other water body, it shall be deemed to follow the edge or shoreline. In the event of a change in the location of the edge or shoreline, the boundary shall move with it;

- (d) Where a boundary is shown as approximately following a parcel line or a site line, it shall be deemed to follow the parcel line or site line;
- (e) Where Land Use Districts have been established in accordance with a proposed subdivision of land, the Land Use District shall be understood to conform to the Certificate of Title or the Plan of Survey when registered in the Alberta Land Titles Office. Upon registration, the Land Use District boundary shall be adjusted in accordance with the Plan of Survey or descriptive plan;
- (f) When abutting lands are governed by different Land Use Districts, the centre of a roadway shall be the Land Use District boundary, unless the Land Use District boundary is shown clearly following the edge of the roadway;
- (g) Where a boundary is shown as approximately following a topographic contour line or a top of bank line, it shall be deemed to follow such line and in the event of a change in the topographic contour or top of bank line, the boundary shall be deemed as moving with it;
- (h) Where features on the ground area are at variance with those shown on the Land Use Map (Appendix A: Land Use Map) or in other circumstances not mentioned above, the Development Authority shall interpret the Land Use District or Overlay boundary; and/or
- (i) For circumstances not covered above, the location of the boundary shall be determined by the Development Authority by any dimensions set out in this Bylaw and by measurement of the Land Use Map (Appendix A: Land Use Map).

2.9.2. Where the application of the interpretations above does not determine the exact location of a boundary and when the undetermined boundary in effect divides or splits a registered parcel of Land, the Development Authority shall determine the exact location of a boundary in doubt or in dispute in a manner consistent with the provisions of this Bylaw and to the degree of detail as to measurements and directions as the circumstance requires.

2.9.3. After the Development Authority has determined the exact location of a boundary, the location of that portion of the boundary shall not be altered, except by an amendment to this Bylaw.

2.10. PUBLIC ROADWAY BOUNDARIES

2.10.1. Notwithstanding any other provision in this Bylaw, no Land Use District shall be deemed to apply to any public roadway and any public roadway may be designed, constructed, widened, altered redesigned and maintained in such a manner as may be determined by the City.

2.10.2. When a public roadway loses its designation through a Road Closure Bylaw, the roadway lands shall have the same Land Use Designation as the most restrictive Land Use District applicable to abutting lands, except when, immediately following the road closure the closed roadway is consolidate with an adjoining parcel, in which case the adjoining parcel's Land Use Designation shall apply to the affected portions of the closed public roadway.

PROCEDURES

2.11. BYLAW AMENDMENT APPLICATIONS

- 2.11.1. Any amendment may be made to this Bylaw pursuant to the MGA.
- 2.11.2. Any person may apply to amend this Bylaw by making an application for a redesignation or a textual amendment and submitting it to the Development Authority for processing and referral to Council.
- 2.11.3. Council may, on its own initiative and in accordance with the MGA, initiate an amendment to this Bylaw affecting any parcel of Land without the property owner's consent.
- 2.11.4. Application for a Land Use Bylaw Amendment shall be made to the Development Authority on the prescribed form which shall be signed by the applicant or the applicant's agent, authorized in writing. The correctness of the information supplied on an application shall, when required by the Development Authority, be verified by a Statutory Declaration.
- 2.11.5. The following information and documentation shall be submitted with the application and appropriate fees:
- (a) A statement of the reason for the request to amend the Bylaw;
 - (b) If the application involves the redistricting of land to a different Land Use District:
 - i. A copy of the Certificate of Title for the lands affected, or any other documentation satisfactory to the Development Authority, verifying that the applicant has a legal interest in the land; and
 - ii. A properly dimensioned map indicating the affected property and its relationship to existing land uses on adjacent properties.
- 2.11.6. In addition to the information required in Subsection 2.11.5 above, the Development Authority may require other information to properly evaluate the application, including but not limited to:
- (a) In the case of a redistricting, conceptual drawings of the proposed development, including a site plan and elevation drawings of the proposed development;
 - (b) A statement describing how the Municipal Development Plan or any other applicable Statutory Plan or non-Statutory Plan affecting the application and this Bylaw have been considered; and
 - (c) Any technical studies as may be required by the Development Authority as well as an Outline Plan, Neighbourhood Design Concept and/or design forum where considered necessary.
- 2.11.7. Fees payable for Bylaw Amendment applications shall be established in the City of Fort Saskatchewan Fees and Charges Bylaw.

2.12. BYLAW AMENDMENT REVIEW

2.12.1. Upon receipt of an amendment application, the Development Authority;

- (a) May refer the application to any City Department or external agency for review and comment; and
- (b) Shall refer the application to Council for consideration for first reading.

2.12.2. The Development Authority or Council may require, prior to considering a proposed amendment to this Bylaw, that a land owner prepare an Area Structure Plan or Area Redevelopment Plan in accordance with the MGA or an Outline Plan in accordance with the Municipal Development Plan. These plans, when required, shall address all those issues considered necessary for the proper consideration of a development within the area covered by the applicable Plan.

2.12.3. Council may, after due consideration of an application, give first reading to the proposed Bylaw Amendment. Once first reading is given, the Development Authority shall set a date for a public hearing to be held prior to second reading.

2.12.4. Proposed Bylaw Amendments shall be advertised and brought to public hearing as established by the MGA, as amended.

2.12.5. Council may, after considering any presentations made at the public hearing, and considering any Intermunicipal Development Plan, Municipal Development Plan, Area Structure Plan, Area Redevelopment Plan or Outline Plan affecting the application and the provisions of this Bylaw, as well as any other relevant information or documents before Council:

- (a) Approve the proposed Bylaw Amendment as submitted;
- (b) Make any changes it considers necessary to the proposed Bylaw Amendment and then approve it or refuse it during consideration for second and third reading;
- (c) Defer the proposed Bylaw Amendment for more information or further review and change, and then reschedule the application for further consideration; and
- (d) In the case of a Direct Control Bylaw Amendment, defer further readings of a proposed Bylaw Amendment pending a Development Permit application.

2.12.6. If Council refuses an application for a Bylaw Amendment, the City may not accept another application on the same land for the same or similar purpose for six months after the initial date of refusal.

2.13. LAWFULLY NON-CONFORMING BUILDINGS AND USES

2.13.1. If a Development Permit has been issued on or before the effective date of this Bylaw or an amendment hereto, and the Bylaw would make the development for which the Development Permit was issued a non-conforming use or non-conforming building, the Development Permit shall continue in effect in spite of the Bylaw or amendment coming into force.

- 2.13.2. A non-conforming use of land or a building may be continued, but if it is discontinued for a period of six consecutive months or more, any future use of the land or building shall conform to this Bylaw.
- 2.13.3. A non-conforming building may continue to be used, but shall not be enlarged, added to, rebuilt or structurally altered except:
- (a) To make it a conforming building;
 - (b) For routine maintenance of the building; or
 - (c) In those instances where the Development Authority approves minor variances to allow such alteration.
- 2.13.4. A non-conforming use of part of a parcel shall not be extended or transferred in whole or in part to any other part of the parcel and no additional buildings shall be constructed on the parcel while the non-conforming use continues.
- 2.13.5. If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with this Bylaw.
- 2.13.6. The conformity of a land use or the use of a building shall not be affected by a change in ownership or tenancy of the land or building.
- 2.13.7. Notwithstanding Subsection 2.13.3., the Development Authority may approve as a discretionary use in any district, an enlargement, alteration or addition to a legal non-conforming building if the non-conforming building complies with the uses prescribed for that district in this Bylaw and the proposed development would not, in the opinion of the Development Authority:
- (a) Unduly interfere with the amenities of the neighbourhood; or
 - (b) Materially interfere with or affect the use, enjoyment or value of neighbouring properties.
 - (c) Note: 2.13.7 only applies to a non-conforming building in accordance with the MGA. 2.13.7 cannot be applied to a non-conforming use.

2.14. BYLAW CONTRAVENTIONS AND INSPECTION POWERS

- 2.14.1. A person, whether an owner or occupant of a building, structure, or land, is guilty of an offence when they cause or allow the commencement of any development:
- (a) That contravenes or does not comply with the provisions of this Bylaw;
 - (b) That requires a Development Permit which has not been issued, has been suspended, or cancelled;
 - (c) That is contrary to a Development Permit that has been issued, or a subdivision approval that has been given, or a condition of a Permit or approval; or

(d) That contravenes a Stop Order.

2.14.2. As per the MGA, if this bylaw authorizes or requires anything to be inspected, remedied, enforced, or done by the City, a designated officer of the City may, after giving reasonable notice to the owner or occupier of land or the structure to be entered to carry out the inspection, remedy, enforcement or action:

(a) Enter on that land or structure at any reasonable time, and carry out the inspection, enforcement or action authorized or required by this bylaw;

(b) Request anything to be produced to assist in the inspection, remedy, enforcement or action; and

(c) Make copies of anything related to the inspection, remedy, enforcement or action.

2.14.3. As per the MGA, the designated officer need not give reasonable notice or enter at a reasonable hour and may enter without the consent of the owner or occupant in an emergency or in extraordinary circumstances which may include, but are not limited to, when a designated officer believes there to be an imminent danger to public safety or damage to property.

2.14.4. The designated officer must display or produce on request identification showing that the person is authorized to make the entry.

2.15. GENERAL OFFENCES AND PENALTIES

2.15.1. A person shall not obstruct or hinder any person in the exercise or performance of that person's powers, pursuant to this Bylaw.

2.15.2. A person shall not provide false or misleading information to any designated officer, in regards to any matter governed within this Bylaw.

2.15.3. All penalties for contraventions of this Bylaw shall be issued in the amount specified in Appendix C. The designated officer will consider the cause, duration, severity, and impact of the contravention when determining a penalty amount. Subsequent Offences shall be no less than double the previously issued penalty amount.

(a) Notwithstanding the above, a contravention of this Bylaw may be subject to the City Fees and Charges Bylaw, as amended.

2.16. STOP ORDER

2.16.1. Pursuant to the MGA, if the Development Authority finds that a development, land use, or use of a building or structure is not in accordance with the MGA, this Bylaw, a Development Permit, or a subdivision approval, the Development Authority may issue a Stop Order to the owner, the person in possession of the land or building, or other person responsible for the contravention, or any or all of them to:

(a) Stop the development or use of the land, building or structure in whole or in part as directed by the Stop Order;

(b) Demolish, remove or replace the development; or

- (c) Carry out any other actions required by the Stop Order so that the development or use of the land, building or structure complies with the MGA or regulations, this Bylaw, a Development Permit, or a subdivision approval.
- 2.16.2. Orders issued under the MGA may be appealed to the Subdivision and Development Appeal Board. The Subdivision and Development Appeal Board may confirm, revoke, vary, make, or substitute an order issued under this section.
- 2.16.3. If a person fails or refuses to comply with a Stop Order, the City may, in accordance with the MGA:
- (a) Enter on the land or into the building and take such action as is necessary to carry out the Order; or
 - (b) The City may register a caveat with respect to a Stop Order in the Alberta Land Titles Office.
- 2.16.4. Pursuant to the MGA, a Council may add any expenses and costs incurred in carrying out a Stop Order to the tax roll of that parcel of land.
- 2.16.5. The City may apply to the Court of Queen's Bench for an injunction or other order to enforce this Bylaw, as per the MGA.

2.17. VIOLATION TAGS

- 2.17.1. A designated officer is hereby authorized and empowered to issue a violation tag to any person who the designated officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.
- 2.17.2. A violation tag may be issued to such person:
- (a) Personally; or
 - (b) By mailing a copy to such person at their last known post office address.
- 2.17.3. A violation tag issued in respect to a violation of this bylaw shall state:
- (a) The name of the person to whom the tag is issued;
 - (b) The offence;
 - (c) The specified penalty established by this Bylaw for the offence;
 - (d) That the penalty shall be paid within seven (7) days of the issuance; and
 - (e) Any other information as may be required by the City Manager.
- 2.17.4. Where a violation tag is issued pursuant to this Bylaw, the person to whom the tag is issued may, in lieu of being prosecuted for the offence, pay to the City the penalty specified in the tag within the time period indicated on the tag.

2.18. VIOLATION TICKETS

- 2.18.1. If a violation tag has been issued and if the specified penalty has not been paid within the prescribed time, then a violation ticket may be issued pursuant to the Provincial Offences Procedures Act.
- 2.18.2. Notwithstanding Section 2.19 Voluntary Payment, a designated officer is hereby authorized and empowered to immediately issue a violation ticket pursuant to the Provincial Offences Procedures Act to any person who the designated officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.
- 2.18.3. If a violation ticket is issued in respect of an offence, the violation ticket may:
 - (a) Specify a penalty amount established by this Bylaw for the offence; or
 - (b) Require a person to appear in Court without the alternative of making a voluntary payment.

2.19. VOLUNTARY PAYMENT

- 2.19.1. Where a violation tag is issued pursuant to this Bylaw, the person to whom the tag is issued may, in lieu of being prosecuted for the offence, pay to the City the penalty specified in the tag within the time period indicated on the tag.
- 2.19.2. If a violation ticket has been issued pursuant to this Bylaw, and the violation ticket specifies a penalty amount for the offence; a voluntary payment can be made by submitting to a Provincial Court Clerk, on or before the initial appearance date indicated on the violation ticket, the specified fine set out on the violation ticket.

Part 3 – Development Applications and Process

3.1. DEVELOPMENT PERMITS

- 3.1.1. Pursuant to Section 3.10 Conditions of a Development Permit, when a Development Permit is approved with conditions, all conditions, except those of a continuing nature, shall be satisfied prior to a development commencing.
- 3.1.2. In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to obtain other Safety Code approvals or licenses that may be required by other regulatory departments or agencies.
- 3.1.3. The Development Authority may advertise and shall notify adjacent property owners about any Development Permit applications for discretionary uses and/or any Development Permit applications involving variances.
- 3.1.4. No Development Permit for a permitted or discretionary use shall be issued in any newly developed subdivision until a Construction Completion Certificate (CCC) on all essential services has been issued by the City’s Engineering Section, or a Substantial Completion Certificate has been received by the Engineer working on behalf of the developer for the subdivision.

3.2. DEVELOPMENT PERMIT NOT REQUIRED

- 3.2.1. A Development Permit is not required for the following developments (**Table 3.2**) provided that the Development complies with any of the applicable provisions of this Bylaw and the qualifier(s) identified in Table 3.2:

Table 3.2: Development, Activities and Uses for which a Development Permit is Not Required

Development, Activity or Use		Qualifier under which a Development Permit is Not Required ¹
a	Accessory Buildings	Shall be less than 10.0m ² in area
b	Amateur Radio	
c	Change in Seating for a Retail, Office, and Entertainment Use	Only applies to CC-D Land Use District
d	Change in Intensity of a use for Retail, Office, and Entertainment	Changes to any of the uses within the definition of Retail, Office, and Entertainment form another use within Retail, Office, and Entertainment
e	Charitable Bins	Shall not be located in any required setback area
f	Community Garden	Maximum area shall not exceed 0.25ha
g	Construction of public infrastructure	Shall be related to the construction of public infrastructure as authorized by a Development Agreement
h	Day Home	Shall not be located within an Apartment

i	Decks	<p>Shall have a Height less than or equal to 0.6m</p> <p>Shall not be included in calculation of site coverage</p>
j	Fences	
k	Hard Surfacing	<p>Shall be part of a development for which a Development Permit or Development Agreement has been issued</p> <p>Shall be for vehicle or pedestrian access or parking</p>
l	Hot Tubs	
m	Landscaping	<p>Shall be on private property</p> <p>Shall have proposed grades which do not adversely impact the site or adjacent property</p> <p>Landscaping other than what is required by this Bylaw or a Development Permit</p>
n	Maintenance of a Building	Shall be routine maintenance (i.e. painting, replacing siding, windows, roof, etc.) and not include structural alterations. (See 3.2.2 and 3.2.3)
o	Parks	Shall be developed by either the City, Provincial or Federal Governments
p	Play Equipment	Shall meet the required setbacks and maximum height regulations
q	Public Improvements	Shall include the construction, alteration, maintenance of repair of a public roadway
r	Residential Renovations	<p>Shall not increase the number of dwelling units</p> <p>Shall not increase the building footprint (see footnote pertaining to (l) Maintenance of Buildings).</p>
s	Renewable Energy Device (Limited)	Shall meet the provisions for renewable energy devices of the Land Use District in which they are located and may require Safety Code Permits
t	Satellite dishes	<p>Shall be less than 1.2m in diameter</p> <p>Shall be attached directly to a roof, side wall or balcony</p>
u	Shipping Containers/Moving Pods	Shall be permitted in a residential district for a maximum of 14 days for the purposes of moving.
v	Sign	<p>Signs pursuant to the provisions of federal, provincial or municipal legislation</p> <p>Signs erected by the City</p>

		<p>Municipal address numbers or letters displayed on the premises to which they refer</p> <p>Any sign painted on or affixed to the interior of a window in a commercial area</p> <p>Changing the copy of any sign for which a valid Development Permit has been issued.</p>
w	Signs displayed during construction	<p>Shall be located in a Non-Residential Land Use District</p> <p>Shall be wholly situated upon the construction site and not projecting over a public roadway.</p> <p>Shall not be more than one per site.</p> <p>Shall be less than 3.0m² in area</p> <p>Shall be removed upon substantial completion of site construction.</p>
x	Sign, Portable (Limited)	<p>Shall be less than 1.0m² in area.</p> <p>Shall be removed at the time that the business the sign is advertising closes or within one hour of the end of the event the sign is advertising.</p> <p>Shall be located in a Non-Residential Land Use District.</p>
y	Sign, Freestanding (Limited)	<p>Shall be erected along a drive-thru service aisle.</p> <p>No portion of the sign conveying advertisements shall be directed or visible from off the site.</p> <p>The non-advertising portion of the site shall be properly finished.</p> <p>Shall be less than 3.0m² in area.</p> <p>Shall be located in a Non-Residential Land Use District.</p>
z	Sign, Fascia (Limited)	<p>Shall be less than 1.0m² in area</p> <p>Shall be a minimum of 1.0m above grade.</p> <p>Shall be located in a Non-Residential Land Use District.</p>
aa	Sign, Realtor Portable	

bb	Stripping, site grading or excavation	Shall be part of a development for which a Development Permit and/or a Development Agreement has been issued.
cc	Tents (Special Event - Residential)	Shall be in place for no more than 5 days
dd	Temporary Construction Buildings (not including Show homes or temporary Sales Centers)	Shall not be used for human occupancy Shall be incidental to construction for which a Development Permit has been issued Shall be removed within 30 days of substantial completion or as determined by the Development Authority
ee	Temporary Government Services	Shall be used in connection with a federal, provincial or municipal election, referendum or census
ff	Temporary Modular Building (Commercial or Industrial)	Shall be removed from site within 28 days or less.
gg	Temporary outdoor event and associated temporary structures	Shall be incidental to the principal and permitted use of the site. Shall last for no longer than five consecutive days including the time needed to erect and dismantle any temporary structures
hh	Temporary swimming pools	Shall be installed on above grade on a seasonal basis Shall be removed during winter months Shall meet Land Use District provisions
ii	Temporary Retail Sales	Shall be temporary May include hawking of food products, Christmas trees, flowers or other miscellaneous goods
jj	Towers, Flag Poles and other Poles	Shall not exceed 15.0m in height in any Residential Land Use District
kk	Utilities on Private Land	May include railways, pipelines, irrigation ditches, conduit flumes and utility lines Shall not be integral to an approved development
ll	Utilities on Public Land	Shall be carried out on behalf of federal, provincial or municipal authorities on land that is publicly owned or controlled
	Those developments, activities and uses exempted under the MGA and regulations thereto	

3.2.2. Notwithstanding the qualifiers herein (entire Table 3.2), a Development Permit is required if the **Development** does not adhere to, or comply with any section of this Land Use Bylaw.

3.2.3 A Development Permit is required if painting, replacing siding, installation of windows or any other improvements results in a breach in any provision of this Land Use Bylaw. For example, certain Districts (such as those within the Downtown and the Urban Character District) regulate exterior finishes on Buildings.

3.3. VARIANCE TO REGULATIONS

3.3.1. The Development Authority may approve or conditionally approve an application for a development that does not comply with this Bylaw, if in the opinion of the Development Authority:

- (a) The proposed development would not:
 - i. Unduly interfere with the amenities of the neighbourhood; or
 - ii. Materially interfere with or affect the use, enjoyment, safety or value of neighbouring land.

and

- (b) The proposed development conforms to the use prescribed for that land or building in this Bylaw.
- (c) In consideration of the above, the Development Authority shall consider the specific merits of the application; the general purpose and intent of the District, any practical difficulties peculiar to the Use, character, or situation of land or a building, which are not generally common to other land in the same district; and
- (d) The Development Authority may consider if an error occurred in the siting of the building or structure and rectifying the error would create unnecessary hardship to the property owner.
- (e) The Development Authority does not have authority to vary, waive, or relax a Fundamental Use Provision or a Use definition.

3.3.2. Notwithstanding Section 3.3.1., the Development Authority, shall not approve:

- (a) A development that does not comply with the provisions of this Bylaw in terms of yard setbacks or site coverage, if:
 - i. The development encroaches onto or over any easement, unless an encroachment agreement has been granted in respect of it, and the development meets all other requirements of this Bylaw; or
 - ii. If the development encroaches onto or over any property line.

3.3.3. If a variance is granted, the Development Authority shall specifically detail its nature and extent in the associated Development Permit.

3.3.4. The Development Authority shall not refuse a Development on a site that does not meet the provisions of this Bylaw in terms of width, depth, or site area, provided that the site was legally registered at the time of adoption of this Bylaw and that the development meets all other requirements of this Bylaw.

3.4. REQUIREMENTS FOR A DEVELOPMENT PERMIT APPLICATION

3.4.1. An application for a Development Permit shall include:

- (a) An application made to the Development Authority on the prescribed form that shall be signed by the applicant or the applicant's agent as well as the land owner, authorized in writing. The correctness of the information supplied shall, when required by the Development Authority, be verified by a Statutory Declaration; and
- (b) The applicable Development Permit fee as established in the City of Fort Saskatchewan Fees and Charges Bylaw.
- (c) As per the MGA - Subdivision and Development Regulation the applicant shall confirm the location or absence of any abandoned wells within the proposed project area.

3.4.2. The Development Authority may also require:

- (a) The proposed use or occupancy of all parts of the land and building;
- (b) Fully dimensioned plans showing the elevations, floor plans and perspective of the proposed development including a description of the exterior finishing materials and colours;
- (c) A vicinity map indicating the location of the proposed development in relation to nearby public roadways and other significant physical features which may have implications for the proposed development;
- (d) A map showing the designated land use of the site and all properties within 90.0m of the boundaries of the site;
- (e) A copy of the current Certificate of Title indicating ownership of the site;
- (f) Two hard copies of a site plan to an engineer or architect scale and one digital copy of a site plan showing all of the following in metric measurements:
 - i. North arrow;
 - ii. Scale of plan, to the satisfaction of the Development Authority;
 - iii. Legal description of property;
 - iv. Municipal address;
 - v. Property lines shown with dimensions;
 - vi. Front, side and rear yard setback areas shown with dimensions;
 - vii. Dimensioned layout of existing and proposed parking areas, driveways, paved areas, entrances and exits abutting public roadways shown and labeled;
 - viii. Location of sidewalks and curbs;

- ix. Location of existing and proposed municipal and private local improvements;
 - x. Location, dimensions and height of principal building and other structures including accessory developments, garages, carports and fences;
 - xi. Location of major landscaped areas including retaining walls and existing trees;
 - xii. Site topography, drainage patterns, grade and special conditions; and
 - xiii. Location of all registered utility easements and rights-of-way.
- (g) Photographic prints showing the site in its existing condition;
 - (h) How the form, mass and character of the proposed development will relate to neighbouring developments;
 - (i) How the exterior finish of the building will relate to existing or planned facades of neighbouring buildings;
 - (j) A detailed landscaping plan of the entire site to show grading, loading and parking areas, tree planting or removal, grassed areas, the location and species of shrubs and trees, playgrounds and parks;
 - (k) A geotechnical or flood plain study prepared by a qualified engineer if, in the opinion of the Development Authority, the site is potentially hazardous or unstable;
 - (l) A Phase 1 and/or Phase 2 environmental site assessment, conducted according to Canadian Standards Association (CSA) guidelines to determine potential contamination and mitigation;
 - (m) An environmental impact assessment prepared by a qualified professional if the proposed development may, in the opinion of the Development Authority, result in potentially significant environmental effects;
 - (n) A traffic impact analysis prepared by a qualified engineer specializing in transportation engineering. Such an analysis shall include, but not be limited to, impacts on adjacent public roadways, pedestrian circulation on and off the site, vehicular circulation on and off the site, turning radius diagrams for large truck movements on and off the site, and any other information required by the Development Authority;
 - (o) A parking study prepared by a qualified engineer specializing in transportation engineering;
 - (p) A noise attenuation study prepared by a qualified professional;
 - (q) A report showing the effect of wind or shadow produced by the proposed development;
 - (r) Copies of a Plan of Survey prepared by an Alberta Land Surveyor showing the following:
 - i. the site to be developed; and

- ii. Provide all elevations derived from geodetic datum
- (s) A reclamation plan for aggregate extraction or other major surface disturbances;
- (t) Information to assist in assessing the impact the proposed development may have on utilities, services, traffic circulation within the site and on adjacent public roadways, land use, tax base, community facilities, employment and other matters;
- (u) Samples of exterior finishing materials;
- (v) Elevation of any signs proposed for the development;
- (w) A Risk Assessment;
- (x) A Construction Fire Safety Plan;
- (y) Information showing that the applicant has discussed the proposal with nearby property owners;
- (z) A Crime Prevention through Environmental Design (CPTED) assessment prepared by a qualified professional architect or planner;
- (aa) Engineering Drawings including, but not limited to lot grading, roadway plans, utility servicing plans and storm water servicing plans;
- (bb) Such other plans, photographs, or other documents and information of any kind that the Development Authority may consider necessary to properly evaluate the proposed development.

3.5. NOTIFICATION AND COMMUNITY CONSULTATION FOR PROPOSED DEVELOPMENT

- 3.5.1. Prior to the consideration of a Development Permit application for a discretionary use or for a development in a Direct Control District, the Development Authority may provide notification to adjacent landowners setting out the proposed use and development in a form prescribed by the Development Authority.
- 3.5.2. The notice required by the Development Authority pursuant to Section 3.5.1 above shall state:
 - (a) The proposed use of the building or site;
 - (b) That an application respecting the proposed use will be considered by the Development Authority; and
 - (c) That any person who objects to the proposed use of the site may deliver to the Development Authority a written statement of objection to such use indicating:
 - i. Full name and address for service of any notice to be given in respect of the objection; and

- ii. The reasons for the objection to the proposed use. The statement of objection must be received by the Development Authority not later than the day specified in the notice.
- 3.5.3. Prior to an application being considered for development on an infill or redevelopment site or for a development in a Direct Control District, the Development Authority may require that the applicant carry out an appropriate community consultation as per the City of Fort Saskatchewan Public Engagement Framework.

DEVELOPMENT APPROVAL PROCESS

3.6. APPLICATION COMPLETENESS

- 3.6.1. An application for a Development Permit shall not be considered complete and received by the City until such time as the requirements of Section 3.4 Requirements for a Development Permit Application have been met to the satisfaction of the Development Authority. The sufficiency and quality of information and documentation for those requirements shall be at the discretion of the Development Authority, who:
- (a) May return the application form and all submissions to the applicant, together with the appropriate refund in compliance with the fee schedule; and
 - (b) Shall deem the application not to have been submitted until all required information and details have been submitted.
- 3.6.2. The Development Authority must, within 20 days after receipt of an application for a development permit, make a determination whether the application is complete. An application is complete if:
- (a) In the opinion of the Development Authority, the application contains the documents and information necessary to review the application;
 - (b) The Development Authority does not make a determination within 20 days.
- 3.6.3. Notwithstanding Section 3.6.2., the time period to determine if the application is complete may be extended by an agreement in writing between the applicant and the Development Authority.
- 3.6.4. The Development Authority must issue to the applicant in writing by either regular mail or electronic mail:
- (a) If deemed complete, acknowledgement that the application is complete within five (5) days of the determination. The acknowledgement must specify the date on which the application is deemed complete, identify the development subject, state the legal land description and the applicant's name; or
 - (b) If deemed incomplete, a notice that the application is incomplete within the time period specified in Section 3.6.2. The notice must provide reasons on why the application has been determined incomplete, specify any outstanding documentation and information necessary, and set a date by which any outstanding items must be submitted.

- 3.6.5. Notwithstanding Section 3.6.4(b), the Development Authority and the applicant may agree on a later date for the application to be deemed complete.
- 3.6.6. If the applicant fails to submit all outstanding information and documentation on or before the date referred to in Section 3.6.4(b), the application is deemed to be refused. The Development Authority must issue the applicant a notice in accordance with Section 3.11.2.

3.7. DEVELOPMENT PERMIT REVIEW PROCESS

- 3.7.1. The Development Authority may refer a Development Permit application to any City Department and to any external agency for comment and advice.
- 3.7.2. In reviewing a Development Permit application, the Development Authority shall consider any technical study deemed necessary to support the land use planning review of the application and, based on the results of such technical studies, may approve or refuse the application and/or impose such conditions as are considered necessary to mitigate any potential impacts.
- 3.7.3. Pursuant to the MGA, if a Development Authority decision has not been made on an application within 40 days of the receipt by the applicant of an acknowledgement of completeness issued under Section 3.6.4, the applicant may deem the application refused unless the applicant chooses to enter into an agreement with the Development Authority to extend the 40 day review period.
- 3.7.4. For an application for a Development Permit in a Direct Control District, the Development Authority shall:
 - (a) Where Council has delegated the decision to the Development Authority, the Development Authority shall consider the application and may approve the application providing it meets the direction set out by Council in the Direct Control District; or
 - (b) Where Council has not delegated the decision to the Development Authority, the Development Authority shall refer the application to a public Council meeting, and provide a recommendation on the application for Council's consideration.

3.8. INTERMUNICIPAL REFERRALS

- 3.8.1. The following applications shall be referred to Strathcona County, Sturgeon County and/or the City of Edmonton:
 - (a) All re-designation and Development Permit applications that, in the opinion of the Development Authority, may result in impacts to these adjacent municipalities; and
 - (b) Land Use Bylaw amendment applications that affect lands located adjacent to the respective municipal boundary.

- 3.8.2. In making a decision on an application, the Development Authority shall give due consideration to any recommendations or comments received from the municipality or municipalities to which it was circulated.

3.9. DECISION ON A DEVELOPMENT PERMIT

- 3.9.1. The Development Authority shall receive all applications for Development Permits and determine whether or not the submitted applications are complete.
- 3.9.2. The Development Authority shall review each application for a Development Permit to determine the type of use the development constitutes. The Development Authority shall make this determination based on:
- (a) The merits of the application submission regardless of the use applied for by the applicant;
 - (b) The definition of the Use as expressed within Part 2 of this Bylaw; and
 - (c) The intent of the defined Use.
- 3.9.3. In making a decision on a Development Permit application for a permitted use, the Development Authority:
- (a) Shall approve, with or without conditions, the application if the proposed development conforms to this Bylaw;
 - (b) May refuse the application if the proposed development does not conform to this Bylaw; or
 - (c) May approve the application with variances, relaxations, or waivers to applicable provisions within this Bylaw.
- 3.9.4. In reviewing a Development Permit application for a discretionary use, the Development Authority shall have regard to:
- (a) The circumstances and merits of the application, including but not limited to:
 - i. The impact on properties in the vicinity from such nuisance factors such as traffic, smoke, other airborne emissions, odours and noise; and
 - ii. The design, character and appearance of the proposed development and, in particular, whether it is reasonably compatible with, and complementary to the surrounding properties and land use.
 - (b) The purpose and intent of any applicable Statutory Plan adopted by the City; and
 - (c) The purpose and intent of any non-statutory plan and pertinent policy adopted by the City.
- 3.9.5. In making a decision on a Development Permit application for a discretionary use, the Development Authority:

- (a) May approve the application, with or without conditions, based on the merits of the application if it conforms to the requirements of this Bylaw and any applicable approved Statutory Plan or approved policy affecting the site;
 - (b) May refuse the application even if it conforms to the requirements of this Bylaw; and/or
 - (c) May refuse the application if the proposed development does not conform to the requirements of this Bylaw.
- 3.9.6. Notwithstanding any other provisions or requirements of this Bylaw, the Development Authority may establish a more stringent standard or requirement for a discretionary use when the Development Authority deems it necessary to do so.
- 3.9.7. Variances shall be processed and notification to adjacent owners given in accordance with Sections 3.11.1 through 3.11.4 of this Bylaw.
- 3.9.8. Where a specific use does not conform to the wording of any Use Class definition or generally conforms to the wording of two or more Use Class definitions, the Development Authority may exercise discretion to deem that the use conforms to and is included in that Use Class which he considers to be the most appropriate in character and purpose. In such a case, the use shall be considered a Discretionary Use, whether or not the Use Class is listed as Permitted or Discretionary within the applicable District.

3.10. CONDITIONS OF A DEVELOPMENT PERMIT

- 3.10.1. Where applicable and as considered necessary, the Development Authority may impose such conditions on a Development Permit:
- (a) To uphold the intent and objectives of the Municipal Development Plan under preparation or as adopted;
 - (b) To uphold the intent and objectives of an Area Structure Plan or Area Redevelopment Plan under preparation or as adopted;
 - (c) To conform to the applicable provisions of this Bylaw; and
 - (d) To provide security acceptable to the Development Authority to ensure performance of the conditions imposed on the Development Permit by this Bylaw.
- 3.10.2. Pursuant to the MGA, the Development Authority may, as a condition of issuing a Development Permit, require that the applicant enter into a Development Agreement with the City to do any or all of the following:
- (a) To construct or pay for the construction of a roadway required to give access to the development;
 - (b) To construct or pay for the construction of:

- i. A pedestrian walkway system to serve the development or to give access to an adjacent development, or both; and
 - ii. Off-street or other parking facilities as well as loading and unloading facilities;
 - (c) To construct, install or pay for any local improvements and utilities which are needed to serve the development including, but not limited to on-site storm water management facilities and any required easements, and joint drainage and access requirements;
 - (d) To repair or reinstate to original conditions any street furniture, curbing, sidewalk, landscaping or trees that may be damaged or destroyed or otherwise harmed by development or building operations upon the site;
 - (e) To provide security acceptable to the Development Authority to guarantee performance of the conditions imposed upon the development;
 - (f) To pay any off-site levy or redevelopment levy; and
 - (g) To attend to all other matters the Development Authority considers appropriate.
- 3.10.3. To ensure compliance with a Development Agreement, the City may register a caveat against the property being developed which shall be discharged up the conditions of the Development Agreement being met.
- 3.10.4. Subject to this Bylaw, any Statutory Plan and the MGA, the Development Authority may attach whatever conditions are considered appropriate to a Development Permit for either a permitted or discretionary use, including but not limited to, requirements regarding:
- (a) Landscaping;
 - (b) Noise attenuation;
 - (c) Special parking provisions;
 - (d) Location, appearance and character of buildings;
 - (e) Grading a site to protect adjacent properties;
 - (f) Conditions specified elsewhere in this Bylaw; or
 - (g) Any other condition to ensure that the proposed development is compatible with surrounding land uses.

3.11. NOTICE OF DECISION

- 3.11.1. The decision of the Development Authority on an application for a Development Permit shall be given to the applicant in the form prescribed by the City. The notice of decision shall state the date on which the decision is made and be sent to the applicant via either regular or electronic mail on the same day the decision is made.

- 3.11.2. If the Development Authority refuses an application for a Development Permit, the Notice of Decision shall contain the reasons for the refusal.
- 3.11.3. Notification of the issuance of a permit for a discretionary use, or for a development permit for a permitted or discretionary use involving a variance, by the Development Authority shall describe the Development and state the decision of the Development Authority, and the right of appeal therefrom.
- 3.11.4. When an application for a Development Permit is approved for a discretionary use, for a variance, or for a development in a Direct Control District, a Notice containing the information specified in Section 3.11.3, shall be:
- (a) Mailed within seven days to, at a minimum, assessed property owners that are adjacent to the subject site; or
 - (b) Published in one (1) issue of a newspaper circulating in the City within 15 days of the issuance of the permit.

3.12. ISSUANCE AND VALIDITY OF A DEVELOPMENT PERMIT

- 3.12.1. The Development Authority shall dispatch a Notice of Decision by ordinary or electronic mail pursuant to Section 3.11 Notice of Decision.
- 3.12.2. Once an application for a Development Permit has been approved by the Development Authority, the Development Permit shall not be valid unless and until:
- (a) Any conditions of approval, except those of a continuing nature, have been fulfilled; and
 - (b) No notice of appeal from such approval has been served on the Subdivision and Development Appeal Board within the time specified in this Land Use Bylaw.
- 3.12.3. If a Development Permit has been authorized by the Subdivision and Development Appeal Board, it shall not be valid unless and until:
- (a) The Chair of the Subdivision and Development Appeal Board has signed the decision of appeal thereby authorizing the Development; and
 - (b) Any conditions of approval, except those of a continuing nature, have been fulfilled.
- 3.12.4. A Development Permit shall be deemed to be valid 21 days after the date on which the notice of issuance of the development permit was given in accordance with 3.12.1. If an appeal against the Development Permit is made to the Appeal Authority, the Development Permit shall not come into effect unless and until any conditions of approval have been fulfilled.

3.13. SUSPENSION AND CANCELLATION OF A DEVELOPMENT PERMIT

- 3.13.1. If the development authorized by an approved Development Permit is not commenced within 12 months from the date of the issuance of the Development Permit, or if the applicant has not obtained an approved Building Permit within 12 months of the date of the issuance of the Development Permit, the Development Permit shall be deemed void unless the applicant advises the Development Authority, within 30 days prior to the expiry of such 12 month period and the Development Authority grants an extension. The Development Authority may grant up to a one (1) year extension of a Development Permit.
- 3.13.2. A development shall be completed to the satisfaction of the Development Authority within 24 months of the issuance of the Development Permit, unless the applicant, within 30 days prior to the expiry, applies for and is granted an extension from the Development Authority. The Development Authority may grant one (1) extension of the effective period and the extension period shall not exceed twelve (12) months.
- 3.13.3. The Development Authority may suspend or cancel a Development Permit following its approval or issuance if:
- (a) The Development Permit application contains a misrepresentation;
 - (b) Facts have not been disclosed which should have been at the time of consideration of the application for the Development Permit;
 - (c) The Development Permit was issued in error;
 - (d) The requirements or conditions of the Development Permit have not been complied with; or
 - (e) The applicant requests in writing that the Development Authority cancel the Development Permit provided that the use, development or construction has not commenced; or
 - (f) An appeal is filed against the Development Permit.
- 3.13.4. Upon service on the City of Fort Saskatchewan of an application for leave to appeal the decision of the Subdivision and Development Appeal Board, under the MGA, the Development Authority shall suspend the Development Permit issued by the Subdivision and Development Appeal Board.
- 3.13.5. If the Development Authority cancels a Development Permit, written notice shall be provided to the applicant.
- 3.13.6. Upon receipt of the written notice of cancellation of a Development Permit, the applicant shall cease all development and activities related to the development.
- 3.13.7. Notice of the Development Authority's decision to cancel the Development Permit, shall be provided in writing by ordinary mail to the property owner and to the applicant of the Development Permit and such notice shall state the reasons for cancellation of the Development Permit.

3.13.8. If a use to which a Building, or a portion of a Building, ceases for a period of twenty four (24) months or less, the re-establishment of the same or similar use in the premises does not require a Development Permit, unless:

- (a) Structural changes are made or proposed to be made; or
- (b) There is a change in the intensity of the use.

3.13.9. If a use to which a Building, or portion of a Building, ceases operation for more than twenty four (24) months, the re-establishment of a use in the building requires the use to be authorized by a new Development Permit.

3.13.10. Subsections 3.13.9 do not apply to the use of a Dwelling for residential purposes.

3.14. GUARANTEED SECURITY

3.14.1. Where required pursuant to Section 3.10.4, prior to the issuance of any Building Permit or start of any construction, the applicant shall:

- (a) Execute and deliver to the City a Development Agreement if required pursuant to Subsection 3.10.2;
- (b) Pay the off-site levy or redevelopment levy required by this Bylaw or any other Bylaw of the City; and
- (c) Deliver to the City an Irrevocable Letter of Security, an Irrevocable Letter of Credit or a certified cheque.

3.14.2. The amount of the guaranteed security required by the Development Authority shall depend upon the conditions of the Development Permit for which the security is intended to ensure compliance.

3.14.3. The City shall hold the guaranteed security, without interest payable, until the conditions of the Development Permit have been met to the satisfaction of the Development Authority.

3.14.4. Any guaranteed security shall allow for partial draws by the City, if the conditions of the Development Permit have not been completed to the satisfaction of the Development Authority. The City may draw on a cash security, letter of credit or other security and the amount thereof shall be paid to the City for its use absolutely. All expenses incurred by the City to renew or draw upon any letter of credit or other security shall be reimbursed by the owner or developer to the City by payment of invoice from the proceeds of the security.

3.14.5. In the event that the owner or developer does not complete the required conditions of the Development Permit and the cash or proceeds from the letter of credit are insufficient for the City to complete the required work, should it elect to do so, the owner or developer shall pay any deficiency to the City immediately upon being invoiced.

- 3.14.6. Once all conditions of the Development Permit are met, the applicant shall submit a Request for Inspection Form to the City. The securities shall be released once the inspection has been completed by staff, and all required works have been completed to the satisfaction of the City.

3.15. REAPPLICATION FOR A DEVELOPMENT PERMIT

- 3.15.1. When an application for a Development Permit is refused, deemed refused or cancelled by the Development Authority, or upon a refusal from an appeal to the Subdivision and Development Appeal Board, the submission of another application for the same or similar use or development on the same parcel by the same or any other applicant shall not be made for a period of six (6) months from the date of issuance of the refusal. If necessary, the determination of what constitutes same or similar use or development shall be at the discretion of the Development Authority.
- 3.15.2. When a Development Permit or refusal of a Development Permit is under appeal at the Subdivision and Development Appeal Board or the Court of Appeal, the submission of another application for the same or similar use or development on the same parcel by the same or any other applicant shall not be made while the appeal is ongoing. If necessary, the determination of what constitutes same or similar use or development shall be at the discretion of the Development Authority.
- 3.15.3. Subsection 3.15.1 shall not apply in the case of an application for a Development Permit for a Permitted Use if the application complies with all the regulations of this Bylaw.

3.16. DEVELOPMENT APPEALS

- 3.16.1. Pursuant to the MGA, Council shall establish, by Bylaw, a Subdivision and Development Appeal Board.
- 3.16.2. An appeal may be launched by filing a notice with the Subdivision and Development Appeal Board that provides the following:
- (a) The legal description of the property and/or the municipal address;
 - (b) The address of the appellant;
 - (c) The reasons for the appeal and the issue, condition in the decision, or Order that is the subject of the appeal; and
 - (d) The fees prescribed by the City of Fort Saskatchewan Fees and Charges Bylaw.

3.17. COURT OF APPEAL

- 3.17.1. Pursuant to the MGA, an appeal shall be directed to the Court of Appeal on a question of jurisdiction or law with respect to:
- (a) A decision of the Subdivision and Development Appeal Board; or

(b) The Municipal Government Board on a subdivision appeal.

3.17.2. An application for leave to appeal pursuant to Subsection 3.17.1 above shall be filed and served within 30 days of the issuance of the decision for which an appeal is sought, and notice of the application shall be given to:

(a) The Municipal Government Board or the Subdivision and Development Appeal Board and the City; and

(b) Any other person that the judge directs.

Part 4 – Subdivision Applications and Process

4.1. REQUIREMENTS FOR AN APPLICATION TO SUBDIVIDE

- 4.1.1. An application proposing to subdivide land shall be in accordance with the relevant sections of the Municipal Government Act.

4.2. APPLICATION COMPLETENESS

- 4.2.1. An application to subdivide land shall not be considered complete and received by the City until the Subdivision Authority is satisfied that the documentation and information is sufficient. The sufficiency and quality of information and documentation for those requirements shall be at the discretion of the Subdivision Authority, who:
 - (a) May return the application form and all submissions to the applicant, together with the appropriate refund in compliance with the fee schedule; and
 - (b) Shall deem the application not to have been submitted until all required information and details have been submitted.
- 4.2.2. The Subdivision Authority must, within 20 days after receipt of an application for subdivision approval, make a determination whether the application is complete. An application is complete if:
 - (a) In the opinion of the Subdivision Authority, the application contains the documents and information necessary to review the application; or
 - (b) The Subdivision Authority does not make a determination within 20 days.
- 4.2.3. Notwithstanding Section 4.2.2., the time period to determine if the application is complete may be extended by an agreement in writing between the applicant and the Subdivision Authority.
- 4.2.4. The Subdivision Authority must issue to the applicant in writing by either regular mail or electronic mail:
 - (a) If deemed complete, acknowledgement that the application is complete within five (5) days of the determination. The acknowledgement must specify the date on which the application is deemed complete, and state the legal land description and the applicant's name; or
 - (b) If deemed incomplete, a notice that the application is incomplete within the time period specified in Section 4.2.2. The notice must provide reasons on why the application has been determined incomplete, specify any outstanding documentation and information necessary, and set a date by which any outstanding items must be submitted.

- 4.2.5. Notwithstanding Section 4.2.4.(b), the Subdivision Authority and the applicant may agree on a later date for the application to be deemed complete.
- 4.2.6. If the applicant fails to submit all outstanding information and documentation on or before the date referred to in Section 4.2.4(b), the application is deemed to be refused. The Subdivision Authority must issue the application a notice in accordance with Section 4.4.2.

4.3. INTERMUNICIPAL REFERRALS

- 4.3.1. All subdivision applications that in the opinion of the Subdivision Authority, may result in impacts to Strathcona County, Sturgeon County and/or the City of Edmonton shall be referred to those municipalities.
- 4.3.2. In making a decision on an application, the Subdivision Authority shall give due consideration to any recommendations or comments received from the municipality or municipalities to which it was circulated.

4.4. NOTICE OF DECISION

- 4.4.1. The decision of the Subdivision Authority on an application to subdivide land shall be given to the applicant in the form prescribed by the City. The notice of decision shall state the date on which the decision is made and be sent to the applicant via either regular or electronic mail on the same day the decision is made.
- 4.4.2. If the Subdivision Authority refuses an application to subdivide land, the Notice of Decision shall contain the reasons for the refusal.

Part 5 – General Regulations for All Land Use Districts

5.1. ACCESS TO SITES

- 5.1.1. Access/Egress locations and curb crossings require the approval of the City. The Development Authority, in consultation with appropriate City Departments, may determine the most suitable access and egress point onto a public road for any development and/or subdivision application.
- 5.1.2. Curb cuts and ramps shall be located at convenient, safe locations for the physically disabled, for bicyclists and for people pushing strollers or carts. The location and design of curb cuts and ramps shall avoid crossing or funneling traffic through loading areas, drive through service lanes and outdoor trash storage/collection areas.
- 5.1.3. No direct vehicle access shall be permitted from a designated arterial or major collector roadway or a public roadway that, in the opinion of the Development Authority, is designed to accommodate major vehicular traffic flows to:
 - (a) Any residential site, unless the access serves three or more dwelling units;
 - (b) Any site, unless turning space is provided on the site such that vehicles entering upon the site may turn before re-entering the public roadway; or
 - (c) Any site, where in the opinion of the Development Authority, there would be an excessive number of access points onto the public roadway.

5.2. ACCESSORY DEVELOPMENTS

- 5.2.1. Interpretation
 - (a) Developments that are naturally or normally incidental, subordinate, and strictly devoted to the principal use is considered to be an Accessory Development;
 - (b) An Accessory Development falls under the Use Class of its Principal Use and therefore is either Accessory to a Permitted Use or Accessory to a Discretionary Use.
- 5.2.2. Accessory buildings attached to the Principal Building are considered to be part of the Principal Building and shall comply with the Setbacks applicable to the principal building for the applicable land use district.

5.3 EMERGENCY ACCESS TO BUILDINGS

- 5.3.1. Sites shall be designed so that appropriate access for emergency services is afforded to all buildings.

5.4. ENVIRONMENTALLY CONSTRAINED LAND

- 5.4.1. The Development Authority may require a geotechnical analysis, biophysical analysis, environmental risk assessment or environmental impact assessment for any subdivision, Development Permit or Land Use Bylaw amendment application where, in the opinion of the Development Authority, the proposed development may be on or adjacent to

environmentally constrained land. Such reports shall review the suitability of the proposed development to the subject site, consider the potential impact of the development on wildlife corridors, water bodies, water courses and/or the stability of slopes and may recommend potential mitigation measures for the site and proposed development.

- 5.4.2. The Development Authority may, based on the results of a geotechnical analysis or other study, impose such conditions as are considered necessary to mitigate any potential impacts or refuse the application if the site is, in the opinion of the Development Authority, unsuitable for the proposed development. The Development Authority may require a restrictive covenant or other environmental protection tool for the protection of the land, pursuant to the provisions of the MGA.
- 5.4.3. Buildings or structures proposed adjacent to or on environmentally constrained lands, including the banks of any water body or watercourse or on sites with a slope in excess of 10%, shall be set back:
 - (a) A minimum of 12.0m from the top of bank, where the bank is less than 6.0m high;
 - (b) A minimum of twice the height of the bank from the top of bank, where the bank is between 6.0m and 23.0m;
 - (c) A minimum of 46.0m where the bank is over 23.0m high; and/or
 - (d) A lesser distance as recommended in a geotechnical analysis and considered acceptable by the Development Authority.
- 5.4.4. Notwithstanding the above, in making a decision on the required setback from a water body or water course, the Development Authority may refer an application to Alberta Environment for comments prior to issuing any Permit, and may require revised setbacks where deemed necessary.
- 5.4.5. With the exception of the permitted and discretionary uses in the PR - Parks and Recreation District, no development shall be permitted within the 1:100 year flood plain of any water body or water course, or other area prone to flooding or subsidence, unless the applicant demonstrates to the satisfaction of the Development Authority that preventive engineering and construction measures can be used to make the site suitable for the proposed development.
- 5.4.6. The removal of trees or vegetation within 30.5m of environmentally constrained land shall not be permitted where, in the opinion of the Development Authority, the removal could have a negative impact on a water body, water course or stability of a slope, unless a Development Permit has been issued for the proposed clearing.
- 5.4.7. The placing of fill within the 1:100 flood plain shall not be permitted unless and until Alberta Environment has determined that the placing of fill will not have a detrimental impact on the flow of water in the water course or on lands adjacent to the water course. The Development Authority may also require applicants to submit a slope stability assessment completed by a geotechnical engineer or other qualified professional prior to the placing of fill.

- 5.4.8. The foregoing provisions shall not apply to the construction of fences, gates or other means of enclosures less than 1.8m in height.

5.5. FENCES, WALLS AND HEDGES

- 5.5.1. No person shall construct a fence or wall, or permit a hedge to grow on public property.
- 5.5.2. The height of a fence, wall or hedge shall be measured from grade.
- 5.5.3. The Development Authority may require common fencing be erected on private lands adjacent to arterial or collector roadways and public open spaces.

5.6. GENERAL LANDSCAPING REQUIREMENTS

- 5.6.1. Landscaping required pursuant to Sections 7.5, 8.4, 9.3, and 10.9 of this Bylaw shall be completed within the time specified in a Development Permit, at the discretion of the Development Authority, or within two years from the date of a Development Permit, whichever is earlier.
- 5.6.2. All plants used to complete landscaping required by this Bylaw shall be tolerant to District 3A and to specific site conditions, such as sun, shade, excessive wind, road salts, etc. Landscaping shall be designed to provide for the long-term health, viability and coverage of plantings through methods including, but not limited to size and spacing of plants, depth and quality of soil and access to light and air.
- 5.6.3. Landscaping required by this Bylaw shall be provided, at the time of planting, according to the following specifications:
- (a) 50.0mm minimum caliper for deciduous trees;
 - (b) 2.0m minimum height for coniferous trees;
 - (c) 600mm minimum height and 400mm minimum spread for shrubs; and
 - (d) A proportion of deciduous to coniferous trees approximately equal to 60:40, unless otherwise specified by the Development Authority.
- 5.6.4. Landscaping on public property shall adhere to the City's Engineering Standards.
- 5.6.5. In the event that the landscaping required in an approved development is inappropriate or fails to survive within the warranty period following planting, the Development Authority may allow or require alternative landscaping materials to be substituted.
- 5.6.6. The use of potable water for landscaping irrigation should be minimized through methods including, but not limited to harvesting, processing and recycling of rainwater, stormwater and building grey water and the use of indigenous, drought-resistant and hardy trees, shrubs, plants and turf that require no irrigation, fertilizers, pesticides or herbicides.

- 5.6.7. Landscaping should be used to enhance the quality and human experience of public spaces and highlight major circulation patterns, pedestrian pathways and the overall development.
- 5.6.8. Required landscaping shall include a variety of trees, shrubs and planted ground cover.

5.7. LANDSCAPING PLANS

- 5.7.1. Except in Low Density Residential Land Use Districts, where landscaping is required to be provided for an area in excess of 500m² by this Bylaw, the required landscaping plan shall be prepared by a designated Landscape Architect or Landscape Architectural Technologist.
- 5.7.2. Where landscaping is required by this Bylaw the applicant shall provide a detailed landscaping Plan at the time of Development Permit application. The landscaping plan shall include the following information:
 - (a) Existing and proposed site features, including but not limited to property lines, easements, utility lines, poles and boxes, adjacent rights-of-way and public spaces, berms, retaining walls, and fences;
 - (b) Existing and proposed buildings and structures;
 - (c) Calculations of the total landscaping area and plant quantities;
 - (d) Existing and proposed topography and site grading;
 - (e) Existing vegetation on the site and whether it is to be retained or removed;
 - (f) Proposed landscaping, including the type, species, sizes and number of plant materials and the types of hard surfaced landscaped areas; and
 - (g) Proposed screening of trash collection areas, open storage areas, or outdoor services areas including any loading, unloading and vehicular service areas that are visible from an adjoining site in a Residential or Commercial Land Use District or from a public roadway other than a lane. Screening shall be designed to provide a visual buffer from the ground to a height of 1.8m and the location, length, thickness and height of screening materials shall be indicated on the landscaping plan.
- 5.7.3. If a development is completed in phases, required landscaping shall be completed in sequence with development phases. These phases shall be shown on the landscaping plan.
- 5.7.4. Where a landscaping plan is required, no landscaping work shall be commenced until the landscaping plan is approved by the Development Authority.
- 5.7.5. The Development Authority may approve, deny, or require changes to a landscaping plan if, in their opinion, it is not in compliance with the requirements of this Bylaw. Provided that the purposes of this Section are still achieved, written requests for alternative

landscaping schemes may be submitted to the Development Authority and may be justified only when one or more of the following conditions apply:

- (a) The site has space limitations or an unusual shape;
- (b) Topography, soil, or other site conditions are such that full compliance is impossible or impractical;
- (c) It can be demonstrated that the alternative proposal will result in better environmental or aesthetic quality and conditions; or
- (d) Safety considerations are involved and no other alternative exists to reduce potential hazards.

5.8. LANDSCAPING SECURITIES AND INSPECTIONS

5.8.1. As a condition of a Development Permit, a security deposit will be required, at the discretion of the Development Authority, to be provided by the owner to the City to ensure that landscaping required by this Bylaw is completed in accordance with this Bylaw. The landscaping security shall be based upon 100% of the estimated total landscaping cost of completion, as determined by the Development Authority or by a professional landscaping contractor, and shall include the following items:

- (a) Topsoil for grassed areas in accordance with the City of Fort Saskatchewan Engineering Standards;
- (b) Grass sod or seed;
- (c) Trees, shrubs and perennials;
- (d) Mulch; and
- (e) Hard surfaced landscaping features.

5.8.2. The landscaping security deposit required pursuant to this Section shall be provided in the form of cash, certified cheque or an automatically renewing, irrevocable letter of credit.

5.8.3. The owner shall request that the City conduct a Landscaping Completion Inspection upon the completion of all the landscaping required by this Bylaw and a Development Permit. A Landscaping Completion Inspection will be conducted as follows:

- (a) Between the dates of June 1 and September 30; this date may be extended based on weather conditions and subject to submission of a letter from the applicant/landowner indicating that the landscaping has been installed in accordance with the Development Permit requirements; or
- (b) Subject to non-dormant conditions.

5.8.4. Upon completion of a Landscaping Completion Inspection, the City shall request that the following deficiencies, if they exist, be completed, prior to the issuance of a Landscaping Completion Certificate (LAC):

- (a) Installation of missing or damaged landscaping;
 - (b) Replacement of landscaping that does not meet size specifications; and
 - (c) Replacement of unhealthy plantings
- 5.8.5. The owner shall request that the City conduct a Landscaping Acceptance Inspection, no earlier than one year following the date of a Landscaping Completion Certificate. A Landscaping Acceptance Inspection will be conducted as follows:
- (a) Between the dates of June 1 and September 30; or
 - (b) Subject to non-dormant conditions.
- 5.8.6. Upon completion of a Landscaping Acceptance Inspection, the City shall request that the following deficiencies, if they exist, be completed, prior to the issuance of a Landscaping Acceptance Certificate:
- (a) Installation of missing or damaged landscaping;
 - (b) Replacement of landscaping that does not meet size specifications; or
 - (c) Replacement of unhealthy plantings.
- 5.8.7. In the event that the required landscaping is not completed within the time specified in a Development Permit or is subject to ongoing deficiencies, the City may use any portion of the landscaping security deposit to install the landscaping in accordance with the requirements of this Bylaw and/or a Development Permit. If the cost of installation, as arranged by the City, exceeds the amount of the landscaping security deposit, the difference shall be a debt due from the owner to the City.
- 5.8.8. A landscaping security deposit may be released in two stages, as follows:
- (a) 50% of the security deposit, provided that the amount of the deposit being retained is not less than \$2,500.00, upon the issuance of a Landscaping Completion Certificate; with
 - (b) The remainder of the security deposit, upon the issuance of a Landscaping Acceptance Certificate.

5.9. LIGHTING

- 5.9.1. Outdoor lighting provided for security, display or attraction purposes for any development shall be arranged so that no direct rays of light are directed at any adjoining site and do not interfere with the effectiveness of any traffic control device.
- 5.9.2. No light structure in a Residential, Commercial or Institutional Land Use District shall exceed a height of 9.14m.
- 5.9.3. No exterior lights attached to a building or structure in a Residential, Commercial or Institutional Land Use District shall be placed above a height of 6.1m.

- 5.9.4. A plan indicating the location of exterior lights, including the projected light patterns, shall be provided for multi-unit residential, commercial and institutional sites located adjacent to a residential land use.
- 5.9.5. Flashing lights, other than those associated with traffic control devices, are prohibited within 30.5m of a site with a residential land use.
- 5.9.6. Red, green, amber or blue lights that flash, strobe or revolve are prohibited where they are visible to a motorist or public roadway, except Christmas decorations which, in the opinion of the Development Authority, are not distracting to motorists.

5.10. LIMITED HOURS OF OPERATION

- 5.10.1. The Development Authority, taking into account the nature of the land use and potential impact of its hours of operation, may limit the hours of any land use activity. Impacts may include, but are not limited to noise, traffic, and safety concerns.

5.11. MULTIPLE USES

- 5.11.1. Where any land, building or structure is used for more than one purpose; all provisions of this Bylaw relating to each individual use shall apply. If there are conflicts between standards for individual uses, the more stringent standard shall apply.

5.12. RELOCATION OF BUILDINGS AND STRUCTURE

- 5.12.1. A Development Permit and a Building Permit shall be required for the relocation of any building or structure with a gross floor area of 10.0m² or larger, either within a site or from one site to another.
- 5.12.2. The Development Authority shall not approve a Development Permit to relocate a building or structure, unless:
 - (a) The building or structure complies with the regulations of the Land Use District in which it is to be located; and
 - (b) The building or structure is, in the opinion of the Development Authority, compatible with the predominant form and character of the neighbourhood in which it is to be located.

5.13. REMOVAL AND DEMOLITION OF BUILDINGS AND STRUCTURE

- 5.13.1. A Development Permit shall be required for the demolition of any building or structure with a gross floor area of 10.0m² or larger.
- 5.13.2. A Development Permit required pursuant to this Section may require the reclamation of the site, mitigation measures such as dust control, protective barriers, restriction of access, and other such provisions deemed appropriate by the Development Authority to protect the public, as well as public and private property.

- 5.13.3. If any demolition or removal of a structure or development may involve working on or near public property, the applicant may be required to file with the City, in a form and in an amount satisfactory to the City, a public Liability and Property Damage Insurance Policy in favour of the City in respect of loss sustainable by one or more persons or damage to property.
- 5.13.4. A Development Permit application in respect of the demolition of a portion of building shall be considered to be a change in intensity of the use and/or redevelopment of the existing building. The resultant building and use shall be subject to the provisions of this Bylaw.

SITE PLANNING AND DESIGN STANDARDS

5.14. GENERAL SITE PLANNING STANDARDS

- 5.14.1. Development should be designed to retain significant existing natural features and characteristics of the site and surrounding area. The Development Authority shall review applications with respect to their response to the physical characteristics of the site and the contextual influences of the surrounding area.
- 5.14.2. The Development Authority may require the applicant to submit an analysis of the site to determine view corridors to and from the proposed development demonstrating which views will be preserved, framed and/or incorporated into the design. To the extent reasonably feasible, views across or through other parcels should be maintained.
- 5.14.3. To the extent reasonably feasible, sites should be designed to reduce the building and site development footprints, maximize the use of permeable surfaces and walkways, minimize paving, and provide natural shading of buildings and paved areas with trees and other landscape features to minimize the heat island effect.

5.15. CORNER SITE RESTRICTIONS

- 5.15.1. Notwithstanding any other provision of this Bylaw, no person may erect, place, maintain or permit to grow, over or upon that portion of a site within the sight triangle determined by the Development Authority to obstruct the view of a pedestrian, cyclist or driver of a vehicle travelling on an adjacent right-of-way, a fence, wall, tree, hedge or other structure, planting or object over the height of 0.91m above the corner point grade.

5.16. ENERGY AND WATER EFFICIENCY

- 5.16.1. To the extent reasonably feasible, buildings shall be designed to maximize natural light in order to reduce artificial lighting and energy use for internal heating and cooling through the use of optimized building orientation, massing, shape, design and interior colours and finishes for day lighting.
- 5.16.2. To the extent reasonably feasible, buildings and sites shall be designed to minimize the use of potable water through the application of innovative site irrigation and cooling systems that implement on-site treatment such as harvesting, processing and recycling of rainwater, stormwater and building grey water.

5.17. GARBAGE AND RECYCLING ENCLOSURES

5.17.1. Areas on a site used for garbage and recycling storage shall be developed and maintained as follows, to the satisfaction of the Development Authority:

- (a) Areas for storage of garbage and recyclable materials shall be adequate in capacity, number and distribution to serve the development;
- (b) Garbage and recycling areas shall be screened appropriately from public view to the satisfaction of the Development Authority. The screening shall take into consideration the site characteristics and may include a freestanding enclosure, landscaping or a combination of both.
- (c) For sites with lane access, garbage and recycling storage shall not be located within a front or flanking front yard.
- (d) For commercial and industrial districted sites without lane access, the Development Authority may require garbage and recycling storage to be located within the rear yard taking into consideration the merits of the application and site characteristics.

5.18. SAFE INTEGRATION OF ALL MODES OF TRANSPORTATION

5.18.1. Development should provide for the safe integration of pedestrians, bicycles and vehicles within the site. Measures to enable safe integration may include but are not limited to special, paving, raised surfaces, pavement marking, signs or striping, bollards, median refuge areas, traffic calming features, landscaping, location of fencing and other elements that might impede safe vehicular sightlines, lighting or other means to clearly delineate pedestrian areas for both day and night use.

5.19. SITE AMENITIES

5.19.1. To the extent reasonably feasible, development shall include site amenities to enhance safety and convenience and promote walking or bicycling as an alternative means of transportation. Site amenities may include but are not limited to bike racks, drinking fountains, canopies and/or benches.

5.20. SUBDIVISION OF LAND

5.20.1. If an application for a Development Permit requires the subdivision of land into lots prior to the issuance of a Development Permit, no permit may be issued until a plan of subdivision for the land has been registered in the Alberta Land Titles Office.

REGULATIONS FOR SPECIFIC LAND USES

5.21. AMATEUR RADIO ANTENNA

5.21.1. Amateur Radio Antenna shall comply with the following development standards:

- (a) Shall not be located in a front yard;

- (b) Shall meet the setback requirements of the Land Use District in which it is located or meet the setback requirements that are satisfactory to the Development Authority;
 - (c) Shall not be illuminated, nor shall it have attached to it any advertising, graphics, flags or other elements unrelated to its function as a component of a radio signal transmitting and receiving device; and
 - (d) Shall be enclosed with a minimum 1.85m high fence with a locking gate.
- 5.21.2. Amateur Radio Antenna shall be no higher than 15.0m from grade in Residential Land Use Districts.

5.22. BOARDING FACILITIES

- 5.22.1. The maximum occupancy of a Boarding Facility shall be a maximum of 6 residents.
- 5.22.2. No Home Business or Secondary Suite shall be permitted as part of a Boarding Facilities development or on the Site of such development.
- 5.22.3. Boarding Facilities shall be of a size, scale, and outward appearance that is typical of surrounding residential development, as determined by the Development Authority.
- 5.22.4. The Development Authority may condition the Development Permit to the extent necessary to achieve specific planning objectives taking into consideration the level of traffic generation, parking demand, and any other potential effects in relation to characteristics common to the District in which the Boarding Facility is located and of the area in which the Boarding Facility is proposed.

5.23. BREWERIES, WINERIES, AND DISTILLERIES

- 5.23.1. Breweries, Wineries, and Distilleries shall comply with the following:
- (a) Any outdoor space shall not be approved if adjacent to a District under Part 6 of this Bylaw.
 - (b) Must be of a size and scale that is characteristic of the District and the area in which it is proposed.
 - (c) Breweries, Wineries, and Distilleries shall not generate odour or dust in excess of that which is characteristic of the District. The Development Authority may require the applicant to submit a noxious odour assessment.

5.24. COTTAGE INDUSTRY

- 5.24.1. Cottage Industry uses may be considered of, in the opinion of the Development Authority, the potential intensity of the use is compatible with the nature and character of the area and will not adversely impact the quality of life for the residents in neighbouring subdivisions;

- 5.24.2. In addition to 5.24.1, a Cottage Industry shall not be approved if the Development Authority is of the opinion that the Development will inhibit future development in the area;
- 5.24.3. The scale and intensity of the Cottage Industry use, including details of building size, use and type, number of commercial vehicles, and the number of employees on site shall be approved at the discretion of the Development Authority if in the Development Authority's opinion they do not interfere with the rural and/or agricultural characteristics of the surrounding landscape.
- 5.24.4. Potential adverse impacts to adjacent landowners caused by noise, odour, waste or other Nuisances generated by the Cottage Industry use shall be adequately mitigated to the satisfaction of the Development Authority.
- 5.24.5. All outdoor storage related to the Cottage Industry that may present visual impact shall be screened by means of fencing, landscaping or locating in areas not visible to adjacent residential dwellings.
- 5.24.6. The Cottage Industry use shall provide adequate on-site parking for clients and employees.
- 5.24.7. The display or placement of signage on the premises for a Cottage Industry shall be in accordance with Section 14.
- 5.24.8. The Development Authority may require the applicant conduct and document a public engagement prior to submitting a development permit application for a Cottage Industry use, if in the Development Authority's opinion the proposal may increase the intensity of the land use relative to the surrounding areas, or may affect adjacent land uses by increasing noise, dust, odour, emissions, waste, traffic or lighting.

5.25. HOME BUSINESS

- 5.25.1. A person conducting a home business shall not:
- (a) Produce offensive noise, vibration, smoke, dust, odour, heat, glare, electrical or radio disturbance;
 - (b) Generate pedestrian or vehicular traffic or parking which, in the opinion of the Development Authority, is uncharacteristic of the Land Use District in which it is located;
 - (c) Store materials, commodities or finished products associated with the home business outside the dwelling unit or garage; and
 - (d) Use mechanical equipment in connection with the business, unless the equipment is commonly used in a home.

- 5.25.2. Not employ more than one non-resident employee or business partner working on site at any one time.
- 5.25.3. The home business shall be operated as a secondary use only and shall not change the principal character or external appearance of the dwelling unit or garage involved.
- 5.25.4. Have signs only in accordance with Part 14 - Signs of this Bylaw.
- 5.25.5. A home business shall not be permitted if the Development Authority determines that such use would be more appropriately located in a commercial or industrial district having regard for, among other matters, potential traffic generation and potential interference with the residential character of the area.
- 5.25.6. The Development Authority may impose such conditions on the approval of an application as, within their opinion, are necessary to ensure that home businesses permit residents of the community a broad choice in the use of their homes as a place of livelihood and supplemental income while protecting residential areas from potential adverse impacts.

5.26. HOME OFFICE

- 5.26.1. As determined by the Development Authority, home office shall:
- (a) Not be a cause of inconvenience to adjacent landowners or tenants;
 - (b) Not employ any person on-site other than a resident of the dwelling;
 - (c) Not have outside storage of material, equipment or products;
 - (d) Not extend the business activity to the accessory buildings or outside yard;
 - (e) Not be detectable from outside the dwelling;
 - (f) Have signs only in accordance with Part 14 - Signs of this Bylaw;
 - (g) Not involve any business associated visits; and
 - (h) Not involve any parking of commercial vehicles.
- 5.26.2. The Development Authority may impose such conditions on the approval of an application as, within their opinion, are necessary to ensure that home offices permit residents of the community a broad choice in the use of their homes as a place of livelihood and supplemental income while protecting residential areas from potential adverse impacts.

5.27. LIVE WORK UNITS

- 5.27.1. The Dwelling and work components of the Live Work Unit shall not be legally separated through a subdivision or condominium conversion.
- 5.27.2. Neither the Dwelling nor the work component of the Live Work Unit shall be less than 25% of the total floor space of the Live Work Unit.

- 5.27.3. There shall be internal access between the dwelling and work areas of the live work unit.
- 5.27.4. The number of non-resident employees or business partners working on-site shall not exceed two per live work unit at any one time.
- 5.27.5. There shall be no outdoor business activity, or outdoor storage of material or equipment associated with the Business. Indoor storage related to the business activity shall be permitted in either the dwelling or accessory buildings.
- 5.27.6. Application for a Development Permit for a live work unit shall include a description of the business to be undertaken at the premises, an indication of the number of business visits per week, provision for vehicular and bicycle parking for visitors and employees, and the location where any materials or equipment associated with the business are to be stored.

5.28. GARAGE SUITES

- 5.28.1. A Garage Suite shall be accessory to the principal dwelling unit and shall:
- (a) Be located in a rear or side yard;
 - (b) Meet the side yard setback requirements for the principal dwelling;
 - (c) Meet the rear yard setback requirements for a detached garage as per Section 6.2.1.
 - (d) Have a maximum floor area of 75.0m²; and
 - (e) Be architecturally compatible with the principal dwelling unit.
- 5.28.2. Consideration shall be given to the privacy of the suite, the principal dwelling unit and dwelling unit(s) on adjacent properties through the placement of windows, decks and balconies.
- 5.28.3. Windows contained within a Garage Suite shall be placed and sized such that they minimize overlook into the yards and windows of adjacent properties through one or more of the following:
- (a) Off-setting window placement to limit direct views of adjacent rear or side yard areas, or direct view into a Garage Suite on an adjacent site;
 - (b) Strategic placement of windows in conjunction with landscaping or the placement of other accessory developments; and
 - (c) The placement of larger windows to face a Lane, a flanking street or the larger of any side yard adjacent to another property.
- 5.28.4. A garage containing a Garage Suite shall have a maximum height of 6.5m from finished grade.
- 5.28.5. A Garage Suite must be located a minimum of 4.0m from the principal dwelling.

5.28.6. Balconies may be allowed as part of a Garage Suite only where the balcony faces the Lane or flanking street.

5.28.7. Notwithstanding any of the provisions herein, when exercising discretion in considering an application for a Garage Suite, the Development Authority shall assess the appropriateness of the Development including, but not limited to:

- (a) The siting of the building in relation to compatibility with other developments in the vicinity;
- (b) The massing of the building in compared to other buildings on site and in the vicinity; and
- (c) The design, character, and appearance of the building.

5.28.8. Parking in accordance with Part 13.

5.29. GARDEN SUITES

5.29.1. A Garden Suite shall be accessory to the principal dwelling unit and shall:

- (a) Be located in a rear or side yard;
- (b) Meet the side yard setback requirements for the principal dwelling;
- (c) Meet the rear yard setback requirements for a detached garage as per Section 6.2.1;
- (d) Have a maximum floor area of 50.0m²; and
- (e) Be architecturally compatible with the principal dwelling unit.

5.29.2. Consideration shall be given to the privacy of the suite, the principal dwelling unit and dwelling unit(s) on adjacent properties through the placement of windows, decks and balconies.

5.29.3. A Garden Suite shall meet the maximum height requirements for accessory buildings as per Section 6.2.2.

5.29.4. A Garden Suite must be located a minimum of 4.0m from the principal dwelling.

5.29.5. Notwithstanding any of the provisions herein, when exercising discretion in considering an application for a Garden Suite, the Development Authority shall assess the appropriateness of the Development including, but not limited to:

- (a) The siting of the building in relation to compatibility with other developments in the vicinity;
- (b) The massing of the building in compared to other buildings on site and in the vicinity; and
- (c) The design, character, and appearance of the building

5.29.6 Provide parking in accordance with Part 13.

5.30. SECONDARY SUITES

5.30.1. Secondary Suites shall:

- (a) Be subordinate, incidental to, and exclusively devoted to a principal dwelling unit;
- (b) Not be approved if a Development Permit has been issued and is still valid for a Bed and Breakfast, Group Home, Group Home (limited), or Boarding Facility;
- (c) Be restricted to a maximum of one secondary suite per dwelling;
- (d) Be developed in such a manner that the exterior of the principal dwelling containing the secondary suite shall appear as a single dwelling unit;
- (e) Provide a minimum floor area of not less than 30.0m² and not more than the total floor area of the principal dwelling unit;
- (f) Not be separated from the principal dwelling through a condominium conversion or subdivision;
- (g) Have a separate entry from the principal dwelling unit, either from a common indoor landing or from the exterior.
- (h) Provide parking in accordance with Part 13.

5.31. SHOW HOMES AND TEMPORARY SALES CENTERS

5.31.1. A Development Permit is required for a show home or temporary sales centre and shall be issued for no more than a maximum two year period. The Development Authority may consider an application for an additional Development Permit after the expiration of the initial two years.

5.31.2. Application for a Development Permit to allow the use of a building as a show home or temporary sales centre shall be accompanied by a site plan indicating:

- (a) The location of the area intended as a show home or temporary sales centre site;
- (b) Parking provisions;
- (c) Any exterior lighting; and
- (d) Any signs, flags or other methods of identification subject to 5.31.4.
- (e) Must provide a signage plan as per these regulations.

5.31.3. A show home or temporary sales centre shall be subject to the following provisions:

- (a) The appearance of the building shall, in the opinion of the Development Authority, be compatible with the architectural character of other buildings in the neighbourhood in which it is located ;
- (b) A show home may contain a temporary enclosed bridge structure to adjoin it to an adjacent show home, provided that the bridge structure is removed prior to the occupancy of either show home by any person;
- (c) A temporary sales centre shall only be located on a Multi-unit housing site, or on a public property, subject to the consent of the City;
- (d) The setbacks for a temporary sales centre shall be consistent with the Land Use District in which it is located, or if the building is located on public property, at the discretion of the Development Authority; and

5.31.4. Signage on show homes or temporary sales centres shall be subject to the following regulations:

- (a) Signage shall be located on site
- (b) A combination of portable, wall/fascia and freestanding limited up to a limit 4, with no more than 2 of each sign type
- (c) A temporary sales centre shall only be located on a Multi-unit housing site, or on a public property, subject to the consent of the City;
- (d) Signage shall be removed at the developers or builders expense upon expiry of the Show Home Development Permit.

5.32. RENEWABLE ENERGY DEVICE (LIMITED)

5.32.1. The Renewable Energy Device (Limited) shall be:

- (a) Of an appropriate design and specifications for this type of Use; and
- (b) Installed to the manufacturers specifications.

5.32.2. A Renewable Energy Device (Limited) is considered accessory to the principal use.

5.32.3. A Renewable Energy Device (Limited) not located on the roof of a dwelling or accessory building shall be considered a discretionary use.

5.32.4. A Renewable Energy Device (Limited) may project:

- (a) If mounted on a roof, a maximum of 3.0m from the surface of the roof; or
- (b) If mounted on a building wall, a maximum of 0.6m from the surface of the wall.

5.32.5. A Renewable Energy Device (Limited) shall not exceed the maximum height regulations of the applicable Land Use District.

- 5.32.6. A Renewable Energy Device (Limited) mounted on a roof shall not extend horizontally beyond the outermost edge of the roof.
- 5.32.7. No more than 1 Renewable Energy Device (Limited) shall be permitted per lot.
- 5.32.8. A Renewable Energy Device (Limited) shall be located and mounted to ensure that no glare is produced for neighbouring properties and streets.
- 5.32.9. A Renewable Energy Device (Limited) shall not be illuminated, nor have any advertising, graphics, flags or other elements unrelated to its function unless required by regulatory bodies.

5.33. RENEWABLE ENERGY DEVICE

- 5.33.1. In all cases, the process outlined in this section shall not transfer any federal decision making authority, nor confer any rights of veto to the City in the location of the device.
- 5.33.2. The Renewable Energy Device shall be installed to the manufacturer's specifications.
- 5.33.3. Renewable Energy Devices shall be located in a manner that minimizes the impact on the natural environment while recognizing the unique location requirements for the device.
- 5.33.4. A Renewable Energy Device shall not be located in a front yard.
- 5.33.5. Appropriate security measures shall be taken to protect the device and deter unauthorized access.
- 5.33.6. A Renewable Energy Device shall not be illuminated, nor have any advertising, graphics, flags or other elements unrelated to its function unless required by regulatory bodies.

5.34. VEHICLE ORIENTED DEVELOPMENTS

- 5.34.1. Vehicle oriented developments shall include car attendant services, drive-through services, service station (limited), service station; or

Development providing rapid cleaning, lubrication, maintenance or repair services to motor vehicles such as automatic or coin operated car washes (including self-service car wash), rapid lubrication shops, or specialty repair establishments.

- 5.34.2. A Vehicle-oriented development shall provide queuing space as per the following:
- (a) For drive-in or drive-through food services and other development having a drive-in or drive-through service window, a minimum of eight inbound queuing spaces shall be provided on-site for vehicles approaching the first service window;
 - (b) For drive-through Vehicle Wash services, a minimum of five inbound queuing spaces shall be provided on-site in front of each wash bay or, in the case of a single entrance multi-bay self-serve car wash, in front of the vehicular entrance and a minimum of one outbound queuing spaces shall be provided prior to the point where a vehicle may exit the site; and

- (c) For other drive-through services, a minimum of five inbound queuing spaces shall be provided on-site in front of each service bay or service window.
- 5.34.3. Queuing spaces shall be provided on-site and be a minimum of 5.5m in length and 3.1m in width.
- 5.34.4. Queuing lanes shall be provided on-site and be of sufficient width for the maneuvering of the vehicles intended to use the facility.
- 5.34.5. Additional inbound and outbound queuing spaces may be required on-site, at the discretion of the Development Authority, having regard for the site conditions and nature of the proposed use.
- 5.34.6. Drive-through services shall not disrupt access and circulation functions within the site. Such facilities shall be located in side or rear locations on-site that do not interrupt direct pedestrian access along connection pedestrian frontage. The design and layout of drive-in facilities for restaurants, banks and other uses shall:
 - (a) Avoid potential pedestrian/vehicle conflicts;
 - (b) Provide adequate stacking spaces for automobiles before and after use of the facility; and
 - (c) Provide adequate directional signs to ensure a free flow through the facility.

5.35. VETERINARY CLINIC, KENNEL AND PET CARE SERVICE USES

- 5.35.1. Veterinary clinics, Kennels and Pet Care Services shall (unless otherwise specified in the Land Use District):
 - (a) Be adequately designed and located to suppress annoying emissions. Pens, rooms and runs shall be adequately soundproofed;
 - (b) Be equipped with an adequate number of indoor exercise runs relative to the maximum number of animals that can be housed overnight; and
- 5.35.2. Kennels shall not be within 150m of any residential development.
- 5.35.3. Outside enclosures, pens, runs or exercise areas shall:
 - (a) Not be located within a front or flanking front yard;
 - (b) Be visually and acoustically screened to the satisfaction of the Development Authority; and
 - (c) Not be allowed if, in the opinion of the Development Authority, the existence of outdoor pens, runs or exercise areas will materially interfere with or affect with the use, enjoyment, or value of adjacent parcels of land;
 - (d) Not be permitted within Commercial Land Use Districts.

5.36. PROHIBITED USES

5.36.1. Notwithstanding any other provision in this Bylaw, the following uses, unless specifically listed as a permitted or discretionary use in the land use district where the site is located, are prohibited as accessory uses to any other use:

- (a) adult entertainment facility;
- (b) agriculture;
- (c) assisted living facility;
- (d) bed and breakfast;
- (e) boarding facility;
- (f) campground;
- (g) cannabis production and distribution facility
- (h) casino;
- (i) commercial school;
- (j) child care facility;
- (k) education (private)
- (l) education (public)
- (m) funeral home;
- (n) general industrial
- (o) group home;
- (p) group home (limited);
- (q) health service;
- (r) heavy industrial;
- (s) hospital;
- (t) hotel;
- (u) kennel;
- (v) motel;
- (w) pawn shop;
- (x) pet care service;

- (y) research and development facility;
- (z) retail store (cannabis)
- (aa) retail store (drug paraphernalia);
- (ab) retail store (liquor);
- (ac) vehicle repair facility;
- (ad) vehicle repair facility (limited);
- (ae) vehicle wash;
- (af) veterinary service.

Part 6 – Residential Land Use Districts

GENERAL REGULATIONS FOR ALL RESIDENTIAL LAND USE DISTRICTS

6.1. ACCESS TO RESIDENTIAL SITES

- 6.1.1. Not more than one access shall be permitted per residential site, unless otherwise provided for in a specific Land Use District.
- 6.1.2. The location of the access point shall be at the discretion of the Development Authority, in consultation with appropriate City Departments.
- 6.1.3. Where the Site is Abutting a Lane, vehicular access shall only be from the Lane.

ACCESSORY USES AND BUILDINGS IN RESIDENTIAL DISTRICTS

6.2. ACCESSORY USES AND BUILDINGS: GENERAL

- 6.2.1. Unless otherwise provided in a specific Land Use District, accessory buildings within Residential Land Use Districts shall be located:
 - (a) Not within a front yard area or within a front flanking yard area;
 - (b) No closer than 1.2m from any other building, on-site, unless attached to or located thereon;
 - (c) No closer than 1.0m from the rear property line; and
 - (d) No closer than 1.0m from the side property line.
- 6.2.2. Unless otherwise provided for in a specific Land Use District, accessory buildings shall:
 - (a) Not exceed 5.0m in height;
 - (b) Not exceed 3.0m in height for vertical exterior walls;
 - (c) Be finished with an exterior treatment complementing that of the principal building with respect to colour, finish, materials and texture;
 - (d) Have hard surfaced access from the street to the accessory development when intended for vehicular use; and
 - (e) Attached and detached garages shall meet the minimum size requirements of Section 13.6.3.
- 6.2.3. Accessory buildings in Residential Land Use Districts may include, but are not limited to, detached garages, carports, sheds, storage buildings, gazebos and swimming pools and hot tubs not attached to the principal building. Any Accessory building not specifically

identified herein shall meet the minimum height and setback requirements for a residential detached garage.

- 6.2.4. The maximum site coverage permitted in a Land Use District shall be inclusive of the combined total area used for all accessory developments.

DETACHED GARAGES

- 6.2.5. Unless otherwise provided in a specific Land Use District, detached garages within Residential Land Use Districts shall be located:
- (a) No closer than 1.0m from a rear lot line or side lot line, unless:
 - i. Located on a corner site, in which case in conformity with the front flanking yard setback for a dwelling; and
 - ii. Adjoining rear detached garages are constructed with a party wall.
 - (b) Notwithstanding Section 6.2.5(a)(i), no closer than 1.0m from the flanking property line provided that
 - i. The rear property line of the corner site is 10.0m or less; and
 - ii. The detached garage is facing a rear lane and is contained within 9.0m of the rear property line.
 - (c) No closer than 1.2m from a rear lane when facing a rear lane, unless otherwise specified in the Land Use District in which it is located; and
 - (d) Such that a roof overhang projects no more than 0.3m into a rear or side yard setback area.
- 6.2.6. Where a site requires vehicular access from the front public roadway to a detached garage at the rear of the site, one side yard setback to the principal building shall be a minimum of 3.0m.

SHEDS

- 6.2.7. Unless otherwise provided in a specific Land Use District, Sheds within Residential Land Use Districts shall be located:
- (a) No closer than 1.2m from the principal building; and
 - (b) Such that a roof overhang projects no more than 0.3m into the side or rear yard setback area.

PLAY EQUIPMENT

- 6.2.8. Playhouses, play equipment, or any combination of playhouse, play equipment and storage within Residential Land Use Districts shall be located:

- (a) Not within the required front yard setback area;
- (b) No less than 1.0m from the side and rear property boundaries; and
- (c) No less than 1.2m from the principal building.

6.2.9. Playhouses, play equipment or any combination of playhouse, play equipment within Residential Land Use Districts shall not exceed 3.7m in height.

SHIPPING CONTAINERS

6.2.10. Shipping containers shall not be located in Residential Land Use Districts.

AIR-SUPPORTED AND FABRIC-COVERED STRUCTURES

6.2.11. Air-Supported and Fabric Covered structures shall not be located in Residential Land Use Districts.

SWIMMING POOLS AND HOT TUBS

6.2.12. Swimming pools and hot tubs in Residential Land Use District shall be located:

- (a) Not within any front yard, utility right-of-way or easement;
- (b) Such that the water surface is no closer than 1.0m from a property boundary; and
- (c) Such that diving boards, slides and other accessory uses do not encroach on the setback requirements.

6.2.13. Notwithstanding Section 6.2.1(b), a hot tub may be located within 1.2m of the principal onsite building.

6.3. BUILDING AND STRUCTURE PROJECTIONS IN RESIDENTIAL LAND USE DISTRICTS

6.3.1. Subject to the approval of the Development Authority, the following maximum projections into required yard setback areas may be permitted (**Table 6.3**):

Table 6.3: Maximum Residential Building and Structure Projections

Projection	Front Yard Setback Area	Rear Yard Setback Area	Side Yard Setback Area
Bay window	0.6m max	1.2m max	0.6m max
Chimney, including eave, 1.83m in width or less	1.2m max	1.2m max	0.6m max
Eaves of a Principal Building	0.6m max	0.6m max	0.6m max
Eaves of an Accessory Building	0.3m max	0.3m max	0.3m max
Landing less than 2.5m ² in area providing access to the main or lower level of the dwelling to which it is attached	To the lot line	To the lot line	To the lot line

Patio	To the lot line	To the lot line	To the lot line
Uncovered deck or balcony	1.5m max	2.4m max	Not Permitted
Unenclosed Stairway	1.2m max	1.2m max	0.6m max
Wheelchair Ramp	To the lot line	To the lot line	To the lot line
Window Well	0.6m max	0.6m max	0.6m max

6.3.2. A Room-Enhancing Cantilever may not project into any setback areas, except:

- (a) Subject to the approval of the Development Authority, a Room-Enhancing Cantilever is allowed to project up to a maximum of 0.6m into a front flanking yard setback area, provided that the width of any single room-enhancing cantilever does not exceed 3.0m and that the cumulative total of all room-enhancing cantilevers does not cover more than 50% of the front flanking building facade.

6.4. DECKS AND PATIOS

- 6.4.1. Decks within Residential Land Use Districts shall be located to preserve the privacy on adjacent properties.
- 6.4.2. Decks within Residential Land Use Districts shall require a Development Permit if located greater than 0.6m above grade and shall adhere to all setbacks for the principal building when attached to the principal building, except for the projections noted in Table 6.3.
- 6.4.3. Decks within Residential Land Use Districts that are up to 0.6m above grade shall not be included in the calculation of combined site coverage on a lot.

6.5. DESIGN AND APPEARANCE OF DWELLINGS

- 6.5.1. Residential dwellings containing more than one dwelling unit shall be designed so that at least one entrance to a dwelling unit faces and has direct pedestrian access from an abutting public roadway.
- 6.5.2. Other buildings in Residential Land Use Districts, unless part of a larger complex or mixed-use development, shall be designed so that the primary entrance faces and has direct pedestrian access from an abutting public roadway. Non-residential buildings in Residential Land Use Districts shall be designed to complement adjacent residential dwellings.
- 6.5.3. The design, character and appearance of a building including but not limited to all accessory buildings and relocatable buildings, must be

- (a) compatible with other buildings existing on the site and in the vicinity, unless the building, in the opinion of the Development Authority, sets a higher standard of design, character and appearance for the area; and
 - (b) consistent with the purpose and regulations of the land use district in which the building is located.
- 6.5.4. The exterior finish of a building, including but not limited to single-detached housing, must be completed within 2 years of the date the development permit is issued unless otherwise stipulated by the development permit.

6.6. FENCES, WALLS AND HEDGES IN RESIDENTIAL DISTRICTS

- 6.6.1. Fences, walls or hedges within Residential Land Use Districts on interior lots shall be no higher than:
- (a) 1.85m along a rear or side yard property line; and
 - (b) 0.91m along the front yard property line.
- 6.6.2. Where a property in a Residential Land Use District abuts or faces an arterial roadway or a railway line the Development Authority may approve a fence height greater than 1.85m.
- 6.6.3. Fences, walls and hedges within Residential Land Use Districts on corner or double fronting lots may be increased to a height of 1.85m along the flanking front yard property line, provided that the fence, wall or hedge is not located within any portion of the defined front yard.
- 6.6.4. There shall be no electrification of fences nor barbed wire in Residential Land Use Districts.
- 6.6.5. Notwithstanding anything in this section, no fence is permitted in the front or side yard of a corner lot if, in the opinion of the Development Officer, the fence will block or impede traffic sight lines.

LANDSCAPING

6.7. LANDSCAPING REQUIREMENTS FOR RESIDENTIAL USES

- 6.7.1. Any portion of a site located in any Residential Land Use District that is not occupied by buildings, structures, parking, vehicular circulation, or loading areas shall be landscaped or maintained in its natural state (if the natural portion of the site consists of a body of water, swamp, gully, ravine, coulee, natural drainage course, or other environmentally sensitive area).
- 6.7.2. No more than 75% of the front yard of any single detached, semi-detached, duplex or multi-attached housing shall be covered in hard landscaping.

- 6.7.3. Landscaping on any Residential site shall be completed to the satisfaction of the Development Authority within thirty (30) months from the date of Occupancy certificate approval.

6.8. LANDSCAPING REQUIREMENTS FOR MULTI-UNIT HOUSING DEVELOPMENTS

- 6.8.1. In addition to the provisions of Section 5.6 General Landscaping Requirements, the following shall apply to all multi-unit housing developments:
- (a) A minimum of 20% of the site area shall be landscaped, including all areas not occupied by buildings or parking areas;
 - (b) Grade level parking areas accommodating 15 or more parking spaces shall incorporate landscaped areas, at a minimum of 2.0m² for each parking space in the parking area. The landscaping within the parking area shall include:
 - i. One tree for each 15.0m² of landscaping; and
 - ii. One shrub for each 10.0m² of landscaping.
 - (c) Parking areas may not contain more than 20 contiguous parking spaces without incorporating landscaping traffic islands;
 - (d) Landscaped buffers between parking, loading or other hard surfaced areas and adjacent public roadways shall be a minimum of 2.0m in width; and
 - (e) Landscaped buffers between parking, loading and other hard surfaced areas and adjacent residential sites shall be a minimum of 3.0m in width, or to the satisfaction of the Development Authority.

6.9. PRIVACY WALLS

PRIVACY WALLS FOR PATIOS

- 6.9.1. Unless otherwise referenced in a specific Land Use District, a privacy wall may be located on a patio, provided it does not exceed a height of 1.8m when measured from the surface of the patio.
- 6.9.2. A privacy wall located on a patio shall not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front facade of the principal building and the front property line.

PRIVACY WALLS FOR DECKS

- 6.9.3. Unless otherwise referenced in a specific Land Use District, a privacy wall may be located on a deck provided that it:
- (a) Shall not exceed 2.0m in height when measured from the surface of the deck; and
 - (b) Shall not be located between the foremost front facade of the principal building and the front property line.

- 6.9.4. A deck attached to a semi-detached or multi-attached housing within 1.2m of a party wall may have a solid privacy wall that:
- (a) Is a minimum of 2.0m in height;
 - (b) Is a maximum of 3.0m in height; and
 - (c) Extends the full depth of the deck.

PRIVACY WALLS FOR BALCONIES

- 6.9.5. Unless otherwise referenced in a specific Land Use District, a privacy wall may be located on a balcony provided that it:
- (a) Shall not exceed 2.0m in height when measured from the surface of the balcony; and
 - (b) Shall not be located between the foremost front façade of the principal building and the front property line.
- 6.9.6. A balcony attached to a semi-detached or multi-attached housing within 1.2m of a party wall shall have a solid privacy wall that:
- (a) Is a minimum of 2.0m in height;
 - (b) Is a maximum of 3.0m in height; and
 - (c) Extends the full depth of the balcony.

6.10. SITE PLANNING FOR RESIDENTIAL LAND USES

- 6.10.1. Residential developments shall, to the maximum extent feasible, provide a convenient, well-connected network of sidewalks and trails within the development to create a more inviting pedestrian environment and encourage alternative modes of transportation.
- 6.10.2. A trail system may be substituted for a sidewalk where, in the opinion of the Development Authority, the function of either network is interchangeable and offers equal accessibility.
- 6.10.3. To the maximum extent feasible, sidewalks and trail systems shall be designed to:
- (a) Provide a direct connection to adjoining public sidewalks;
 - (b) Provide connections to existing and future trail systems as identified in the Recreation, Facilities and Parks Master Plan;
 - (c) Provide connections to transit stops, where applicable; and
 - (d) Provide connections to major pedestrian and bicycle destinations including, but not limited to parks, schools, and commercial uses located within or adjacent to the development.

6.10.4. In order to provide the aforementioned direct pedestrian connections, additional sidewalks or trails not associated with a street, or the extension of a sidewalk from the end of a cul-de-sac to another street or walkway, may be required. The Development Authority may consider other proposed alternatives.

6.11. PROVISION OF COMMON AMENITY SPACE

6.11.1. In addition to the provisions of Section 5.6 General Landscaping Requirements, the following shall apply to medium and high density residential developments:

- (a) A common outdoor amenity space that provides adequate area and opportunity for passive and/or active recreation is to be provided on-site, to the satisfaction of the Development Authority. This amenity area may include the following elements:
 - i. Playground equipment;
 - ii. Benches, tables or other seating;
 - iii. Gardens or courtyards; or
 - iv. Other recreation or amenity uses that would meet the needs of the residents for the subject development.

6.12. R1 - SINGLE DETACHED RESIDENTIAL DISTRICT

6.12.1. R1 Purpose

The purpose of this District is to provide for single-detached housing, while allowing for alternative housing in the form of Secondary Suites, Garage, and Garden suites where considered appropriate.

6.12.2. R1 Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 6.12.2 (b) and (c) shall ensure:

- i. That Boarding Facilities shall:
 - A. Be located on a corner lot;
 - B. Be abutting an arterial or service road;
 - C. Have a minimum of one side lot line abutting a site zoned commercial;
 - D. Not be within 150m from any other Boarding Facility Use; and
 - E. Have a site width of no less than 16.0m.
- ii. That a Garage Suite shall be located on lots with a site width of no less than 14.5m where the principal use is that of a Single Detached Housing and shall not be permitted accessory to any other Use class.
- iii. That a Garden Suite shall be located on lots with a site width of no less than 17.0m where the principal use is that of a Single Detached Housing and shall not be permitted accessory to any other Use class.
- iv. Only one Secondary Suite; Garage Suite; or Garden Suite is permitted per lot.

(b) R1 Permitted	(c) R1 Discretionary
<ul style="list-style-type: none"> - Home Office - Secondary Suite - Single Detached Housing <p>Accessory development to any use listed in subsection 6.12.2(b)</p>	<ul style="list-style-type: none"> - Bed and Breakfast - Boarding Facility - Garage Suite - Garden Suite - Group Home (Limited) - Home Business - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 6.12.2(c)</p>

6.12.3. R1 Site Subdivision Regulations

	Interior Site	Corner Site
(a) Site Width	11.0m minimum	11.2m minimum
(b) Site Depth	34.0m minimum	

6.12.4. R1 Site Development Regulations

	Interior Site	Corner Site	
(a) Front Yard Setback	6.0m minimum	Front	6.0m minimum
	7.0m maximum		7.0m maximum
(b) Rear Yard Setback	8.0m minimum 6.0m minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site	Flanking	3.0m minimum
			4.5m maximum
(c) Side Yard Setback	1.2m minimum		
(d) Principal Building Height	Two and one half (2 ½) storeys not to exceed 10.0m maximum		
(e) Site Coverage	45% maximum for principal building over one storey, excluding decks		
	50% maximum for principal building of one storey, excluding decks		
	50% maximum for all buildings and structures where principal building is over one storey		
	55% maximum for all buildings and structures where principal building is one storey		
	15% maximum total lot coverage for all accessory buildings. Sites under 493.0m ² are excluded from maximum coverage of 15%.		

6.12.5. Additional Development Regulations for R1:

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to

6.11 of Part 6 - Residential Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs.

6.13. R2 - SEMI-DETACHED AND DUPLEX RESIDENTIAL DISTRICT

6.13.1. R2 Purpose

The purpose of the District is to provide for primarily semi-detached housing and duplexes.

6.13.2. R2 Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 6.13.2 (b) and (c) shall ensure:

i. None

(b) R2 Permitted	(c) R2 Discretionary
<ul style="list-style-type: none"> - Duplex - Home Office - Semi-Detached Housing <p>Accessory development to any use listed in subsection 6.13.2(b)</p>	<ul style="list-style-type: none"> - Group Home (Limited) - Home Business - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 6.13.2(c)</p>

6.13.3. R2 Site Subdivision Regulations for Duplexes

	Interior Site	Corner Site
(a) Site Width	9.4m minimum with a lane 10.4m minimum without a lane	10.4m minimum with a lane 12.4m minimum without a lane
(b) Site Depth	34.0m minimum	

6.13.4. R2 Site Subdivision Regulations for Semi-Detached Housing

	Interior Site	Corner Site
(a) Site Width	7.9m per side of each semi-detached dwelling unit	9.7m per side of each semi-detached dwelling unit
(b) Site Depth	34.0m minimum	

6.13.5. R2 Site Development Regulations

	Interior Site	Corner Site	
(a) Front Yard Setback	6.0m minimum	Front	6.0m minimum
	7.0m maximum		7.0m maximum
		Flanking	3.0m minimum 4.5m maximum
(b) Rear Yard Setback	8.0m minimum 6.0m minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site		
(c) Side Yard Setback	1.2m minimum		
(d) Principal Building Height	Two and one half (2 ½) storeys not to exceed 10.0m maximum		
(e) Site Coverage	40% maximum for principal building over one storey, excluding decks		
	45% maximum for principal building of one storey, excluding decks		
	45% maximum for all buildings and structures where principal building is over one storey		
	50% maximum for all buildings and structures where principal building is one storey		

6.13.6. Architectural and Design Features for lots less than or equal to 8.3 metres in width:

- (a) To improve the architectural interest of the streetscape, each principal building shall be individually defined through a combination of architectural features that may include, but are not limited to, variations in architectural styles and rooflines, articulation of the façade, building massing, provision of porches, verandas, and balconies, variation in building materials, colours, and other façade enhancing treatments to the satisfaction of the Development Authority;
- (b) The side façade of a principal building on a corner lot facing a public roadway shall be treated as a front façade;
- (c) Principal buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the road;
- (d) Attached Garage width cannot exceed 84% of the width of the front façade;

- (e) Driveway width shall not exceed the width of the garage face; and
- (f) For Semi-Detached Housing, if it includes a front attached Garage, the following shall apply:
 - i. In cases where the access is provided from a fronting public roadway, the Garage may protrude a maximum of 3.0m beyond the front exterior wall of the main floor; and
 - ii. Habitable space above the attached garage must be a minimum of 75% of the attached garage.
 - iii. Notwithstanding ii above, the Development Authority may consider varying the 75% if the reduction in area results in a variety of building elevations along the block face.

6.13.7. Additional Development Regulations for R2:

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs;

6.14. RE - RESIDENTIAL ESTATE LOT DISTRICT

6.14.1. RE Purpose

This District is generally intended to provide for single detached housing on lots under 0.8ha with municipal water and sewer services, or on lots greater than 0.8ha without municipal water and sewer services in neighbourhoods with more rural road and servicing standards.

6.14.2. RE Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 6.14.2 (b) and (c) shall ensure:

- i. Only one Secondary Suite; Garage Suite; or Garden Suite is permitted per lot.
- ii. For Lots 1 through 23, Block C, Plan 752 1001 accessory developments may be permitted in the front yard setback at the discretion of the Development Authority.

(b) RE Permitted	(c) RE Discretionary
<ul style="list-style-type: none"> - Home Office - Secondary Suite - Single Detached Housing <p>Accessory development to any use listed in subsection 6.14.2(b)</p>	<ul style="list-style-type: none"> - Bed and Breakfast - Garage Suite - Garden Suite - Group Home (Limited) - Home Business - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 6.14.2(c)</p>

6.14.3. RE Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	0.15ha minimum
(b) Site Width	25.0m minimum
(c) Site Depth	60.0m minimum

6.14.4. RE Site Development Regulations

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	10.0m minimum
	Flanking Yard	6.5 minimum on a corner site
(b) Rear Yard Setback	10.0m minimum 2.0m minimum for accessory developments	
(c) Side Yard Setback	3.0m minimum for sites under 0.8ha	
	6.0m minimum for sites over 0.8ha	
	2.0m minimum for accessory developments	
(d) Principal Building Height	Principal building: Three storeys not to exceed 14.0m maximum	
	Accessory development: 7.3m maximum with a maximum wall height of 3.7m for sites under 0.8ha	
	Accessory development: 8.0m maximum for sites over 0.8ha	
(e) Site Coverage	35% maximum for all buildings and structures, except that the combined building floor area for all detached garages and Accessory buildings on a site shall not exceed: 232.3m ² in size on lots 0.4ha in size or less; or 464.5m ² in size on lots greater than 0.4ha.	
(f) Density	Maximum of one dwelling unit per site, plus one suite dwelling where permitted	

6.14.5. Additional Development Regulations for RE

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs;
- (b) Notwithstanding the site subdivision regulations above, no further subdivision is permitted for existing parcels with no municipal servicing and for which there is no approved Statutory Plan supporting further subdivision of existing parcels. This shall not apply to lot line adjustments or other applications which do not result in an increase in the number of lots;
- (c) Servicing requirements shall be determined by the Development Authority with special consideration for the following:
 - i. On-site water supply and sewage disposal shall not be permitted on sites with less than 0.8 ha of area; and

- ii. For sites equal to or greater than 0.8ha, on-site water supply and sewage disposal shall be provided to the standards required by the City of Fort Saskatchewan and in accordance with all Provincial requirements.

6.15. RC - COMPREHENSIVELY PLANNED RESIDENTIAL DISTRICT

6.15.1. RC Purpose

The purpose of this District is to accommodate a range and an appropriate distribution of dwelling forms that provides for more efficient utilization of land in new neighbourhoods, while encouraging diversity of built form within a low-density residential setting. A range of housing types consist of low density housing including multi-attached housing under certain conditions.

6.15.2. RC Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 6.15.2 (b) and (c) shall ensure:

- i. None

(b) RC Permitted	(c) RC Discretionary
<ul style="list-style-type: none"> - Duplex - Home Office - Multi-Attached Housing - Secondary Suite - Semi-Detached Housing - Single Detached Housing <p>Accessory development to any use listed in subsection 6.15.2(b)</p>	<ul style="list-style-type: none"> - Bed and Breakfast - Group Home (Limited) - Home Business - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 6.15.2(c)</p>

6.15.3. RC Site Subdivision Regulations for Single Detached Housing and Duplexes

	Interior Site	Corner Site
(a) Site Width	9.1m minimum	10.6m minimum
(b) Site Depth	34.0m minimum	

6.15.4. RC Site Subdivision Regulations for Semi-Detached Housing

	Interior Site	Corner Site
(a) Site Width	7.3m minimum	9.1m minimum
(b) Site Depth	34.0m minimum	

6.15.5. RC Site Development Regulations for Single Detached, Duplex and Semi-Detached Housing

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	3.0m minimum with a lane 4.5m maximum with a lane Where the use of semi-detached housing has front vehicular access to one unit and rear vehicular access via a lane to the other unit, the front yard setback for the unit with lane access may be increased to a maximum of 7.0m
		6.0m minimum without a lane 7.0m maximum without a lane
	Flanking Yard	3.0m minimum on a corner site 4.5m maximum on a corner site
(b) Rear Yard Setback	8.0m minimum 6.0m minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the property	
(c) Side Yard Setback	1.2m minimum for Single Detached Housing & Duplex 1.5m minimum for Semi-Detached Housing	
(d) Principal Building Height	Three storeys not to exceed 11.0m maximum. A maximum differential of one storey shall be allowed between adjacent sites.	
(e) Site Coverage	45% maximum for principal building	
	52% maximum for all buildings and structures	

6.15.6. RC Site Subdivision Regulations for Multi-Attached Housing

	Interior Site	Corner Site
(a) Site Width	6.1m minimum for an internal unit	8.5m minimum
	7.3m minimum for an end unit	
(b) Site Depth	34.0m minimum	

6.15.7. RC Site Development Regulations for Multi-Attached Housing

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	3.0m minimum with a lane
		4.5m maximum with a lane
		Where the use of semi-detached housing has front vehicular access to one unit and rear vehicular access via a lane to the other unit, the front yard setback for the unit with lane access may be increased to a maximum of 7.0m
	Flanking Yard	3.0m minimum on a corner site
		4.5m maximum on a corner site
(b) Rear Yard Setback	8.0m minimum	
	6.0m minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the property	
(c) Side Yard Setback	1.5m minimum	
(d) Principal Building Height	Three storeys not to exceed 11.0m maximum. A maximum differential of one storey shall be allowed between adjacent sites.	
(e) Site Coverage	45% maximum for principal building	
	52% maximum for all buildings and structures	
(f) Density	Maximum of one dwelling unit per site	

6.15.8. Additional Development Regulations for RC

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs.

6.15.9. Additional Subdivision and Development Regulations for Multi-Attached Housing

- (a) Groupings of Multi-Attached Developments shall be integrated with lower density dwelling forms to maintain a low-density residential character;
- (b) Multi-Attached Housing shall not exceed four (4) units per building; and
- (c) There shall be no more than three (3) Multi-Attached Buildings in succession. For the purposes of this subsection, buildings of Multi-Attached Housing shall be considered to be in succession if side property lines are separated by a lane.

6.16. RML - LOW DENSITY MULTIPLE RESIDENTIAL DISTRICT

6.16.1. RML Purpose

This District is intended to provide for the development of mixed residential forms as part of site-specific condominium developments.

6.16.2. RML Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 6.16.2 (b) and (c) shall ensure:

- i. Home Business and Group Home (Limited) Uses shall not occur within an Apartment.

(b) RML Permitted	(c) RML Discretionary
<ul style="list-style-type: none"> - Duplex - Home Office - Multi-Attached Housing - Semi-Detached Housing - Sign, Billboard (Limited) - Sign, Freestanding (Limited) - Sign, Realtor Consolidated <p>Accessory development to any use listed in subsection 6.16.2(b)</p>	<ul style="list-style-type: none"> - Apartment - Assisted Living Facility - Group Home (Limited) - Home Business - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 6.16.2(c)</p>

6.16.3. RML Site Subdivision Regulations for Semi-Detached Housing

	Interior Site	Corner Site
(a) Site Width	7.5m minimum per side of semi-detached dwelling	9.3m minimum per side of semi-detached dwelling
(b) Site Depth	34.0m minimum	

6.16.4. RML Site Development Regulations for Semi-Detached Housing

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	6.0m minimum
	Flanking Yard	3.0m minimum on a corner site
(b) Rear Yard Setback	8.0m minimum 6.0m minimum where a garage or Carport is attached to the principal building and is accessed from a lane at the rear of the property	
(c) Side Yard Setback	1.2m minimum	
(d) Principal Building Height	Two and one half (2 ½) storeys not to exceed 10.0m maximum	
(e) Site Coverage	45% maximum for principal building over one storey, excluding decks	
	50% maximum for principal building of one storey, excluding decks	
	52% maximum for all buildings and structures where principal building is over one storey	
	57% maximum for all buildings and structures where principal building is one storey	

6.16.5. RML Site Subdivision Regulations for Multi-Attached Housing

	Interior Site	Corner Site
(a) Site Width	6.1m per unit	10.6m per unit
(b) Site Depth	34.0m minimum	

6.16.6. RML Site Subdivision Regulations for Apartments

	Interior Site	Corner Site
(a) Site Width	21.0m minimum	27.0m minimum
(b) Site Depth	34.0m minimum	

6.16.7. RML Site Development Regulations for Multi-Attached Housing and Apartments

	Interior Site	Corner Site	
(a) Front Yard Setback	6.0m minimum	Front	7.0m minimum
		Flanking	4.5m minimum
(b) Rear Yard Setback	8.0m minimum		
(c) Side Yard Setback	2.0m minimum		
(d) Principal Building Height	Three storeys not to exceed 11.0m) maximum. A maximum differential of one storey shall be allowed between adjacent sites.		
(e) Site Coverage	35% minimum		
	50% maximum		

6.16.8. Additional Development Regulations for RML:

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs.

6.17. RMM - MEDIUM DENSITY MULTIPLE RESIDENTIAL DISTRICT

6.17.1. RMM Purpose

This District is intended to provide for the development of complete neighbourhoods by permitting a diversity of housing options with a limited range of complementary and supporting neighbourhood level commercial and service uses. This District accommodates semi-detached and multi-unit developments including apartments up to four storeys in height, and development is intended to achieve a density target of between 36 and 70 dwelling units per net developable hectare.

6.17.2. RMM Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 6.17.2 (b) and (c) shall ensure:

- i. Home Business Uses shall not occur within a Dwelling located within an Apartment building.
- ii. Personal Service, Retail Store (Convenience), and Professional, Financial and Office Service shall not exceed 1,000m² in gross floor area or 10% of the gross floor area of the Apartment building in which they are located, whichever is less. These uses are not permitted as a freestanding use in a stand-alone building and shall only be located at the ground floor of an Apartment building.

(b) RMM Permitted	(c) RMM Discretionary
<ul style="list-style-type: none"> - Apartment - Home Office - Multi-Attached Housing - Sign, Billboard (Limited) - Sign, Freestanding (Limited) - Sign, Realtor Consolidated <p>Accessory development to any use listed in subsection 6.17.2(b)</p>	<ul style="list-style-type: none"> - Assisted Living Facility - Duplex - Home Business - Semi-Detached housing - Personal Service - Professional, Financial and Office Service - Retail Store (Convenience) - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 6.17.2(c)</p>

6.17.3. RMM Site Subdivision Regulations for Semi-Detached Housing

	Interior Site	Corner Site
(a) Site Width	7.3m minimum per side of semi-detached dwelling	9.1m minimum per side of semi-detached dwelling
(b) Site Depth	34.0m minimum	

6.17.4. RMM Site Subdivision Regulations for Multi-Attached Housing

	Interior Unit	External Unit
(a) Site Width	6.1m minimum 7.6m minimum for an end unit	10.6m minimum
(b) Site Depth	34.0m minimum	

6.17.5. RMM Site Development Regulations for Semi-Detached and Multi-Attached Housing

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	3.0m minimum with a lane
		4.5m maximum with a lane 6.0m minimum without a lane
	Flanking Yard	7.0m maximum without a lane
		3.0m minimum on a corner site 4.5m maximum on a corner site
(b) Rear Yard Setback	8.0m minimum 6.0m minimum where a garage or Carport is attached to the principal building and is accessed from a lane at the rear of the property	
(c) Side Yard Setback	1.2m minimum	
(d) Principal Building Height	Three storeys not to exceed 11.0m maximum. A maximum differential of one storey shall be allowed between adjacent sites.	

(e) Site Coverage	45% maximum for principal building over one storey, excluding decks
	50% maximum for principal building of one storey, excluding decks
	52% maximum for all buildings and structures where principal building is over one storey
	57% maximum for all buildings and structures where principal building is one storey
(f) Density	Minimum of 37 dwelling units per net developable hectare to a maximum of 70 dwelling units per net developable hectare

6.17.6. RMM Site Subdivision Regulations for Apartment.

	Interior Site	Corner Site
(a) Site Width	21.0m minimum	27.0m minimum
(b) Site Depth	34.0m minimum	

6.17.7. RMM Site Development Regulations for Apartment

	Interior Site	Corner Site	
(a) Front Yard Setback	7.0m minimum	Front	7.0m minimum
		Flanking	6.0m minimum
(b) Rear Yard Setback	7.0m minimum		
(c) Side Yard Setback	6.0m minimum		
(d) Principal Building Height	Four storeys not to exceed 18.2m maximum. Buildings over three storeys shall provide appropriate transitions in height, scale and massing to adjacent sites.		
(e) Site Coverage	35% minimum		
	50% maximum		
(f) Density	Minimum of 37 dwelling units per net developable hectare to a maximum of 70 dwelling units per net developable hectare		

6.17.8. Additional Development Regulations for RMM

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs;
- (b) Where the boundary of the development site is over 800m from the boundary of the nearest C2 - Commercial Retail and Service District site, the development shall include a site designated for C1 - Neighbourhood Retail and Service District development;
- (c) The Development Authority shall not approve buildings having blank and/or uninterrupted walls facing areas that are intended for public and/or pedestrian activity; and
- (d) Notwithstanding the site development regulations above, front yard setbacks for multi-attached housing may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.

6.18. RMH - HIGH DENSITY MULTIPLE RESIDENTIAL DISTRICT

6.18.1. RMH Purpose

This District is intended to provide for higher density housing forms with close access to a range of complementary and supporting neighbourhood level commercial and service uses. This District accommodates multi-unit developments including apartments between 5 and 12 storeys and development is intended to achieve a density target of over 70 dwelling units per net developable hectare.

6.18.2. RMH Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 6.18.2 (b) and (c) shall ensure:

- i. Home Business Uses shall not occur within an Apartment.
- ii. Personal Service, Retail Store (Convenience), and Professional, Financial and Office Service shall not exceed 1,000m² in gross floor area or 10% of the gross floor area of the Apartment building in which they are located, whichever is less. These uses are not permitted as a freestanding use in a stand-alone building and shall only be located at the ground floor of an Apartment building.

(b) RMH Permitted	(c) RMH Discretionary
<ul style="list-style-type: none"> - Apartment - Home Office - Multi-Attached Housing - Sign, Billboard (Limited) - Sign, Freestanding (Limited) - Sign, Realtor Consolidated <p>Accessory development to any use listed in subsection 6.18.2(b)</p>	<ul style="list-style-type: none"> - Assisted Living Facility - Child Care Facility - Home Business - Personal Service - Professional, Financial and Office Service - Retail Store (Convenience) - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 6.18.2(c)</p>

6.18.3. RMH Site Subdivision Regulations for Multi-Attached Housing

	Interior Unit	External Unit
(a) Site Width	6.1m minimum	10.6m minimum
(b) Site Depth	34.0m minimum	

6.18.4. RMH Site Development Regulations for Multi-Attached Housing

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	3.0m minimum with a lane
		4.5m maximum with a lane
	Flanking Yard	6.0m minimum without a lane
		7.0m maximum without a lane
(b) Rear Yard Setback	8.0m minimum	3.0m minimum on a corner site
(c) Side Yard Setback	1.2m minimum	4.5m maximum on a corner site
(d) Principal Building Height	Three storey not to exceed 11.0m maximum. A maximum differential of one storey shall be allowed between adjacent sites.	
(e) Site Coverage	60% maximum for all buildings and structures	
(f) Density	A minimum of 70 dwelling units per net developable hectare	

6.18.5. RMH Site Subdivision Regulations for Apartments

	Interior or Corner Site
(a) Site Area	1,360m ² minimum
(b) Site Width	40.0m minimum
(c) Site Depth	34.0m minimum

6.18.6. RMH Site Development Regulations for Apartment

	Interior Site	Corner Site	
(a) Front Yard Setback	7.0m minimum	Front	7.0m minimum
		Flanking	6.0m minimum
(b) Rear Yard Setback	7.0m minimum		
(c) Side Yard Setback	6.0m minimum		
(d) Principal Building Height	12 storeys not to exceed 40.0m maximum. Buildings over three storeys shall provide appropriate transitions in height, scale and massing to adjacent sites.		
(e) Site Coverage	60% maximum for all buildings and structures		
(f) Density	A minimum of 70 dwelling units per net development hectare		

6.18.7. Additional Development Regulations for RMH

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs;
- (b) Where the boundary of the development site is over 800m from the boundary of the nearest C2 - Commercial Retail and Service District site, the development shall include a site designated for C1 - Neighbourhood Retail and Service District development;
- (c) design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;

- (d) building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development;
- (e) the Development Authority may require information regarding the location of windows and amenity areas on adjacent properties to ensure the windows or amenity areas of the proposed development are placed to minimize overlook into adjacent properties;
- (f) Perceived massing on sites larger than 1.0ha shall be minimized through the following design elements:
 - (i) building setback variations, building orientation, window placement, awnings, articulation around entranceways, roof treatment, and the choice of exterior materials and colors;
 - (ii) landscaping situated so as to mitigate the perceived mass of the street façade;
- (g) Notwithstanding the site development regulations above, front yard setbacks for multi-attached housing may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.

6.19. RHR - HIGH RISE RESIDENTIAL DISTRICT

6.19.1. Purpose

This District is intended to provide for apartment buildings between 12 and 20 storeys and urban design direction to effectively integrate high rise developments with the surrounding planned or existing built form. Preferred sites will be located within close proximity (400m) to commercial amenities and transit nodes. This district is not intended for lands included within the Downtown Area Redevelopment Plan.

6.19.2. RHR Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 6.19.2 (b) and (c) shall ensure:

- i. None.

(b) RHR Permitted	(c) RHR Discretionary
<ul style="list-style-type: none"> - Apartment - Home Office - Sign, Billboard (Limited) - Sign, Freestanding (Limited) - Sign, Realtor Consolidated <p>Accessory development to any use listed in subsection 6.19.2(b)</p>	<ul style="list-style-type: none"> - Assisted Living Facility - Child Care Facility - Health Service - Personal Service - Professional, Financial and Office Service - Retail Store (Convenience) - Retail Store (General) - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 6.19.2(c)</p>

6.19.3. Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	1,360m ² minimum

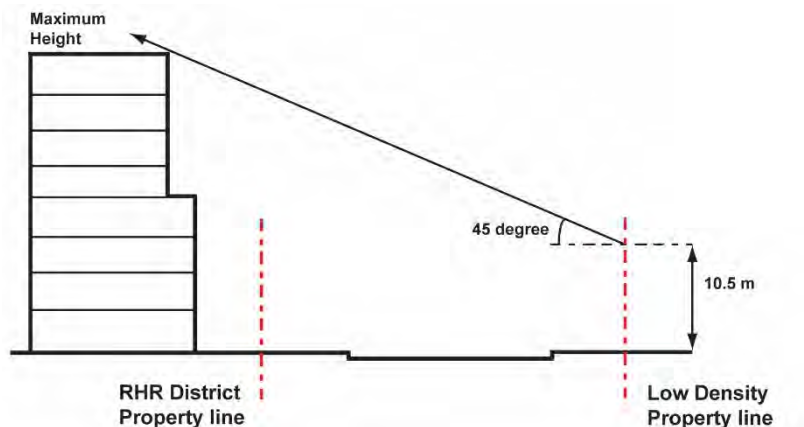
6.19.4. Site Development Regulations

	Interior or Corner Site
(a) Setbacks	7.0m minimum
(b) Unit Density	Maximum of 370 dwelling units per net developable hectare
(c) Height	Minimum of 12 storeys or 40.0m Maximum 20 storeys or 67.0m
(d) Common Amenity Area	Minimum of 4.5m ² per dwelling unit.
(e) Private Amenity Area	Minimum of 3.0m ² per dwelling unit to be provided by balconies. Balconies may project a maximum of 1.0m into the minimum setback.

6.19.5. Urban Form, Building Massing and Architectural Character

- (a) The maximum building height shall be limited by the application of a 45° Angular Plane where the RHR District abuts a District that allows low density residential. The 45° Angular Plane, as shown in Figure 6.19a, shall be taken from a height of 10.5m above the nearest property line of the parcel that allows low density residential and subsequent storeys must fit within this angular plane.

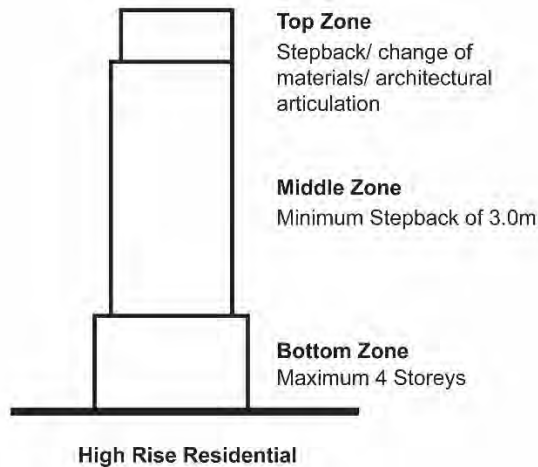
Figure 6.19a: 45 Degree Angular Plane for Determining Height Maximums



- (b) Buildings shall provide three distinct vertical zones as per the Figure 6.19b, and meet the following step back requirements:
- i. The base zone shall be a minimum of two storeys and a maximum four storeys and shall be integrated with townhouses, apartments or commercial retail units;
 - ii. The middle zone shall provide a minimum step-back of 3.0m. To avoid adverse massing effects, the middle zone shall be no wider than 25.0m on any side;

- iii. The top zone shall include the top three stories. The top zone shall provide either an additional stepback or a change in material/colour or special architectural treatment to the satisfaction of the Development Authority.

Figure 6.19b: Vertical Zones

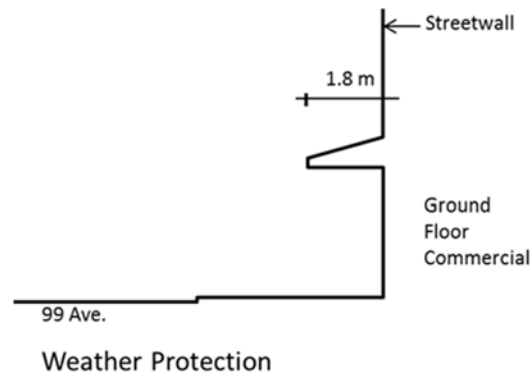


- (c) A minimum separation distance of 25.0m shall be provided between towers. The 25.0m separation distance shall be measured from the middle zone of each tower located on the property and on any adjacent or abutting properties.
- (d) Architectural treatment of all sides of the building shall create visual interest through the use of architectural features, materials, windows and articulation.
- (e) Buildings shall be finished with glass curtain wall, cement based envelope materials, such as brick veneer, stone veneer, or other manufactured stone veneer, and/or pre-finished metal, and/or painted metal, wood, brick or stone.
- (f) Exterior lighting shall be designed and finished in a manner consistent with the design and finishing of the development, be provided to ensure a well-lit environment and to highlight the development, to the satisfaction of the Development Authority.
- (g) All mechanical equipment shall be visually and acoustically screened from both the public realm and/or adjacent developments or be concealed by incorporating it within the roof envelope or by screening it in a way that is consistent with the character and finishing of the development.

6.19.6. Building Articulation

- (a) The building shall incorporate articulated façades, rooflines, and architectural treatments that establish the building as a distinctive landmark for the surrounding areas.
 - i. The base zone shall incorporate continuous weather protection in the form of a 1.8m wide canopy or any other architectural element wherever commercial frontages exist to create a comfortable environment for pedestrians, as per Figure 6.19c.

Figure 6.19c: Canopies and Weather Protection

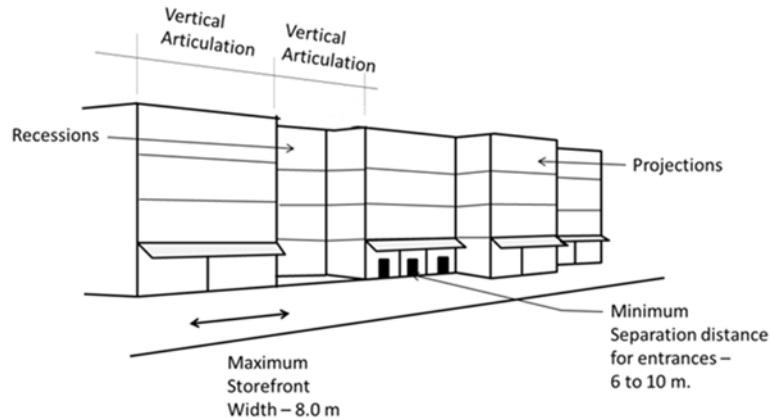


- (b) The middle and top zone shall be designed to reduce both on and off the site impacts to maintain view corridors, maximize solar penetration, and reduce adverse microclimatic effects related to wind, precipitation and shadowing. Prior to the acceptance of a development permit application, the following studies shall be provided to support this objective:
- i. A Wind Impact Study prepared by a qualified professional. The Study shall be based on a computer model simulation analysis; and
 - ii. A Sun Shadow Impact Study prepared by a qualified professional.

6.19.7. Entrances and Street Character

- (a) All ground level residential units with street frontage shall have individual entrances that front onto the street, adjacent sidewalk, or private outdoor amenity space. Entry transitions, such as steps, fences, gates or hedges, shall be provided to create an appropriate relationship with, and definition of, the public realm and the private space of dwelling units.
- (b) The building shall clearly differentiate residential entrances from commercial entrances through distinct architectural treatment, whereas:
- i. Entrances for commercial and office uses shall be located at intervals of 6.0m to 10.0m along building façades fronting public roadway, as per Figure 6.19d; and
 - ii. To ensure the pedestrian amenity areas are maintained, entrances that are adjacent to the public realm shall be recessed at least 1.0m from the face of the building.
- (c) Individual retail store frontages at ground floor shall not exceed 8.0m in width, as per Figure 6.19d.
- (d) To avoid monotony in architecture, all buildings shall be required to provide a vertical articulation in the streetwall fronting public roads using a variety of colours, materials, projections as well as recessions in the building façade, as per Figure 6.19d;

Figure 6.19d: Vertical Articulation Specifications

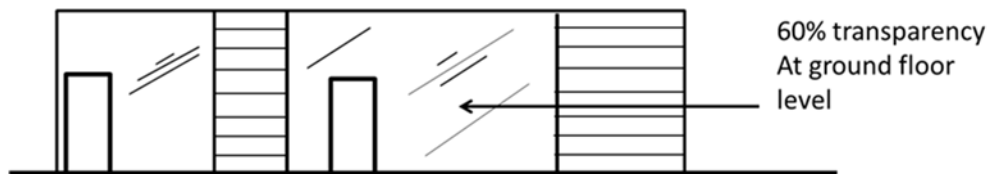


- (e) Common Amenity Areas shall accommodate design features or street related activities, such as architectural elements, landscaping, public art or sidewalk cafes.

6.19.8. Development Regulations for Commercial Uses

- (a) Commercial uses, if developed, shall be limited to the first two storeys of the high rise development.
- (b) Non-residential listed uses shall:
 - i. Not be permitted as a freestanding use in a stand-alone building; and
 - ii. Shall have separate access at grade from residential uses.
- (c) The ground floor of each commercial development shall be required to provide a minimum of 60% transparency measured along the front facade. Tempered or tinted glass that prohibits visibility shall be considered as opaque surface, as per Figure 6.19e.

Figure 6.19e: Transparency in Ground Level Commercial Developments



6.19.9. Parking, Circulation, Accesses, Loading and Waste Collection

- (a) Notwithstanding Part 13, if a development is located within 200m of a public transit stop the Development Authority may reduce the required parking by 5%.
- (b) Notwithstanding Part 13, if a development has a car share program the Development Authority may reduce the required parking by 5%, or 4 parking spaces for each car share vehicle in the residential tower, whichever is greater.
- (c) Notwithstanding Part 13, bicycle parking for residents shall be located inside the

building in a common area. Bicycle parking for visitors or commercial patrons shall be located adjacent to building entrances.

- (d) Resident parking shall be provided in an above or an underground parkade. Visitor parking may be provided at grade, and shall be located at the rear of buildings and not within a required setback. If an aboveground parkade is located fronting a public roadway, then the following design considerations shall be utilized:
 - i. The ground floor shall include retail uses with multiple entrances;
 - ii. Entrance to the parking facility shall be designed with architectural features to maintain the integrity of retail frontage; and
 - iii. The façade of the upper storeys of the parking facility shall be designed to reflect residential or commercial building character.
- (e) Vehicular access shall be from the flanking roadway or abutting lane. In the event there is no flanking roadway or abutting lane, the vehicular access shall be designed in a manner that has minimal impact on abutting public roadways.
- (f) Driveway ramps shall be at grade at the property line and must not exceed a slope of 6% for a distance of 4.5m inside the property line.
- (g) Loading, storage and garbage and recycling collection areas shall be located to the rear or sides of the principal building. These areas shall:
 - i. Have a minimum setback of 7.0m from a public roadway and residential dwellings; and
 - ii. Be incorporated into the overall design theme of the building and screened from public roadways using landscaping or architectural features.

6.19.10. Technical Studies and Assessments

- (a) In addition to Section 3.4.2 of this Bylaw, the Development Authority shall also request that the applicant complete and submit any or all of the following:
 - i. Geotechnical Assessment;
 - ii. Servicing Analysis; and
 - iii. Traffic Impact Assessment.

6.19.11. Off-site Improvements

- (a) The Development Authority may condition the permit requiring that the applicant enter into an agreement with the City to do the following improvements necessary to serve the development and address off-site requirements.
 - i. Relocation of all underground and above ground utilities and maintaining required clearances as specified by the utility companies;
 - ii. The construction of on-street fire hydrants;
 - iii. Removal of all existing accesses as necessary to the site, with the restoration of the right-of-way;

- iv. Provide sidewalk connections from the site to adjacent developments to create a continuous pedestrian environment;
- v. The improvements to adjacent intersections to facilitate traffic movements into the area, if deemed required by a Traffic Impact Assessment; and
- vi. Upgrading of adjacent right-of-ways directly abutting the site to appropriate standards; or
- vii. Any improvements determined to be necessary as identified in Section 3.10.2.

6.19.12. Additional Development Regulations for RHR

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs.
- (b) In addition to Section 5.6 and Section 6.8 of this Bylaw, landscaping and site design shall:
 - i. Provide a minimum of one deciduous tree every 10.0m along the street frontage;
 - ii. Provide two minimum 3.0m wide walkways through the site (from the front property line to the building and from the visitor parking area to the building) to the satisfaction of the Development Authority.

6.20. FRSO - FOREST RIDGE STREET-ORIENTED RESIDENTIAL DISTRICT

6.20.1 FRSO Purpose

This District is intended to allow for the development of street-oriented attached housing in Forest Ridge that allow a greater building height and the opportunity for development on individual compact lots where access is from a Lane.

6.20.2 FRSO Areas of Application Permitted and Discretionary Uses

The designation, location, and boundaries of each Land Use District created through this Section may be applied within the Flexible Mixed Low and Medium Density Area identified in the Westpark Area Structure Plan.

6.20.3 FRSO Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 6.20.3 (b) and (c) shall ensure:

- i. A maximum of four (4) dwelling units may be attached, for Multi-Attached Housing.
- ii. Individual dwelling units shall be no less than 3.6m in width.

(b) FRSO Permitted	(c) FRSO Discretionary
<ul style="list-style-type: none"> - Home Office - Multi-Attached Housing - Semi-Detached Housing <p>Accessory development to any use listed in subsection 6.20.3(b)</p>	<ul style="list-style-type: none"> - Bed and Breakfast - Group Home (Limited) - Home Business - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 6.20.3(c)</p>

6.20.4 FRSO Site Subdivision Regulations

	Interior Site	Corner Site
(a) Site Width	3.6m minimum	5.6m minimum
(b) Site Depth	26.0m minimum	

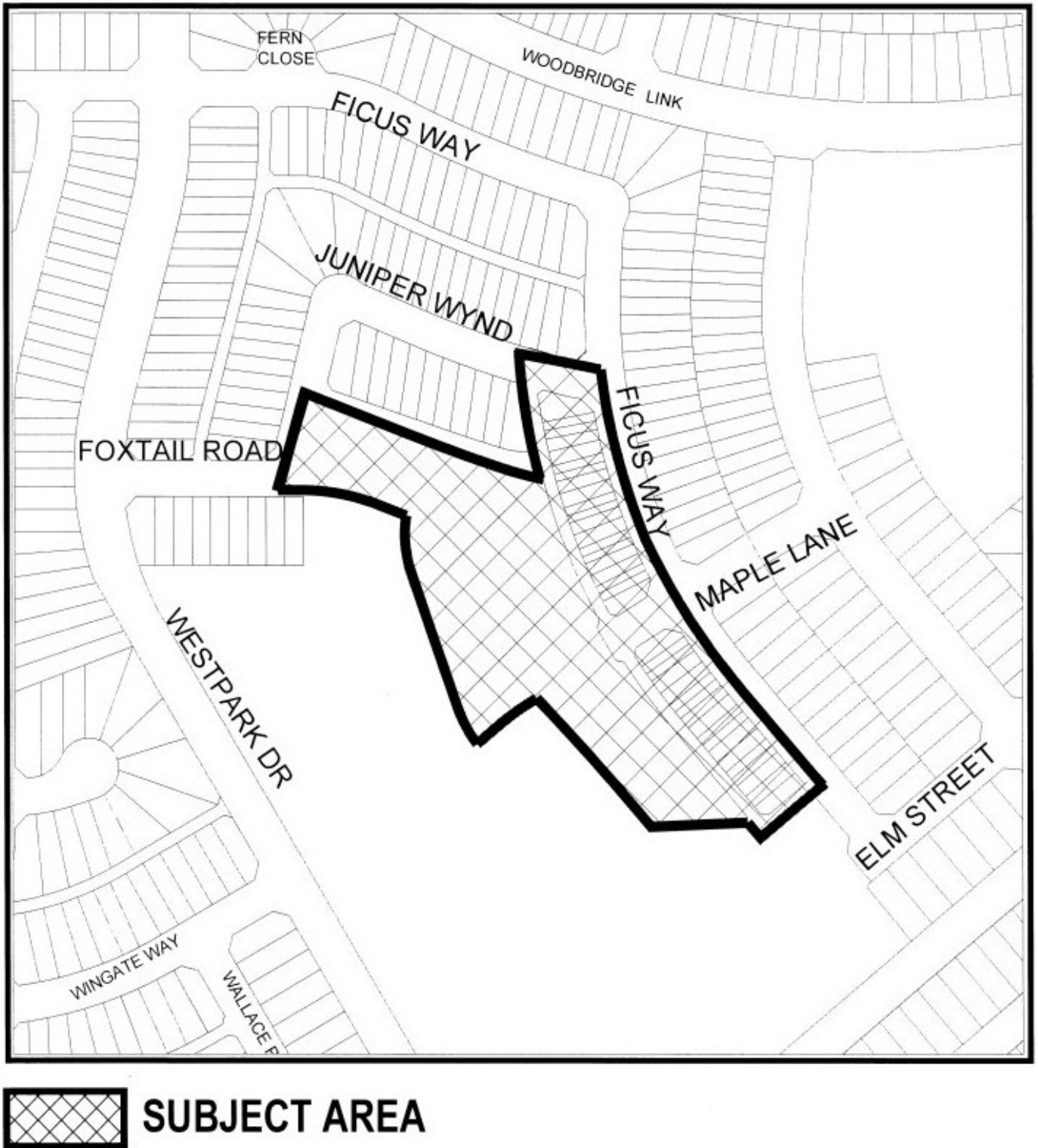
6.20.5 FRSO Site Development Regulations

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	4.0m minimum
	Flanking Yard	2.0 minimum on a corner site
(b) Rear Yard Setback	Principal Building	6.5m minimum
	Accessory Building	1.0m minimum
(c) Side Yard Setback	Principal Building	1.2m minimum
	Accessory Building	0.6m minimum
(d) Building Height	Three (3) storeys not to exceed 13.0m maximum	
(e) Site Coverage	The maximum total Site Coverage shall be 60%, excluding decks.	

6.20.6 Additional Development Regulations for FRSO

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs;
- (b) Notwithstanding Section 6.20.6.(a) and Part 13 - Parking and Loading, two-storey Multi-Attached Housing and Semi-Detached Housing shall only be required to provide one (1) on-site parking stall per unit;
- (c) Vehicular access to Sites shall only be from a Lane;
- (d) On Corner Sites, the Facades of a principal building abutting the Front Lot Line and the Flanking Front Lot Line shall use consistent building materials and architectural features and shall include features such as windows, doors and porches;
- (e) Notwithstanding Part 6, no fence is permitted between driveways, parking pads, or detached garages.

Figure 6.20: Applicable Area FRSO Forest Ridge Street-Oriented Residential District



6.21. SLDR - SOUTHPOINTE LOW DENSITY RESIDENTIAL DISTRICT

6.21.1 Purpose

The purpose of this District is to accommodate the opportunity for a mix of Single Detached, reduced setback (0.0m side yard) Single Detached, Semi-Detached and Multi-Attached Housing within a low-density residential setting that provides a maximum overall density of 35 dwellings per net residential hectare. This district will support diversity of built form and efficient utilization of land in the subject portion of Southpointe.

6.21.2 Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 6.21.2 (b) and (c) shall ensure:

- i. None.

(b) Permitted	(c) Discretionary
<ul style="list-style-type: none"> - Duplex - Home Office - Multi-Attached Housing - Secondary Suite - Semi-Detached Housing - Single Detached Housing <p>Accessory development to any use listed in subsection 6.21.2(b)</p>	<ul style="list-style-type: none"> - Bed and Breakfast - Group Home (Limited) - Home Business - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 6.21.2(c)</p>

6.21.3 Site Subdivision Regulations for Single Detached Housing and Duplexes

	Interior Site	Corner Site
(a) Site Width	<p>9.1m minimum</p> <p>6.9m minimum where access is from a lane at the rear of the property</p>	<p>10.6m minimum</p> <p>8.4m minimum where access is from a lane at the rear of the property</p>
(b) Site Depth	<p>34.0m minimum</p>	

6.21.4 Site Subdivision Regulations for Semi-Detached Housing

	Interior Site	Corner Site
(a) Site Width	7.3m minimum	9.1m minimum
	6.9m minimum where access is from a lane at the rear of the property	8.4 minimum where access is from a lane at the rear of the property
(b) Site Depth	34.0m minimum	

6.21.5 Site Development Regulations for Single Detached Housing, Duplex and Semi-Detached Housing

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	3.0m minimum with a lane
		4.5m maximum with a lane
	Where the use of Semi-Detached Housing has front vehicular access to one unit and rear vehicular access via a lane to the other unit, the front yard setback for the unit with lane access may be increased to a maximum of 7.0m	
	6.0m minimum without a lane	
	7.0m maximum without a lane	
	Flanking Yard	3.0m minimum on a corner site
4.5m maximum on a corner site		
(b) Rear Yard Setback	8.0m minimum	
	6.0m minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the property	
(c) Side Yard Setback	1.2m minimum for Single Detached Housing & Duplex	
	1.5m minimum for Semi-Detached Housing	
On Single Detached Housing lots with access from a lane at the rear of the property, one side yard setback may be reduced to 0.0m for		

	<p>principal buildings and detached garages where a 1.5m wide private maintenance easement within a side yard has been registered on the title of the property abutting the reduced setback that:</p> <ul style="list-style-type: none"> a. Authorizes the eaves of the principal building and accessory buildings to encroach 0.3m into the easement; b. Authorizes the footings for the buildings to encroach 0.6m into the easement; c. Authorizes access to the easement area for maintenance of the property to which the title is registered and the adjacent property where the building setback(s) have been reduced to 0.0m; d. Prohibits locating air conditioners, accessory uses and buildings, general storage, or landscaping other than ground covering within the easement; e. No roof leader drainage shall be directed to the maintenance easement; and f. All roof leaders from accessory developments are to be directed to drain to an adjacent lane. <p>Accessory buildings excluding detached garages must meet the requirements of Section 6.2.5.</p>
(d) Principal Building Height	Three storeys not to exceed 11.0m maximum. A maximum differential of one storey shall be allowed between adjacent sites.
(e) Site Coverage	45% maximum for principal building
	53% maximum for all buildings and structures

6.21.6 Site Subdivision Regulations for Multi-Attached Housing

	Interior Site	Corner Site
(a) Site Width	<p>6.1m minimum for an internal unit</p> <p>7.3m minimum for an end unit</p> <p>4.2m minimum for an internal unit where access is from a lane at the rear of the property</p> <p>5.7m minimum for an end unit where access is from a lane at the rear of the property</p>	<p>8.5m minimum</p> <p>7.2m minimum where access is from a lane at the rear of the property</p>

(b) Site Depth	34.0m minimum
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6.21.7 Site Development Regulations for Multi-Attached Housing

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	3.0m minimum with a lane
		4.5m maximum with a lane
	Flanking Yard	6.0m minimum without a lane
		7.0m maximum without a lane
(b) Rear Yard Setback	8.0m minimum	
	6.0m minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the property	
(c) Side Yard Setback	1.5m minimum	
(d) Principal Building Height	Three storeys not to exceed 11.0m maximum. A maximum differential of one storey shall be allowed between adjacent sites.	
(e) Site Coverage	45% maximum for principal building	
	53% maximum for all buildings and structures	
(f) Density	Maximum of one dwelling unit per site	

6.21.8 Architectural and Design Features

- (a) To improve the architectural interest of the streetscape, each principal building shall be individually defined through a combination of architectural features that may include, but are not limited to, variations in architectural styles and rooflines, articulation of the façade, building massing, provision of porches, verandas, and balconies, variation in building materials, colours, and other façade enhancing treatments to the satisfaction of the Development Authority;
- (b) The front façade of the building shall incorporate architectural treatments complementary to the architectural style including features such as open gables, dormer windows, windows with bold trims, shutters or canopies, or accent colours and materials to the satisfaction of the Development Authority;
- (c) To ensure design variability, a principal building with similar or mirrored front

elevations must be separated by a minimum of two lots along the same side of the road, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority;

- (d) The side façade of a principal building on a corner lot facing a public roadway, excluding lanes, shall be treated as a front façade; and
- (e) An accessory building shall follow the same exterior finishes as that of a principal building on the same site and shall be complementary to the principal building in the opinion of the Development Authority.

6.21.9 Additional Development Regulations

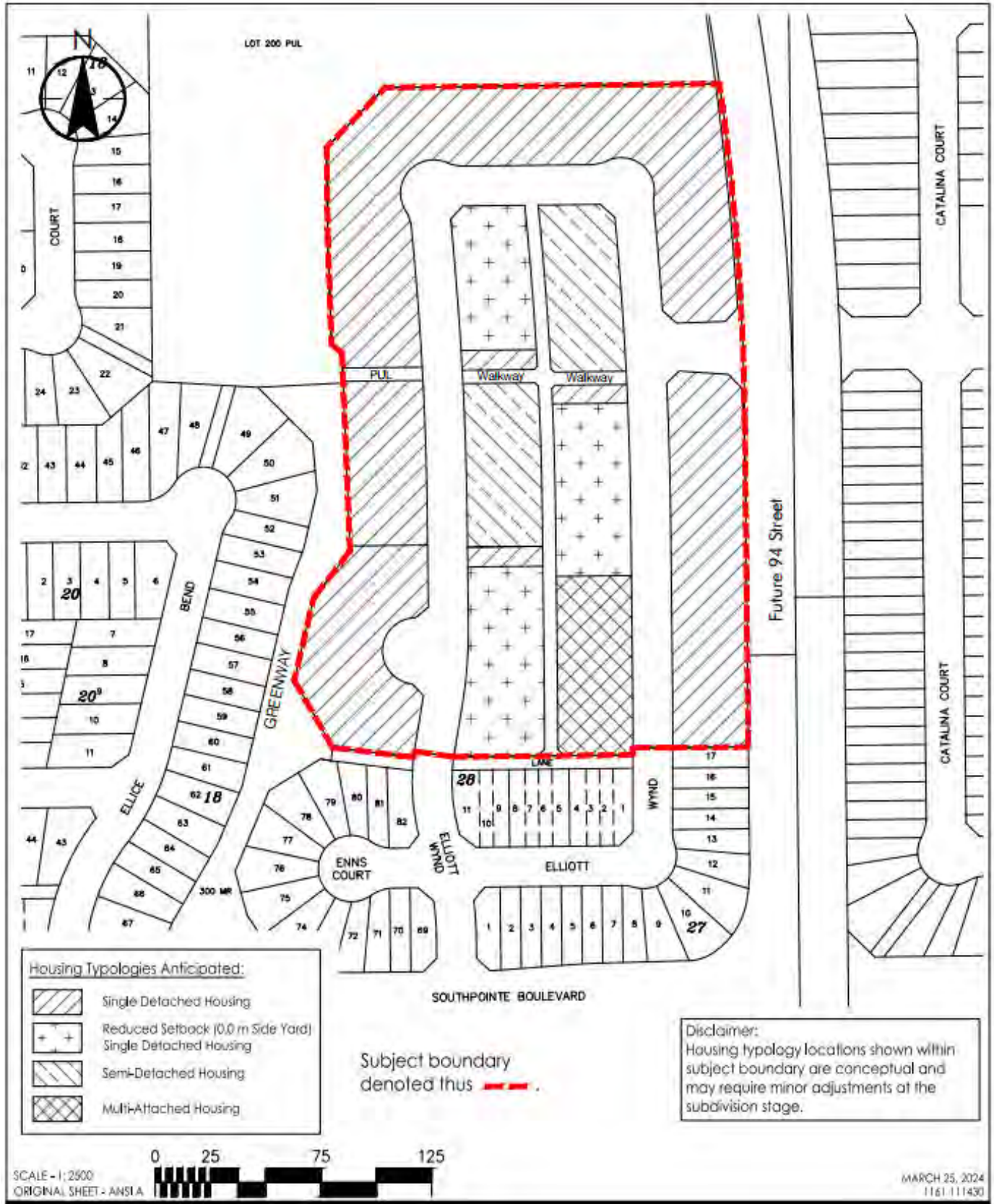
- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs.
- (b) The subdivision plan for this area shall be in accordance with Appendix I - Site Plan to the satisfaction of the Subdivision Authority.
- (c) Notwithstanding Section 6.1.3, vehicular access may be provided from the front street for a maximum of 50% of the principal dwellings per Semi-Detached Site.
- (d) Notwithstanding Section 6.2.5 (a), detached garages may be located no closer than 0.6m from the side property line, unless:
 - i. located on a corner site, in which case in conformity with the front flanking yard setback for a dwelling; or
 - ii. they share a common party wall with a detached garage on an adjacent lot. In the case of a townhouse development, a detached garage associated with an end unit may share a common party wall only on one side. Furthermore, the construction of a shared party wall for a detached garage is permissible only when the principal building on the townhouse lot also shares a common party wall along that same property line.
- (e) Notwithstanding 6.21.9 (d) i., no closer than 1.0m from the flanking property line provided that:
 - i. the rear property line of the corner site is 10.0m or less; and
 - ii. the detached garage is facing a rear lane and is contained within 9.0m of the rear property line.
- (f) For reduced setback (0.0m side yard) Single Detached Housing, fences shall only be permitted in the Rear Yard.

6.21.10 Additional Subdivision and Development Regulations for Multi-Attached Housing

- (a) Groupings of Multi-Attached Developments shall be integrated with lower density dwelling forms to maintain a low-density residential character;

- (b) Multi-Attached Housing shall not exceed four (4) units per building; and
- (c) There shall be no more than four (4) Multi-Attached Buildings in succession. For the purposes of this subsection, buildings of Multi-Attached Housing shall be considered to be in succession if side property lines are separated by a lane;
- (d) Notwithstanding Section 6.21.9(a) and Part 13 - Parking and Loading, Multi-Attached Housing shall only be required to provide one (1) on-site parking stall per unit.

Appendix I - Site Plan for SLDR Southpointe Low Density Residential District



6.22. SFM-MUD - SOUTHFORT MEADOWS MIXED USE DISTRICT

6.22.1 Purpose

The purpose of this District is to accommodate a variety of housing forms to create a combined high-density development with street-oriented commercial and mixed-use development. Internal circulation will be supported by connected private parking areas, pedestrian-friendly landscaping and amenity areas, and shared accesses. Street-oriented design will be supported with reduced setbacks adjacent to public roadways.

6.22.2 Areas of Application

This district applies to:

- i. A portion of SE19-54-22-W4M, as shown in Figure 6.22

6.22.3 Permitted and Discretionary Uses

(a) Fundamental Use Provisions as requisite qualifiers for allowed uses listed within 6.22.3 (b) and (c) shall ensure:

- i. Home Business Uses shall not occur within an Apartment.
- ii. Any Use which includes as drive-thru service shall be considered neither permitted or discretionary.

(b) Southfort Meadows Allowed Uses	(c) Southfort Meadows Allowed Uses to be considered at the discretion of the Development Authority
<ul style="list-style-type: none"> - Above Ground Floor Housing - Apartment - Child Care Facility - Eating and Drinking Establishment - Home Office - Health Services - Multi-Attached Housing - Personal Service - Professional, Financial and Office Services - Recreation Facility, Indoor - Retail Store (Convenience) - Retail Store (General) - Retail Store (Liquor) - Semi-Detached Housing - Sign, Freestanding (Limited) - Sign, Realtor Consolidated <p>Accessory development to any use listed in subsection 6.22.3(b)</p>	<ul style="list-style-type: none"> - Home Business - Live Work Unit - Show Home - Temporary Sales Centre - Veterinary Clinic <p>Accessory development to any use listed in subsection 6.22.3(c)</p>

6.22.4 Southfort Meadows Subdivision Regulations

	Interior or Corner Site
(a) Site Area	At the discretion of the Subdivision Authority
(b) Site Width	At the discretion of the Subdivision Authority
(c) Site Depth	At the discretion of the Subdivision Authority

6.22.5 Southfort Meadows Site Regulations for (Bareland Site)

	Interior and End Units	
(a) Front Yard Setback	Front	4.0m minimum
	Flanking Yard	2.4m minimum
(b) Rear Yard Setback	Principal Building	4.5m minimum
	Accessory Building	1.0m minimum
(c) Side Yard Setback	Principal Building	1.2m minimum
	Accessory Building	0.6m minimum
(d) Building Height	Three (3) storeys not to exceed 13.0m maximum	
(e) Site Coverage	70% maximum for principal buildings, excluding decks	

6.22.6 Southfort Meadows Site Development Regulations (Apartment)

	Interior Site	Corner Site	
(a) Front Yard Setback	4.0m minimum	Front	4.0m minimum
		Flanking Yard	4.0m minimum
(b) Rear Yard Setback	6.0m minimum		
(c) Side Yard Setback	6.0m minimum		

(d) Building Height	Six (6) storeys not to exceed 26.0m maximum
(e) Site Coverage	70% maximum for all buildings and structures

6.22.7 Southfort Meadows Site Development Regulations Commercial

	Interior and Corner Site	
(a) Front Yard Setback	Front	3.0m minimum
	Flanking Yard	2.4m minimum on a corner site
(b) Rear Yard Setback	Principal Building	6.0m minimum
	Accessory Building	1.0m minimum
(c) Side Yard Setback	Principal Building	1.2m minimum
	Accessory Building	0.6m minimum
(d) Building Height	Three (3) storeys not to exceed 13.0m maximum	

6.22.8 Residential Density

- (a) The overall Residential Density shall be a minimum of 75 du/ha for the area highlighted in **Appendix I**.

6.22.9 Density Credit Applied to Parcels with Mixed Use Buildings

- (a) Notwithstanding 6.22.8, a credit may be considered for mixed-use buildings:
- i. For every 100 square metres of commercial floor space on the ground floor in a mixed-use building, a bonus of two (2.0) residential units may be applied for the purposes of calculating density.
 - ii. The maximum number of density bonus units as determined shall not exceed 36 units for the area highlighted in **Appendix I**.
 - iii. The Development Authority shall not vary density requirements within this district.

6.22.10 On-Site Parking

- (a) Parking shall be screened from view adjacent to Southridge Blvd with use of landscaping treatments or fencing.

6.22.11 Garbage Collection

- (a) Loading and garbage collection shall be located at the rear or sides of any development and shall be screened from view from public roadways.

6.22.12 Site Connectivity

- (a) Walkways for pedestrians shall be accommodated throughout the site and shall provide connections to the City's trail system.
- (b) A pedestrian circulation plan for each development shall be submitted prior to approval of a development permit. This plan shall provide for pedestrian connections between developments such that potential conflict between pedestrians and vehicles is minimized.

6.22.13 Landscaping

- (a) A minimum of 20% of the total site area shall be landscaped, including all areas not occupied by building, parking areas or vehicular access areas. One tree for each 35.0m² and one shrub for each 15.0m² of landscape area shall be provided.

6.22.14 Common Amenity

- (a) Apartment and mixed-use developments must provide a minimum amenity area of 2.5m² per dwelling unit to be developed as outdoor communal amenity area with a total not less than 100m² for the benefit of the residents.

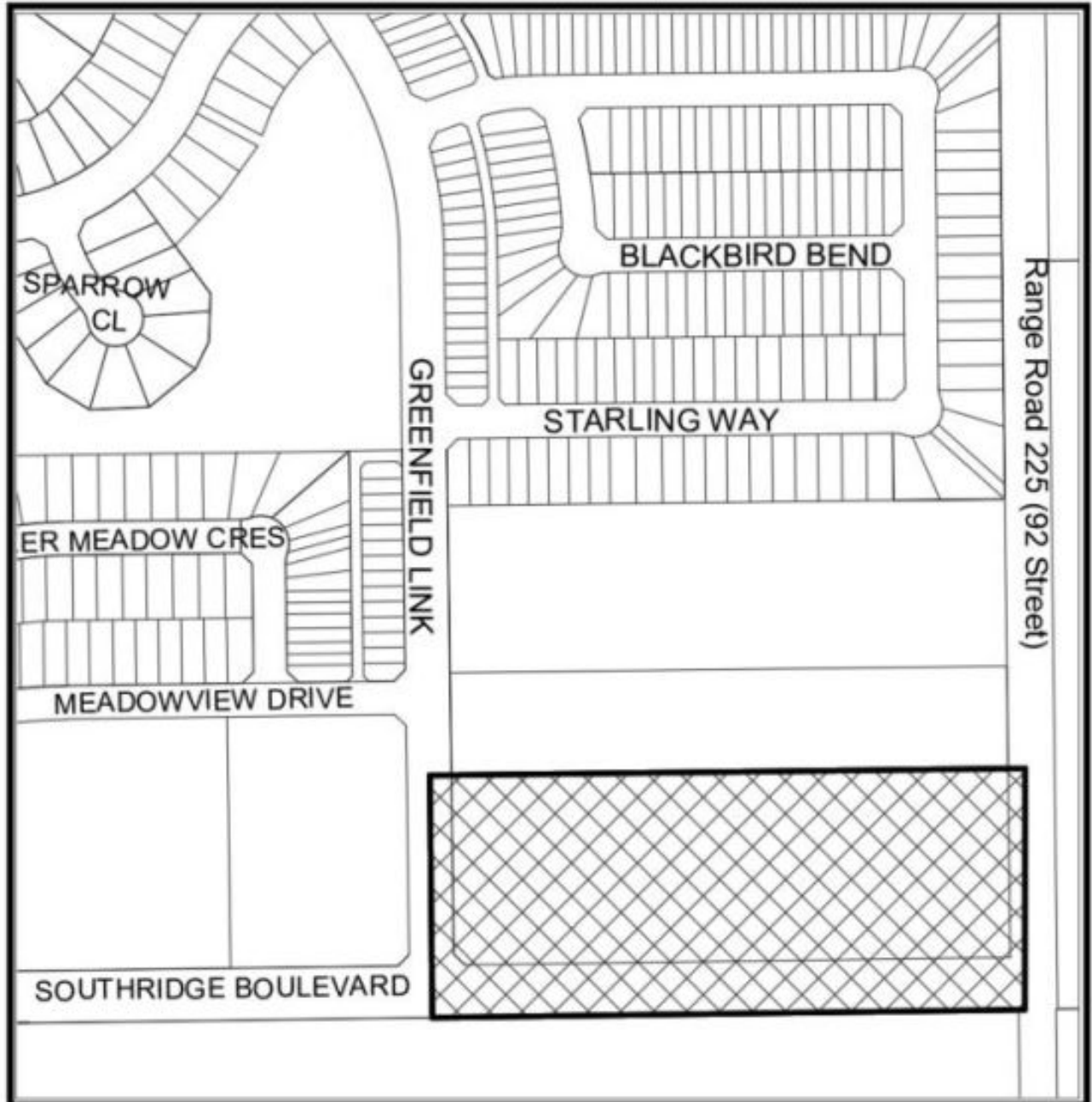
6.22.15 Additional Development Regulations for Southfort Meadows Mixed-Use Districts

- (a) Buildings adjacent to Greenfield Link will be street-oriented so that the front elevation and non-residential entrances of the building face the street, and there be no parking or access between the building and the road right-of-way.
- (b) Street walls are activated through architectural articulation by using openings, porches, balconies, projecting bays, chimneys, boundary treatments and other features and changes in exterior materials distinguishing each unit as unique, at grade.
- (c) Publicly accessible outdoor space for resident and public use is designed proportionate to the size of the buildings proposed adjacent.
- (d) Notwithstanding the site development regulations 6.22.6 above, front yard setbacks for multi-attached housing may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority
- (e) Semi-Detached & Multi-Attached buildings shall have a Landscape Buffer with a minimum separation distance of 9.0m from Apartment and Commercial Buildings.
- (f) Notwithstanding the setback distance, the Development Officer shall take into consideration the massing between bareland/non-bareland and multi-storey buildings to mitigate massing and shadowing impacts.

- (g) Building frontages shall create a continuous street wall along public roadways.
- (h) Frontages shall be activated where possible by utilizing transparency through glazing and by integrating doorways and windows into building façades at grade level.
- (i) Vertical articulations in the street wall fronting Greenfield Link and Southridge Boulevard using a variety of colours, materials, projections, as well as recessions in the building façade.
- (j) Create a gateway into Southfort Meadows development by siting buildings located at the intersection of Greenfield Link and Southridge Blvd to increase visual interest and create an easily recognizable landmark.
- (k) Commercial uses must be located adjacent to a public roadway.
- (l) Commercial uses may occupy all ground floor area of an apartment building.
- (m) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs

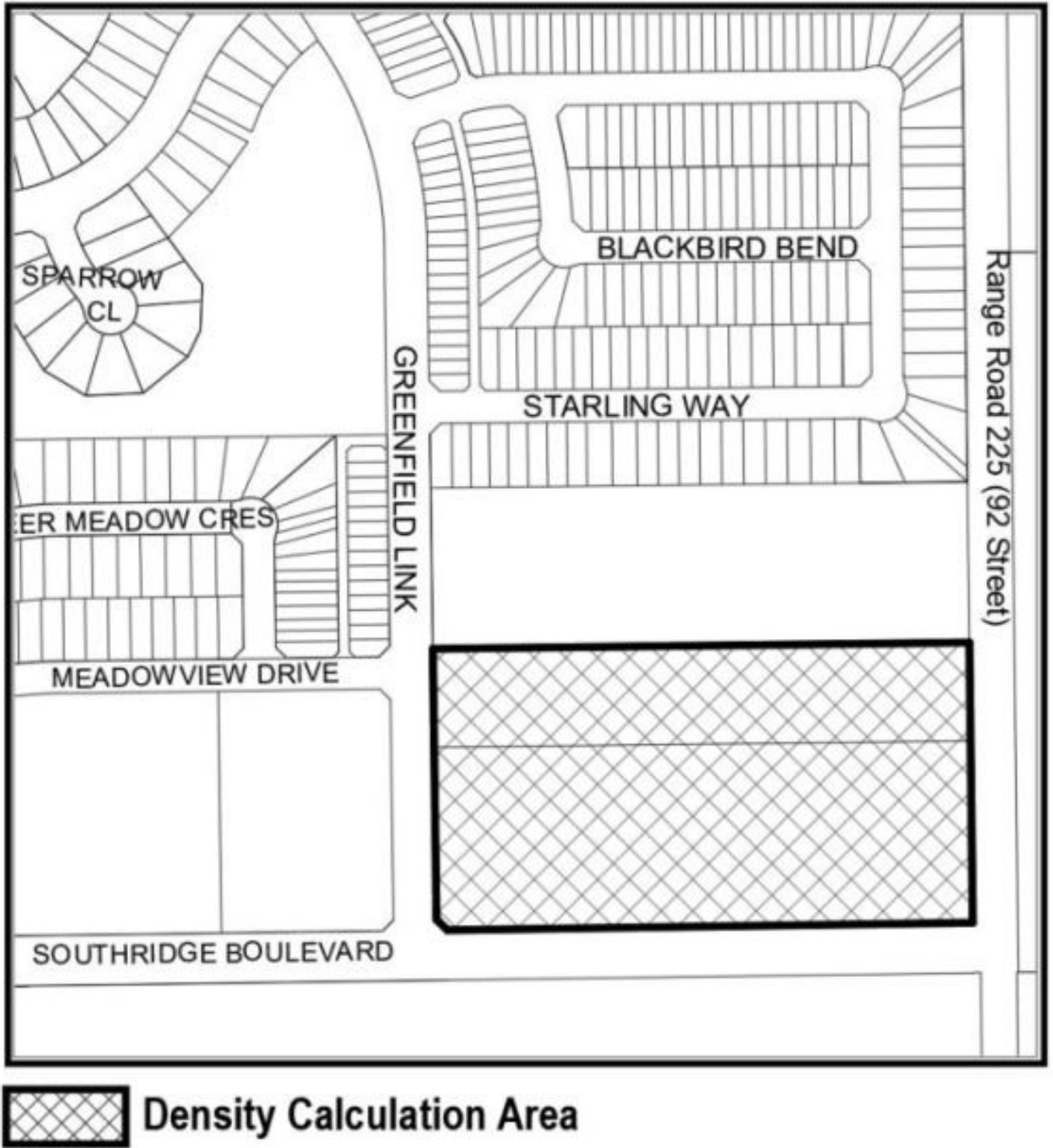
Figure 6.22. Applicable Area - Southfort Meadows Mixed-Use District

SFM-MUD
Part of SE1/4-19-54-22-W4M



 **Applicable Area**

Figure 6.22. Appendix I - Density Calculation Area



6.23. FR-SDH - FOREST RIDGE SINGLE DETACHED HOUSING DISTRICT

6.23.1 FR-SDH Purpose

The District is intended to accommodate street-oriented single detached housing on narrow lots with rear lane vehicular access. The use of architectural and urban design standards are intended to achieve a variety of design and appearance as a way to enhance the pedestrian-oriented streetscape.

6.23.2 FR-SDH Area of Application

This district applies to a portion of Lot B, Block 25, Plan 042 6931, as shown in Figure 6.23.

6.23.3 FR-SDH Permitted and Discretionary Uses

(a) The Fundamental Use Provisions as requisite qualifiers for allowed uses listed within 6.23.3 (b) and (c) shall ensure:

- i. That garages are not attached to single detached dwelling units.

(b) FR-SDH Permitted	(c) FR-SDH Discretionary
<ul style="list-style-type: none"> - Home Office - Secondary Suite - Single Detached Housing <p>Accessory development to any use listed in subsection 6.23.3(b)</p>	<ul style="list-style-type: none"> - Bed and Breakfast - Group Home (Limited) - Home Business - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 6.23.3(c)</p>

6.23.4 FR-SDH Site Subdivision Regulations

	Interior Site	Corner Site
(a) Site Width	7.9m minimum	9.1m minimum
(b) Site Depth	33.0m minimum	

6.23.5 FR-SDH Site Development Regulations

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	3.5m minimum
	Flanking Yard	2.4m minimum on a corner site
(b) Rear Yard Setback	8.0m minimum	
(c) Side Yard Setback	Principal Building	1.2m minimum
	Accessory Building	0.9m minimum

(d) Building Height	Two and one half (2 1/2) storeys not to exceed 10.0m maximum
(e) Site Coverage	<p>43% maximum for principal building over one storey, excluding decks</p> <p>53% maximum for principal building of one storey, excluding decks</p> <p>53% maximum for all buildings and structures where principal building over one storey</p> <p>57% maximum for all buildings and structures where principal building is one storey.</p>

6.23.6 Architectural and Design Features for FR-SDH

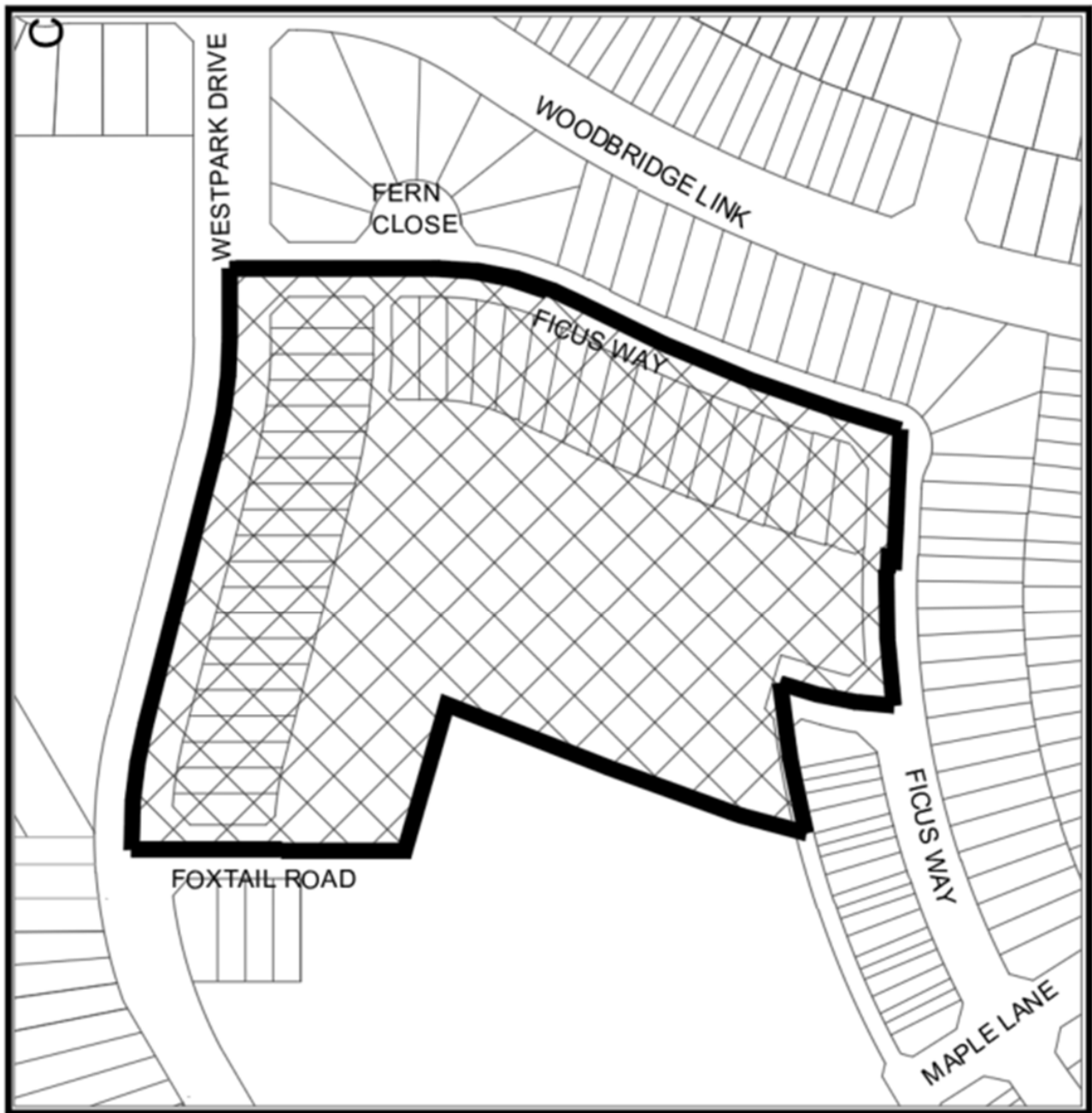
- (a) To improve the architectural interest of the streetscape, each principal building shall be individually defined through a combination of architectural features that may include, but are not limited to, variations in architectural styles and rooflines, articulation of the façade, building massing, provision of porches, verandas, and balconies, variation in building materials, colours, and other façade enhancing treatments to the satisfaction of the Development Authority;
- (b) The front façade of the building shall incorporate architectural treatments complementary to the architectural style including features such as open gables, dormer windows, windows with bold trims, shutters or canopies, and accent colours and materials to the satisfaction of the Development Authority;
- (c) Accent materials such as stone, brick or shingles shall amount to a minimum of 4.65m² of the total area of the front façade of a principal building;
- (d) The front façade of a principal building shall provide features such as windows, doors, dormer windows and balconies avoiding extensive blank walls;
- (e) The side façade of a principal building on a corner lot facing a public roadway shall be treated as a front façade;
- (f) Principal buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the road, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority; and
- (g) An accessory building shall follow the same exterior finishes as that of a principal building on the same site and shall be complimentary to the principal building in the opinion of the Development Authority.


6.23.7 Additional Development Regulations for FR-SDH

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs;
- (b) Notwithstanding Section 3.4 of the Bylaw, an application for a Development Permit for Single Detached Housing shall also include the following:
 - i. Colour elevations for each building façade that faces a public roadway, or a

public open space except for a lane.

Figure 6.23: Applicable Area FR-SDH Forest Ridge Single Detached Housing District



 **SUBJECT AREA**

6.24. SSDH - SIENNA SINGLE DETACHED HOUSING DISTRICT

6.25.1 SSDH Purpose

The District is intended to accommodate street-oriented single detached housing on narrow lots with rear lane vehicular access. The use of architectural and urban design standards are intended to achieve a variety of design and appearance as a way to enhance the pedestrian-oriented streetscape.

6.25.2 SSDH Area of Application

This district applies to a portion of NE Section 20-54-22-4, as shown in Figure 6.24a.

6.25.3 SSDH Permitted and Discretionary Uses

(a) The Fundamental Use Provisions as requisite qualifiers for allowed uses listed within 6.24.3 (b) and (c) shall ensure:

- i. That garages are not attached to single detached dwelling units.

(b) SSDH Permitted	(c) SSDH Discretionary
<ul style="list-style-type: none"> - Home Office - Secondary Suite - Single Detached Housing <p>Accessory development to any use listed in subsection 6.24.3(b)</p>	<ul style="list-style-type: none"> - Bed and Breakfast - Group Home (Limited) - Home Business - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 6.24.3(c)</p>

6.25.4 SSDH Site Subdivision Regulations

	Interior Site	Corner Site
(a) Site Width	7.9m minimum	9.1m minimum
(b) Site Depth	33.0m minimum	

6.25.5 SSDH Site Development Regulations

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	3.5m minimum
	Flanking Yard	2.4m minimum on a corner site
(b) Rear Yard Setback	8.0m minimum	
(c) Side Yard Setback	Principal Building	1.2m minimum
	Accessory Building	0.9m minimum

(d) Building Height	Two and one half (2 ½) storeys not to exceed 10.0m maximum
(e) Site Coverage	<p>43% maximum for principal building over one storey, excluding decks</p> <p>53% maximum for principal building of one storey, excluding decks</p> <p>53% maximum for all buildings and structures where principal building over one storey</p> <p>57% maximum for all buildings and structures where principal building is one storey.</p>

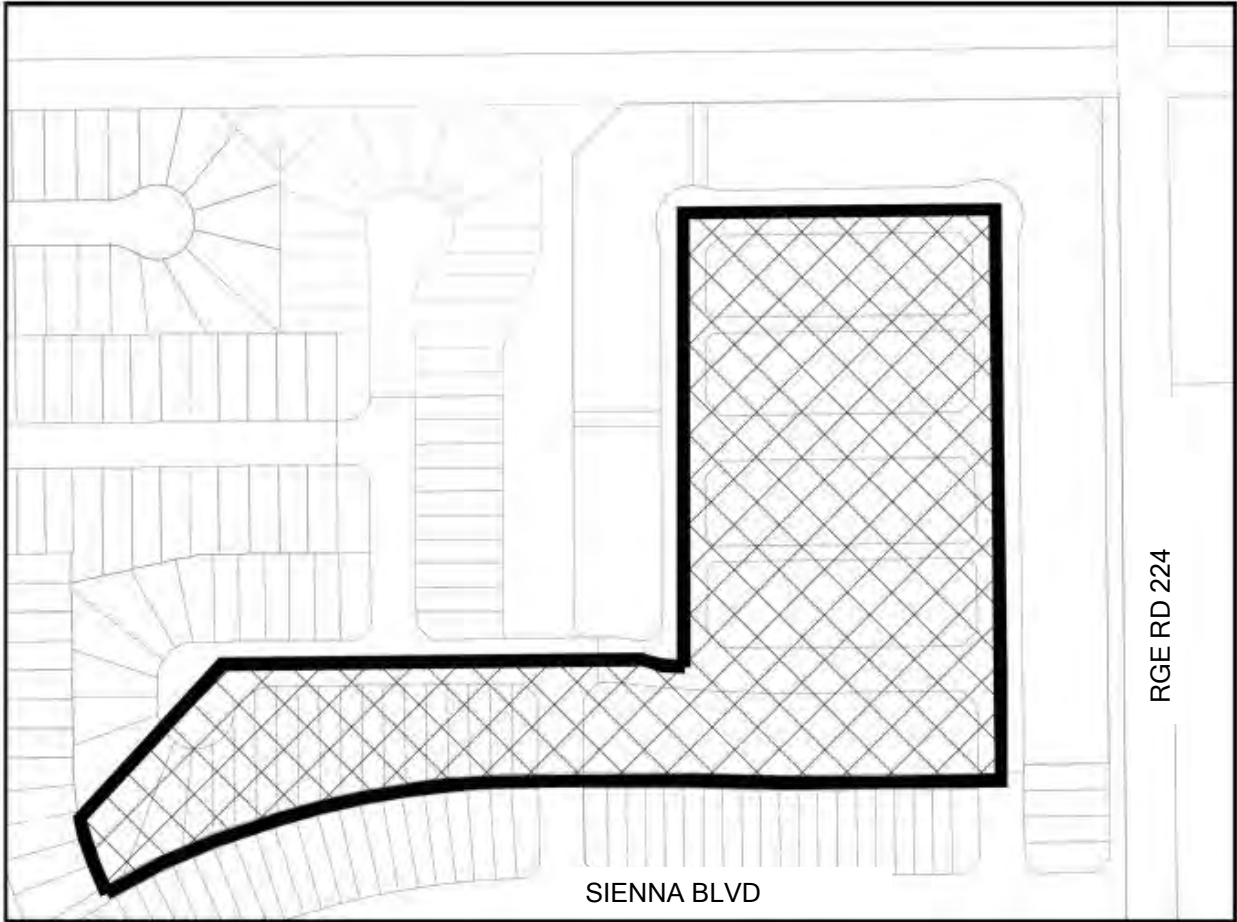
6.25.6 Architectural and Design Features for SSDH

- (a) To improve the architectural interest of the streetscape, each principal building shall be individually defined through a combination of architectural features that may include, but are not limited to, variations in architectural styles and rooflines, articulation of the façade, building massing, provision of porches, verandas, and balconies, variation in building materials, colours, and other façade enhancing treatments to the satisfaction of the Development Authority;
- (b) The front façade of the building shall incorporate architectural treatments complementary to the architectural style including features such as open gables, dormer windows, windows with bold trims, shutters or canopies, and accent colours and materials to the satisfaction of the Development Authority;
- (c) Accent materials such as stone, brick or shingles shall amount to a minimum of 4.65m² of the total area of the front façade of a principal building;
- (d) The front façade of a principal building shall provide features such as windows, doors, dormer windows and balconies avoiding extensive blank walls;
- (e) The side façade of a principal building on a corner lot facing a public roadway shall be treated as a front façade;
- (f) Principal buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the road, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority; and
- (g) An accessory building shall follow the same exterior finishes as that of a principal building on the same site and shall be complimentary to the principal building in the opinion of the Development Authority.

6.25.7 Additional Development Regulations for SSDH

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs;
- (b) Notwithstanding Section 3.4 of the Bylaw, an application for a Development Permit for Single Detached Housing shall also include the following:
 - i. Colour elevations for each building façade that faces a public roadway, or a public open space except for a lane.

Figure 6.24a: Applicable Area SSDH Sienna Single Detached Housing District



 **SUBJECT AREA**

6.25. NRRS - NORTHEAST ROSEBURN RESIDENTIAL SPECIAL DISTRICT

6.25.1 NRRS Purpose

The purpose of this District is to accommodate traditional low-density and street-oriented housing. Unique shallow lot housing with separate upper and lower units shall be permitted on lots with a reduced lot depth. Housing shall be located consistent with Appendix I & II of this District.

Traditional low-density and street-oriented housing includes single detached, semi-detached, and townhouses. Front attached housing shall be located on local roads only, while street-oriented housing will be rear-accessed and may be located on collector and local roads with lane access.

High Density Shallow Lot housing includes duplex and multi-attached housing with self-contained upper and lower units with separate entrances for each unit and may be front-accessed or lane-accessed.

6.25.2 NRRS Area of Application

This district applies to a portion of NE Section 18-54-22-4, as shown in Figure 6.25a and Appendix I - Area of Application.

6.25.3 NRRS Permitted and Discretionary Uses

- (a) The Fundamental Use Provisions as requisite qualifiers for allowed uses listed within 6.25.3 (b) and (c) shall ensure:
- i. High Density Shallow Lot Residential site subdivision regulations in Sections 6.25.5 and 6.25.7 and High Density Shallow Lot site development regulations in Sections 6.25.10 and 6.25.12 shall only apply to areas identified in the Northeast Roseburn NSP and Appendix I & II as “High Density Shallow Lot” housing.
 - ii. Single Detached Zero Lot Line site subdivision regulations in Section 6.25.4 and site developments regulations in Section 6.25.9 shall only apply to areas identified in the Northeast Roseburn NSP and Appendix I & II as “Zero Lot Line” housing.

(b) NRRS Permitted	(c) NRRS Discretionary
<ul style="list-style-type: none"> - Duplex - Home Office - Multi-Attached Housing - Secondary Suite - Semi-Detached Housing - Single Detached Housing <p>Accessory development to any use listed in subsection 6.25.3(b)</p>	<ul style="list-style-type: none"> - Home Business - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 6.25.3(c)</p>

6.25.4 NRRS General Residential Site Subdivision Regulations (Single Detached)

	Interior Site	Corner Site
(a) Site Area	245m ² minimum	280m ² minimum
(b) Site Width	9.1m minimum front access 8.5m minimum with lane	10.3m minimum front access 9.7m minimum with lane

	7.6m minimum and 8.9m maximum where on side setback has been reduced to 0.0m as per section 6.25.16	8.9m minimum with lane where one side setback has been reduced to 0.0m as per section 6.25.16
(c) Site Depth	34.0m minimum	

6.25.5 NRRS High Density Shallow Lot Residential Site Subdivision Regulations (Duplex)

	Interior Site	Corner Site
(a) Site Area	213m ² minimum	211m ² minimum
(b) Site Width	9.7m minimum	10.6m minimum
(c) Site Depth	22.0m minimum 28.0m maximum	

6.25.6 NRRS General Residential Site Subdivision Regulations (Semi-Detached)

	Interior Site	Corner Site
(a) Site Area	248m ² minimum	266m ² minimum
(b) Site Width	7.3m minimum per side of a semi-detached dwelling	8.5m minimum per corner side of a semi-detached dwelling
(c) Site Depth	34.0m minimum	

6.25.7 NRRS High Density Shallow Lot Residential Site Subdivision Regulations (Multi-Attached Housing)

	Interior Site	Corner Site
(a) Site Area	180m ² minimum	177m ² minimum
(b) Site Width	8.2m minimum	9.1m minimum
(c) Site Depth	22.0m minimum 28.0m maximum	

6.25.8 NRRS General Residential Site Subdivision Regulations (Multi-Attached Housing)

	Interior Site	Corner Site
(a) Site Area	117m ² minimum	165m ² minimum

(b) Site Width	Fronting Collector Street (with Lane) 4.2m minimum 5.5m minimum (end lot)	Fronting Collector Street (with Lane) 6.7m minimum
	Fronting Local Street (with Lane) 5.5m minimum 6.7m minimum (end lot)	Fronting Local Street (with Lane) 7.9m minimum
(c) Site Depth	28.0m minimum	

6.25.9 NRRS General Residential Site Development Regulations (Single Detached)

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	6.0m minimum and 7.0m maximum (without Lane) 3.0m minimum and 6.0m maximum (with Lane)
	Flanking Yard	2.4m minimum and 4.5m maximum on a corner site
(b) Rear Yard Setback	8.0m minimum	
(c) Side Yard Setback	1.2m minimum 1.5m minimum where one side setback has been reduced to 0.0m as per section 6.25.16	
(d) Building Height	Two and one half (2 ½) storeys not to exceed 10.0m maximum	
(e) Site Coverage	60% maximum 15% maximum for accessory buildings	

6.25.10 NRRS High Density Shallow Lot Residential Site Development Regulations (Duplex)

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	6.0m minimum and 7.0m maximum (without Lane) 3.0m minimum and 6.0m maximum (with Lane)
	Flanking Yard	2.4m minimum on a corner site
(b) Rear Yard Setback	3.0m minimum (without Lane) 1.0m minimum where rear garage is attached to principal building	
(c) Side Yard Setback	1.5m minimum	
(d) Building Height	Two and one half (2 ½) storeys not to exceed 10.0m maximum	
(e) Site Coverage	70% maximum 5% maximum for accessory buildings Accessory structures are not permitted on lots where rear garage is attached to principal building	

6.25.11 NRRS General Residential Site Development Regulations (Semi-Detached)

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	6.0m minimum and 7.0m maximum (without Lane) 3.0m minimum and 6.0m maximum (with Lane)
	Flanking Yard	2.4m minimum on a corner site
(b) Rear Yard Setback	8.0m minimum	
(c) Side Yard Setback	1.2m minimum	
(d) Building Height	Two and one half (2 ½) storeys not to exceed 10.0m maximum	
(e) Site Coverage	60% maximum 15% maximum for accessory buildings	

6.25.12 NRRS High Density Shallow Lot Residential Site Development Regulations (Multi-Attached Housing)

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	6.0m minimum (without Lane) 3.0m minimum (with Lane)
	Flanking Yard	2.4m minimum on a corner site
(b) Rear Yard Setback	3.0m minimum (without Lane) 1.0m minimum where rear garage is attached to principal building	
(c) Side Yard Setback	1.5m minimum	
(d) Building Height	Two and one half (2 ½) storeys not to exceed 10.0m maximum	
(e) Site Coverage	70% maximum 5% maximum for accessory buildings Accessory structures are not permitted on lots where rear garage is attached to principal building	

6.25.13 NRRS General Residential Site Development Regulations (Multi-Attached Housing)

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	6.0m minimum (without Lane) 3.0m minimum (with Lane)
	Flanking Yard	2.4m minimum on a corner site
(b) Rear Yard Setback	6.0m minimum	
(c) Side Yard Setback	1.2m minimum	
(d) Building Height	Three (3) storeys not to exceed 11.0m maximum Three (3) storeys not to exceed 13.0m maximum when fronting onto collector road	

(e) Site Coverage	70% maximum including all accessory structures
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6.25.14 NRRS Architectural and Design Features - General

- (a) To improve the architectural interest of the streetscape, each principal building shall be individually defined through a combination of architectural features that may include, and are not limited to, a distinct architectural style and a roofline, articulation of the façade, and building massing, provision of porches, verandas, and balconies, variation in building materials, colours and other façade enhancing elements to the satisfaction of the Development Authority;
- (b) Front façades of a principal building shall incorporate architectural treatments complementary to the architectural style including features such as open gables, dormer windows, clearly defined entryways, windows with bold trim, shutters or canopies, and accent colours and materials to the satisfaction of the Development Authority;
- (c) A Building shall have the same materials, colours, and architectural details on all facades exposed to public streets (excluding Lane), and parks and open spaces;
- (d) Principal buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the street and must not directly or diagonally front each other, unless the finishing materials, colours, architectural styles and treatments are substantially different in the opinion of the Development Authority;
- (e) Notwithstanding (d), townhouse and shallow lot development may have identical elevations throughout a complete block to achieve an intentional uniform streetscape design;
- (f) Abutting front attached garages and driveways for Duplexes or Townhouse must be paired together to maximize separation between driveways to allow for on street parking and operational requirements. Front attached garages and driveways shall not be permitted off Collector and Arterial streets as shown in the Roseburn NSP;
- (g) Driveway width on front-attached single family housing products will not exceed 6.1m at the property line but are permitted to exceed 6.1m within private property to match garage width; and
- (h) For semi-detached lots less than 7.9m wide, no more than 80% of front façade length shall be covered by front garage.

6.25.15 NRRS Architectural and Design Features - Shallow Lot High Density Residential

- (a) Upper and lower suites for Shallow Lot High Density Residential will feature separate entrances;
- (b) For rear-attached Shallow Lot High Density Residential housing:
 - i. in lieu of a traditional backyard, each rear-attached garage unit will be required to have a porch (minimum width/length of 2.0m; with minimum total area of 9.0m²) to provide outdoor amenity space on private property; and
 - ii. Rear attached garages shall only be permitted on lots with access to a rear Lane;
- (c) All drainage is to be maintained within each property with no cross-lot drainage;

- (d) Fences shall not be permitted in the Front Yard or shared areas of Side Yard between buildings;
- (e) Shared access agreements to provide unencumbered access to shared side yards and exterior entrances shall be registered on title;
- (f) Front/Side Yards to be finished with xeriscape treatments providing a reduced maintenance property to the satisfaction of the Development Authority;
- (g) All units are to be completed with exterior materials of high quality and durable materials. Each unit must incorporate accent finishes for the front elevation, which may include (but are not limited to): brick/stone accent, horizontal siding of a complimentary colour, premium soffits for roof overhang, dark framed windows, vibrant colored front entry doorways, enhance railing detailing on front patio. Design shall be enforced to reasonably conform with the street elevation designs provided in Appendices III & IV; and
- (h) In accordance with Part 13.2.3 - Parking and Loading:
 - i. Duplex and Multi-Attached lane-accessed housing off-street parking within the Shallow Lot High Density Residential policy area shall be a minimum 1 stall per dwelling unit.

6.25.16 NRRS Detached Dwelling with Reduced Setbacks (Zero Lot Line)

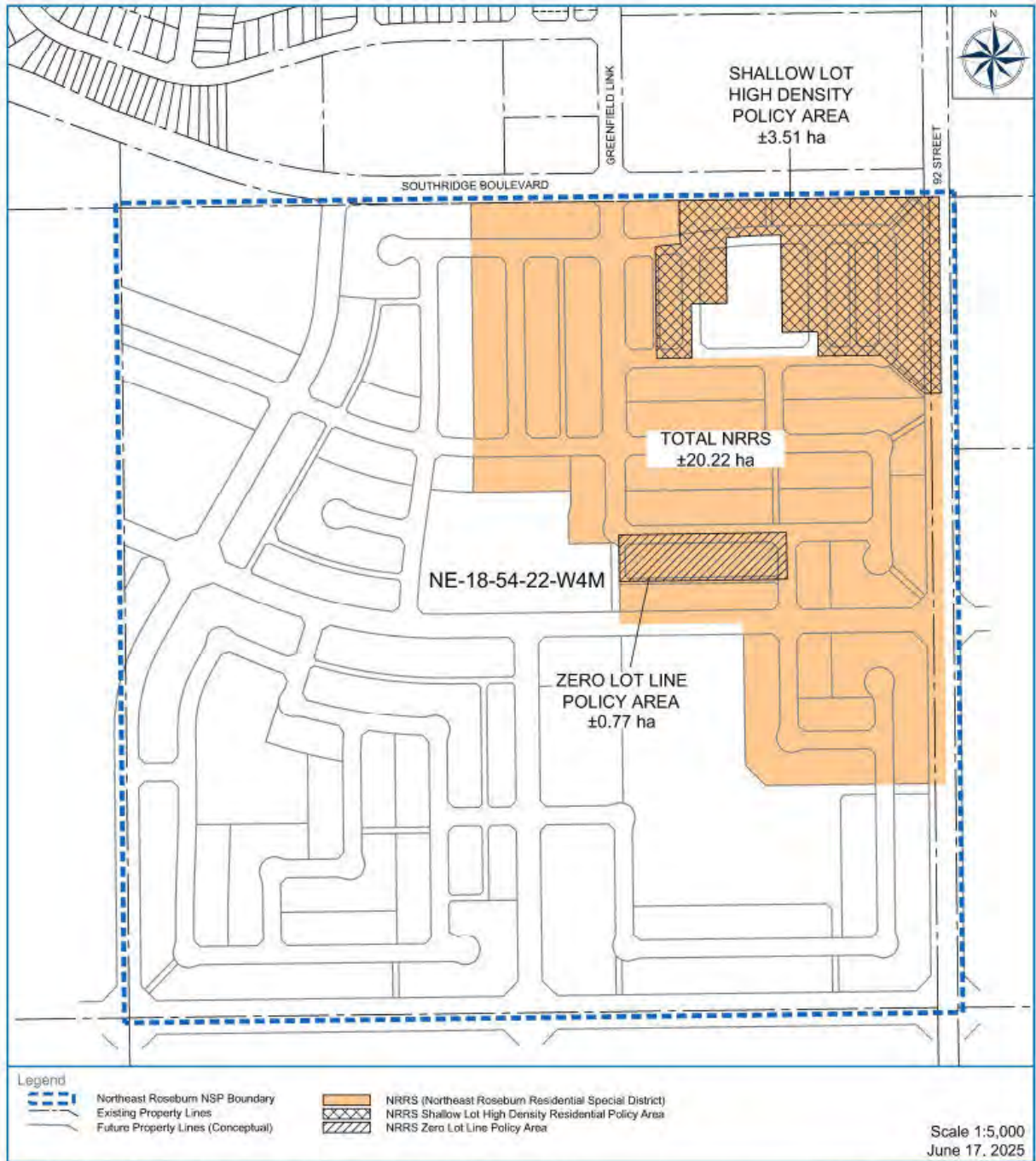
- (a) Detached Dwelling development with reduced and / or no sideyard on one side shall adhere to the following regulations:
 - i. All roof drainage from Principal and Accessory buildings is directed towards a Street, Lane, or private drainage system, and no roof leader discharge is directed to the easement area;
 - ii. Fences and gates are not permitted in the Front Yard;
 - iii. The owners of impact Lots register on title a minimum 1.5m private easement along the entire distance of the share Lot line. The easement shall ensure:
 1. Construction of a drainage swale and an unobstructed drainage path with a minimum width of 0.3m to be free and clear of all objects;
 2. Protection of drainage of the Site, including the right for water to flow across the lot and the requirement not to inhibit the flow of water across the Lot;
 3. A 0.3m eave encroachment easement with the requirement that the eaves must not be closer than 0.9m to the eaves of a building on an Abutting Lot;
 4. A 0.6m footing encroachment easement;
 5. Permission to access the easement area for maintenance of the properties;
 6. Adequate access for utility maintenance, where applicable; and
 7. That an Accessory building must not encroach on the easement.

6.25.17 NRRS Additional Development Regulations

- (a) Except where defined in this district, all development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs;
- (b) Notwithstanding 6.25.17(a), parking and driveways shall be allowed within the front yard setback of Shallow Lot High Density Multi-Attached housing;
- (c) Residential Sales Centres may be approved for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development;

- (d) Front-accessed narrow lot housing on Lots 9.1m or less, shall only be located opposite from lane accessed housing 6.1m in width or more, a flanking yard, or Parks and Natural Areas to ensure street parking and snow storage is available on at least one side of every street containing narrow lot housing; and
- (e) Front-accessed housing on sites 9.1m to 11.0m in width shall be across from lane housing, other front accessed housing with sites greater than 9.1m in width, a flanking yard, or Parks and Natural Areas.

Figure 6.25a and Appendix I: Applicable Area NRRS Northeast Roseburn Residential District



Note: All information, boundaries, and areas shown shall be confirmed by means of legal survey and are subject to verification and adjustment through the subdivision process.

**NORTHEAST ROSEBURN
RESIDENTIAL SPECIAL DISTRICT (NRRS)**

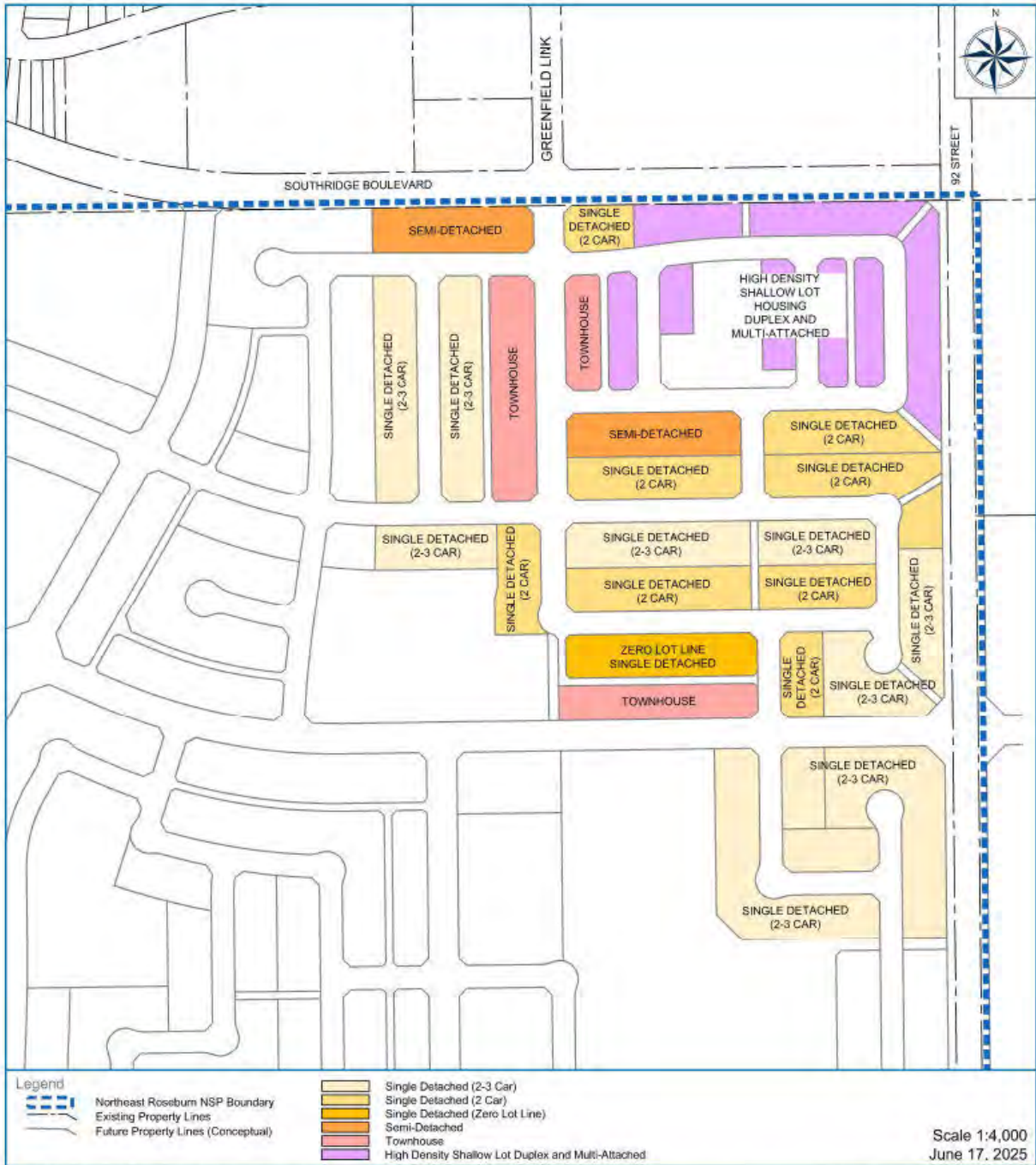
Figure

APPENDIX I

Title

AREA OF APPLICATION

Appendix II: NRRS Housing Types



Note: All information, boundaries, and areas shown shall be confirmed by means of legal survey and are subject to verification and adjustment through the subdivision process.

NORTHEAST ROSEBURN
RESIDENTIAL SPECIAL DISTRICT (NRRS)

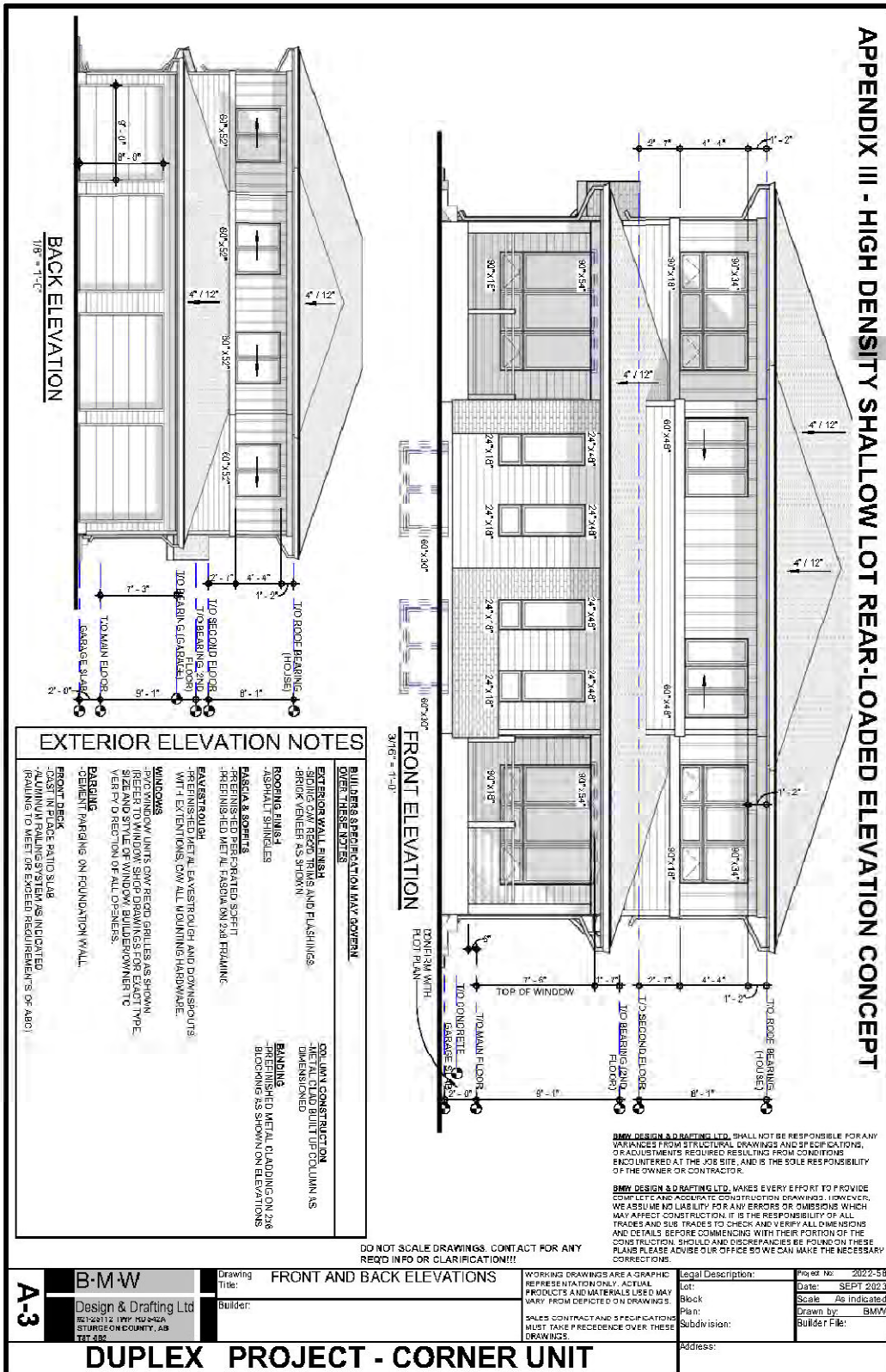
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APPENDIX II

Title

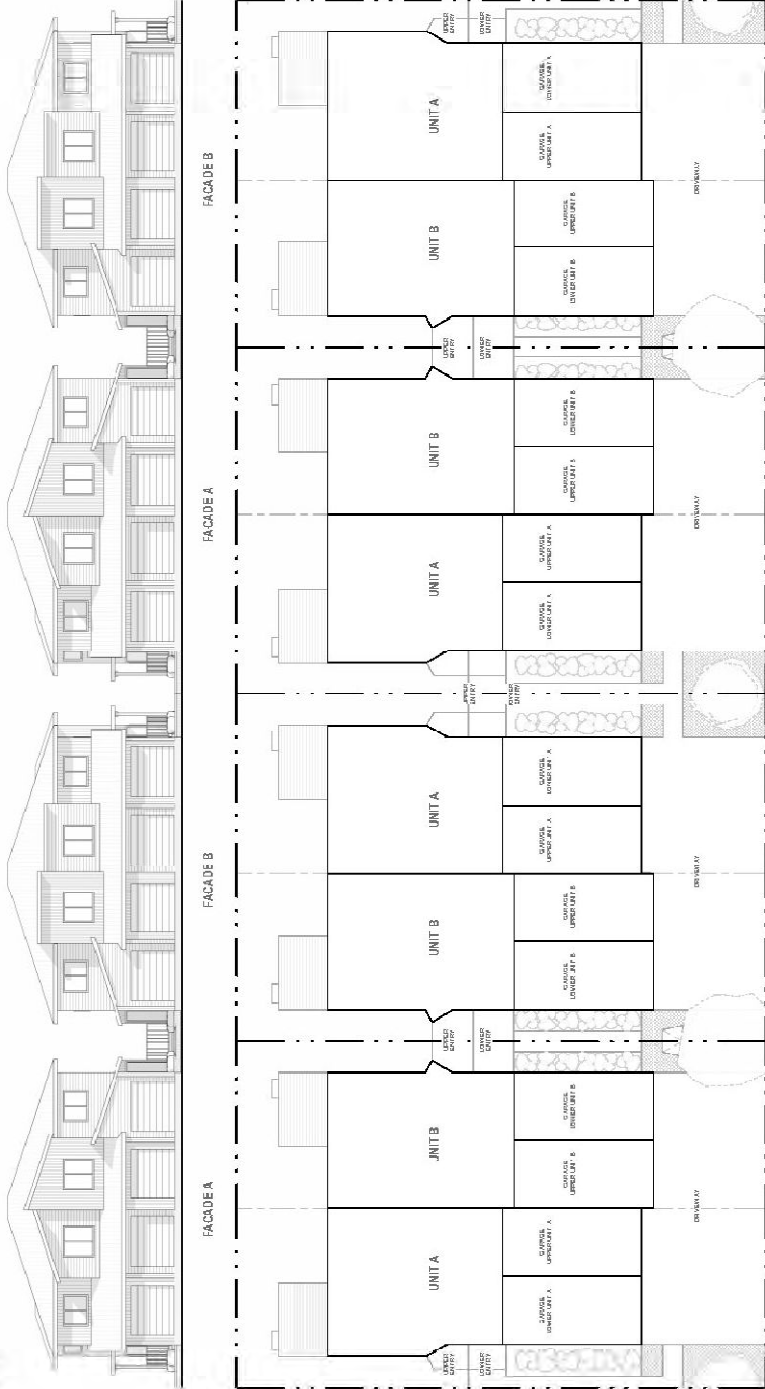
HOUSING TYPES

Appendix III: NRRS High Density Shallow Lot Rear-Loaded Elevation Concept



Appendix IV: NRRS High Density Shallow Lot Front-Loaded Elevation Concept

APPENDIX IV - HIGH DENSITY SHALLOW LOT FRONT-LOADED ELEVATION CONCEPT



STATISTICS

LEVEL	BLDG AREA
LOWER	2,310 SF
UPPER	2,212 SF
TOTAL	4,522 SF

STATISTIC	VALUE
SITE AREA	4,780 SF
SITE PERIMETER	283 FT
BLDG FOOTPRINT	4,522 SF (ACTUAL)
BLDG FOOTPRINT	4,522 SF (MAX)

NOTES

1. Refer to the City of Fort Saskatchewan Planning Department for all applicable zoning and development regulations.
2. All dimensions are in meters unless otherwise specified.
3. All elevations are in meters unless otherwise specified.
4. All areas are in square meters unless otherwise specified.
5. All areas are in square feet unless otherwise specified.
6. All areas are in square meters unless otherwise specified.
7. All areas are in square feet unless otherwise specified.
8. All areas are in square meters unless otherwise specified.
9. All areas are in square feet unless otherwise specified.
10. All areas are in square meters unless otherwise specified.

STATISTICS

LEVEL	BLDG AREA
LOWER	2,310 SF
UPPER	2,212 SF
TOTAL	4,522 SF

STATISTIC	VALUE
SITE AREA	4,780 SF
SITE PERIMETER	283 FT
BLDG FOOTPRINT	4,522 SF (ACTUAL)
BLDG FOOTPRINT	4,522 SF (MAX)

NOTES

1. Refer to the City of Fort Saskatchewan Planning Department for all applicable zoning and development regulations.
2. All dimensions are in meters unless otherwise specified.
3. All elevations are in meters unless otherwise specified.
4. All areas are in square meters unless otherwise specified.
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6. All areas are in square meters unless otherwise specified.
7. All areas are in square feet unless otherwise specified.
8. All areas are in square meters unless otherwise specified.
9. All areas are in square feet unless otherwise specified.
10. All areas are in square meters unless otherwise specified.

STATISTICS

LEVEL	BLDG AREA
LOWER	2,310 SF
UPPER	2,212 SF
TOTAL	4,522 SF

STATISTIC	VALUE
SITE AREA	4,780 SF
SITE PERIMETER	283 FT
BLDG FOOTPRINT	4,522 SF (ACTUAL)
BLDG FOOTPRINT	4,522 SF (MAX)

NOTES

1. Refer to the City of Fort Saskatchewan Planning Department for all applicable zoning and development regulations.
2. All dimensions are in meters unless otherwise specified.
3. All elevations are in meters unless otherwise specified.
4. All areas are in square meters unless otherwise specified.
5. All areas are in square feet unless otherwise specified.
6. All areas are in square meters unless otherwise specified.
7. All areas are in square feet unless otherwise specified.
8. All areas are in square meters unless otherwise specified.
9. All areas are in square feet unless otherwise specified.
10. All areas are in square meters unless otherwise specified.

Part 7 – Commercial Land Use Districts

GENERAL REGULATIONS FOR ALL COMMERCIAL LAND USE DISTRICTS

7.1. ACCESSORY DEVELOPMENTS IN COMMERCIAL DISTRICTS

- 7.1.1. Where an accessory building is attached to the principal building by an open or enclosed roofed structure it shall be considered part of the principal building and be subject to the setback requirements for the principal building.
- 7.1.2. Accessory buildings within the C1 - Neighbourhood Retail and Service District shall be located:
- (a) Not within a front yard setback area or within a front flanking yard setback area;
 - (b) No closer than 1.2m from any other building, on-site, unless attached to or located thereon;
 - (c) No closer than 1.0m from the rear property line;
 - (d) No closer than 1.0m from the side property line; and
 - (e) Such that eaves and foundations do not encroach onto public utility lots or easement.
- 7.1.3. Accessory buildings within the C1 - Neighbourhood Retail and Service District shall:
- (a) Not exceed 5.0m in height;
 - (b) Not exceed 3.0m in height for vertical exterior walls;
 - (c) Be finished with an exterior treatment complementing that of the principal building with respect to colour, finish, materials and texture; and
 - (d) Have hard surfaced access from the street to the accessory building when intended for vehicular use.
- 7.1.3. The height and setback of commercial accessory buildings within the C2 - Commercial Retail and Service District shall be at the discretion of the Development Authority, subject to the Alberta Building Code.
- 7.1.4. Notwithstanding the above, accessory buildings and uses shall not be located in front of the principal building.
- 7.1.5. Covered decks, covered terraces and/or covered patios shall not be located in any minimum front or side yard setback area.

- 7.1.6. Uncovered decks below 0.6m from grade, uncovered terraces and/or uncovered patios may be located within a minimum front or side yard setback area provided that:
- (a) The area is used by clientele on a seasonal basis;
 - (b) Access to the area shall be from the principal building only; and
 - (c) The area shall be fenced off from adjoining public areas.

SHIPPING CONTAINERS

- 7.1.7. Shipping containers may be located in the C2 - Commercial Retail and Service District provided that:
- (a) There shall be no more than two shipping containers per site and they shall not be stacked;
 - (b) They shall be used for storage purposes only, excluding the storage of any dangerous or hazardous goods or materials; and
 - (c) They shall be located only at the rear of the principal building or in loading areas, and painted in a colour complementing the principal building on the site, to the satisfaction of the Development Authority.

7.2. DESIGN AND APPEARANCE OF BUILDINGS AND STRUCTURES

- 7.2.1. Commercial buildings and structures should be designed to:
- (a) Complement and be compatible with adjacent development;
 - (b) Where located in a multi-unit development, utilize common characteristics and building forms to provide a cohesive identity throughout the development;
 - (c) Provide interesting facades, generally avoiding blank walls over 30.0m in length, and providing a high degree of transparency on the ground floor;
 - (d) Provide a similar level of architectural and design treatment on corner sites for all street frontages;
 - (e) Provide appropriate transitions in height, scale and massing to adjacent lower intensity or residential sites; and
 - (f) Provide highly visible, barrier-free entrances with direct access from pedestrian walkways and sidewalks.

7.3. FENCES, WALLS AND HEDGES IN COMMERCIAL DISTRICTS

- 7.3.1. Fences, walls or hedges within Commercial Land Use Districts on interior lots shall be no higher than:
- (a) 1.8m along a rear or side yard property line; and

- (b) 0.9m along the front yard property line.
- 7.3.2. Fences, walls or hedges within Commercial Land Use Districts on corner sites shall be no higher than 1.8m for that portion of fence that does not extend beyond the front of the principal building abutting the front yard on the narrow frontage and 1.8m on the side yard abutting a public roadway and lane if, in the opinion of the Development Authority, it will not prejudice the safety or amenities of the adjoining lot.
- 7.3.3. There shall be no electrification of fences and no barbed wire in Commercial Land Use Districts.

7.4. INTERFACE WITH RESIDENTIAL LAND USES

- 7.4.1. Where a proposed commercial use will be located on a site adjacent to a residential use, the Development Authority may require mitigation of potential development impacts on the residential use, including:
 - (a) Provision of noise attenuation walls;
 - (b) Increased landscaping, including a landscaped buffer in addition to the landscaping required in Section 5.6 General Landscaping Requirements and Section 7.5 Landscaping Requirements for Commercial Land Uses;
 - (c) Relocation of parking areas, walkways, business entrances or other high activity areas away from residential property lines;
 - (d) Screening or relocating on-site lighting to avoid spillage onto residential sites;
 - (e) Restricting the location of outdoor speakers; and
 - (f) Changing the proposed building or structure to mitigate noise, light or glare impact.

7.5. LANDSCAPING REQUIREMENTS FOR COMMERCIAL LAND USES

- 7.5.1. Required yards abutting public roadways, other than a lane, and/or residential developments shall be landscaped to buffer parking, loading and other hard surfaced areas. The Development Authority may require screening including but not limited to vegetation, masonry walls, earth berms or a combination thereof.
- 7.5.2. A minimum of 20% of the total site area of all commercial sites shall be landscaped, including all areas not occupied by buildings, parking areas or vehicular access areas. One tree for each 35.0m² and one shrub for each 15.0m² of landscape area shall be provided.
- 7.5.3. Landscaped buffers between parking, loading and other hard surfaced areas and adjacent public roadways shall be a minimum of 3.0m in width.
- 7.5.4. Landscaped buffers between parking, loading and other hard surfaced areas and adjacent residential sites shall be a minimum of 6.0m in width and include shrubs or hedges, fencing and/or berms in order to interfere with vehicle headlights shining across property lines, to the satisfaction of the Development Authority.

7.5.5. If existing mature trees of at least 15.0cm or larger in calliper are retained on a development site, they may count as double towards the final number of trees required pursuant to this Bylaw.

7.5.6. Parking Lots

As part of Section 7.5.2, landscaping within parking areas must be planted in accordance with the following standards:

- (a) Grade level parking areas accommodating 15 or more parking spaces shall incorporate landscaped areas at a minimum of 2.0m² for each parking space. Landscape areas within parking areas includes landscape islands or other areas within the parking area but shall not include landscaping within setbacks or landscape buffers.
- (b) Landscaping within the parking area shall include one tree for each 35.0m² of required landscaping and one shrub for each 15.0m² of required landscaping.
- (c) Landscape islands shall be provided at the beginning and end of each row of parking stalls.
- (d) Landscape islands shall be provided with no more than 20 parking stalls between islands; and
- (e) Landscape islands shall be a minimum length of at least 2.5m for single row parking, and a minimum length of 5.0m for double row parking.

7.6. SITE PLANNING FOR COMMERCIAL LAND USES

7.6.1. Commercial sites shall be planned and designed to:

- (a) Ensure a coordinated and coherent pattern of roadways, outdoor spaces, landscaping, building forms and land uses with adjacent commercial developments;
- (b) Provide appropriate transitions in scale and intensity to adjacent Residential Land Use Districts;
- (c) Provide direct pedestrian access to building entrances as well as other uses and buildings within the site;
- (d) Link on-site pedestrian walkways and sidewalks with adjacent sidewalks on public roadways and rails; and
- (e) Provide for bicycle amenities and future transit connections.

7.6.2. To the extent reasonably feasible, sites should be designed to reduce the building and site development footprints, maximize the use of permeable surfaces and walkways, minimize paving, and provide natural shading of buildings and paved areas with trees and other landscape features to minimize the heat island effect.

7.7. C1 - NEIGHBOURHOOD RETAIL AND SERVICE DISTRICT

7.7.1. Purpose

This District is intended to provide for convenience commercial and services to serve the day-to-day needs of residents within the surrounding neighbourhood.

7.7.2. C1 Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 7.7.2 (b) and (c) shall ensure:

- i. That Pet Care Service shall not include any outside enclosures, pens, or exercise areas.
- ii. That Retail Store (Liquor) shall not be located on parcels smaller than 0.8 ha.
- iii. That any Use which includes a drive-through service shall be considered a Discretionary Use.

(b) C1 Permitted	(c) C1 Discretionary
<ul style="list-style-type: none"> - Business Support Service - Child Care Facility - Health Service - Personal Service - Professional, Financial and Office Service - Retail Store (Convenience) - Retail Store (General) - Service Station (Limited) - Sign, Billboard (Limited) - Sign, Fascia - Sign, Fascia (Limited) - Sign, Freestanding - Sign, Freestanding (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting <p>Accessory development to any use listed in subsection 7.7.2(b)</p>	<ul style="list-style-type: none"> - Community Service Facility - Custom Manufacturing Establishment - Eating and Drinking Establishment - Government Service - Pet Care Service - Place of Worship - Recreation Facility, Indoor - Recreation Facility, Outdoor - Recycling Drop-off - Retail Store (Liquor) - Vehicle Wash - Veterinary Clinic <p>Accessory development to any use listed in subsection 7.7.2(c)</p>

7.7.3. C1 Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	475m ² minimum 0.6ha maximum
(b) Site Width	15.0m minimum
(c) Site Depth	30.0m minimum

7.7.4. C1 Site Development Regulations

	Interior or Corner Site
(a) Front Yard Setback	7.5m minimum
(b) Rear Yard Setback	No minimum for sites abutting a non-Residential Land Use District Minimum of 4.5m or one-half (1/2) the height of the building, whichever is greater, for sites abutting a Residential Land Use District
(c) Side Yard Setback	No minimum for sites abutting a non-Residential Land Use District Minimum of 4.5m or one-half (1/2) the height of the building, whichever is the greater, for sites abutting a Residential Land Use District
(d) Building Height	7.0m maximum for principal building

7.7.5. Additional Development Regulations for C1:

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 7.1 to 7.6 of Part 7 - Commercial Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs;
- (b) The maximum permitted floor area of any individual business shall be 232m²;
- (c) The siting and appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority in order that there shall be general conformity with adjacent buildings, and that there may be adequate protection afforded to the amenities of adjacent buildings and sites. The form and character of buildings shall complement adjacent residential character of the neighbourhood.

- (d) For sites that are adjacent to residential uses and where uses that may in the opinion of the Development Authority, generate negative impacts such as noise, light or odours which may be noticeable on adjacent properties, the Development Authority may exercise discretion to require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including berming or screening, which may exceed the landscaping requirements of this Bylaw; noise attenuation measures such as structural soundproofing; downward direction of all exterior lighting on to the proposed development; and any other measures as the Development Authority may deem appropriate.

7.8. C2 - COMMERCIAL RETAIL AND SERVICE DISTRICT

7.8.1. Purpose

The purpose of this District is to provide for high quality commercial development along major roadways which serve as entrances and through routes for the City.

7.8.2. C2 Permitted and Discretionary Uses:

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 7.8.2 (b) and (c) shall ensure:

- i. That Pet Care Service shall not include any outside enclosures, pens, or exercise areas.
- ii. That Kennel shall not include any outside enclosures, pens, or exercise areas.
- iii. That Eating and Drinking Establishment shall be considered a Discretionary Use when the Site is Adjacent to a Residential Land Use District.
- iv. That an Apartment shall only be considered as a Discretionary Use on the developable land legally described Plan 2420345; Block 18; Lot 186 as shown in Figure 7.8(a).

(b) C2 Permitted	
<ul style="list-style-type: none"> - Apartment - Business Support Service - Child Care Facility - Commercial School - Community Service Facility - Eating and Drinking Establishment - Emergency Response Service - Entertainment Facility, Indoor - Entertainment Facility, Outdoor - Government Service - Health Service - Parking Facility - Pawn Shop - Personal Service - Pet Care Service - Professional, Financial, and Office Service 	<ul style="list-style-type: none"> - Retail Store (Convenience) - Retail Store (General) - Seasonal Garden Centre - Sign, Billboard (Limited) - Sign, Fascia - Sign, Fascia (Limited) - Sign, Freestanding - Sign, Freestanding (Limited) - Sign, Inflatable - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting - Sign, Roof - Veterinary Clinic <p>Accessory development to any use listed in subsection 7.8.2(b)</p>

(c) C2 Discretionary	
<ul style="list-style-type: none"> - Breweries, Wineries, and Distilleries - Casino - Custom Manufacturing Establishment - Funeral Home - Greenhouse 	<ul style="list-style-type: none"> - Service Station - Service Station (Limited) - Sign, Electronic Message - Vehicle Repair Facility - Vehicle Repair Facility (Limited)

<ul style="list-style-type: none"> - Hotel - Kennel - Late Night Club - Motel - Place of Worship - Recreation Facility, Indoor - Recreation Facility, Outdoor - Recycling Drop-off - Retail Store (Cannabis) - Retail Store (Liquor) 	<ul style="list-style-type: none"> - Vehicle Sales, leasing, and rental facility - Vehicle Sales, leasing, and rental facility (Limited) - Vehicle Wash - Warehouse Sales <p>Accessory development to any use listed in subsection 7.8.2(c)</p>
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7.8.3. C2 Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	2,000m ² minimum
(b) Site Width	At the discretion of the Subdivision Authority
(c) Site Depth	At the discretion of the Subdivision Authority

7.8.4. C2 Site Development Regulations

	Interior or Corner Site
(a) Front Yard Setback	7.5m minimum
(b) Rear Yard Setback	3.0m minimum for sites abutting a non-Residential Land Use District 6.0m minimum for sites abutting a Residential Land Use District.
(c) Side Yard Setback	3.0m minimum for site abutting a non-Residential Land Use District. 6.0m minimum for sites abutting a Residential Land Use District. The minimum rear yard setback may be reduced to 3.0m for sites abutting Residential Land Use District when the use is an apartment building.
(d) Building Height	14.0m maximum

7.8.5. Additional Development Regulations for C2:

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 7.1 to 7.6 of Part 7 - Commercial Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs;
- (b) The siting and appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority in order that there shall be general conformity with adjacent buildings, and that there may be adequate protection afforded to the amenities of adjacent buildings and sites. The form and character of buildings shall complement adjacent residential character of the neighbourhood;
- (c) Where at least 50% of the required parking for a C2 - Commercial Retail and Service District use is allocated in a parking garage, an additional one storey or 4.0m may be permitted in addition to the maximum building height;
- (d) Except for off-street parking, loading areas and approved patios, all business activities shall be carried out entirely within completely enclosed buildings or structures;
- (e) The required side yard shall be increased by 1.0m in depth for each storey above the first storey (over 4.0m), when adjacent to residential; and
- (f) The required rear yard shall be increased by 1.0m in depth for each storey above the first storey (over 4.0m), when adjacent to residential.

7.8.6. Additional Development Regulations for Apartment:

- (a) Area of Application for 7.8.6 shall be Plan 2420345; Block 18; Lot 186 as shown on figure (7.8(a))
- (b) The size, location, design, character, and appearance of the building shall be acceptable to the Development Authority having due regard to:
 - i. The policies and objectives contained within the municipality's statutory plans;
 - ii. Other City plans, standards, and guidelines; and
 - iii. Other factors, such as daylight, sunlight, and privacy.
- (c) To ensure architectural interest, the development shall incorporate a minimum of three of the following design elements on the building facade to the satisfaction of the Development Authority:
 - i. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies, and lighting fixtures.
 - ii. Use of bold window trims, soffits, or muntin bars
 - iii. Use of building features such as clearly defined entryways, dormer windows, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest
 - iv. Use of exterior materials of high quality and durable materials. Each

building in addition to a primary treatment, must have a minimum of 20% high quality accent material on all public fronting facades, such as, but not limited to stone, brick or decorative shingles.

- v. Use of accent colour and/or contrast in finishing materials
 - vi. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.
- (d) Balconies facing existing low density residential districts or developments shall not extend beyond 1.5 m from the building facade.
- (e) A minimum of 20% of the total site area shall be landscaped, including all areas not occupied by building, parking areas or vehicular access areas. One tree for each 35.0m² and one shrub for each 15.0m² of landscape area shall be provided.
- (f) Notwithstanding 7.8.5.(c), where at least 40% of the required parking for a C2 - Commercial Retail and Service District use is allocated in the parking garage, an additional one storey or 4.0m may be permitted in addition to the maximum building height if:
- i. the Use is an Apartment; and
 - ii. a minimum of four of the architectural design elements are incorporated, as outlined in section 7.8.6.(c) to the satisfaction of the Development Authority.

Figure 7.8(a): Applicable Area for C2 - Apartment Housing

C2 District - Apartment Housing

Lot 186; Block 18; Plan 2420345



SUBJECT AREA

7.9. C5 - FORT MALL REDEVELOPMENT DISTRICT

7.9.1. Purpose

This District is generally intended to provide regulations for the redevelopment of the Fort Mall site as envisioned in the Downtown Area Redevelopment Plan & Design Guidelines (Bylaw C14-08). A variety of land uses are supported in this district including residential, commercial, and mixed-use. Higher densities and scale greater than seen elsewhere in Fort Saskatchewan are supported, with high rise buildings accommodated in specific locations provided that the design ensures development relates to the adjacent areas and provides harmonious transitions. Open space and pedestrian connections will be provided to ensure ease of movement to and from the area, and opportunities for recreation. Special emphasis shall be given for the creation of a high quality public realm including urban plazas, outdoor amenity areas and interactive streetscapes.

7.9.2. C5 Permitted & Discretionary Uses:

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 7.9.2 (b) and (c) shall ensure:

- i. That Child Care Facility and Home Business uses are not Permitted Uses within an apartment.
- ii. That Kennel shall not include any outside enclosures, pens, or exercise areas.
- iii. That Multi-Attached Housing shall be limited to the Periphery Zone, as per Figure 7.9a
- iv. That Pet Care Service shall not include any outside enclosures, pens, or exercise areas.
- v. That any Use which includes a drive-through service shall be considered neither Permitted nor Discretionary Uses.
- vi. That Eating and Drinking Establishment shall be considered a Discretionary Use when the Site is Adjacent to a Residential Land Use District.

(b) C5 Permitted	
<ul style="list-style-type: none"> - Apartment - Assisted Living Facility - Business Support Service - Child Care Facility - Commercial School - Community Service Facility - Eating and Drinking Establishment - Emergency Response Service - Entertainment Facility, Indoor - Health Service - Home Office - Hotel - Multi-attached Housing - Parking Facility 	<ul style="list-style-type: none"> - Personal Service - Pet Care Service - Place of Worship - Private Club - Professional, Financial, and Office Service - Public Facility - Recreation Facility, Indoor - Retail Store (Convenience) - Retail Store (General) - Retail Store (Liquor) - Seasonal Garden Centre - Sign, Billboard (Limited) - Sign, Fascia - Sign, Fascia (Limited)

	<ul style="list-style-type: none"> - Sign, Freestanding - Sign, Freestanding (limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting - Temporary Sales Centre <p>Accessory development to any use listed in subsection 7.9.2(b)</p>
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(c) C5 Discretionary	
<ul style="list-style-type: none"> - Breweries, Wineries, and Distilleries - Casino - Custom Manufacturing Establishment - Government Service - Greenhouse - Kennel - Late Night Club - Live Work Unit - Pawn Shop 	<ul style="list-style-type: none"> - Recreation Facility, Outdoor - Retail Store (Cannabis) - Show Home - Temporary Outdoor Event - Vehicle Sales, Leasing or Rental Facility (limited) - Veterinary Clinic <p>Accessory development to any use listed in subsection 7.9.2(c)</p>

7.9.3. Site Development Regulations

	Interior or Corner Site
(a) Site Area	Minimum 300m ²
(b) Site Width	At the discretion of Development Authority
(c) Front Setback	<p>Non-residential uses at ground floor Minimum 0.0m to 1.4m to achieve a continuous pedestrian zone of 3.4m</p> <p>Residential uses at ground floor Minimum 3.0m with display gardens</p> <p>Residential uses at ground floor abutting Municipal Reserve (MR) Minimum 1.0m with display gardens in the MR</p>
(d) Side Setback	Minimum 0.0m

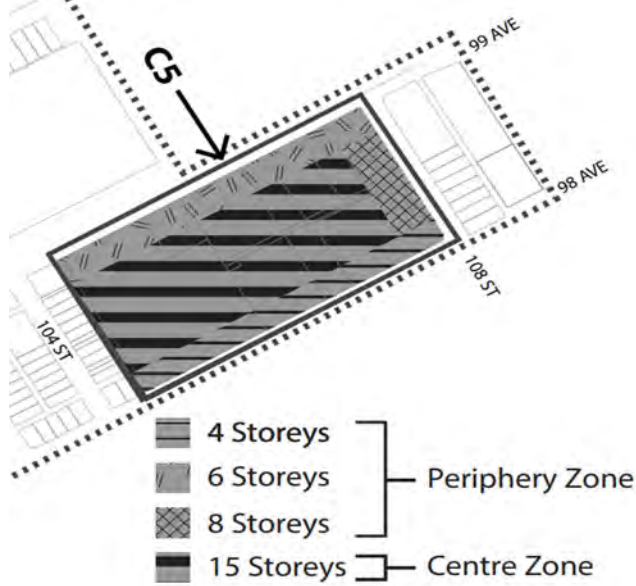
(e) Rear Setback	Minimum 0.0m when abutting a Non-Residential Land Use District Minimum 4.5m or one-half (1/2) the height of the building, whichever is greater, for sites abutting a Residential Land Use District
(f) Site Coverage	Maximum 70%
(g) FAR	Maximum 4.0
(h) Unit Density	Maximum 200 units per net developable hectare for sites less than 1500m ² Maximum 350 units per net developable hectare for sites greater than 1500m ²
(i) Height	As per Section 7.9.4
(j) Common Amenity Area	Apartment Minimum 4.5m ² per dwelling unit All other Residential Dwellings At the discretion of the Development Authority. This can include indoor and outdoor amenities such as seating areas and roof top patios
(k) Private Amenity Area	Residential Dwellings at Grade and Above Grade Minimum 3.0m ² per dwelling unit to be provided by balconies, decks, patios or rooftop amenity area. Private Amenity Area shall only be provided by balconies in Apartment. Residential Dwellings Below Grade To be provided through the common amenity area

Urban Design Regulations

7.9.4. Urban Form

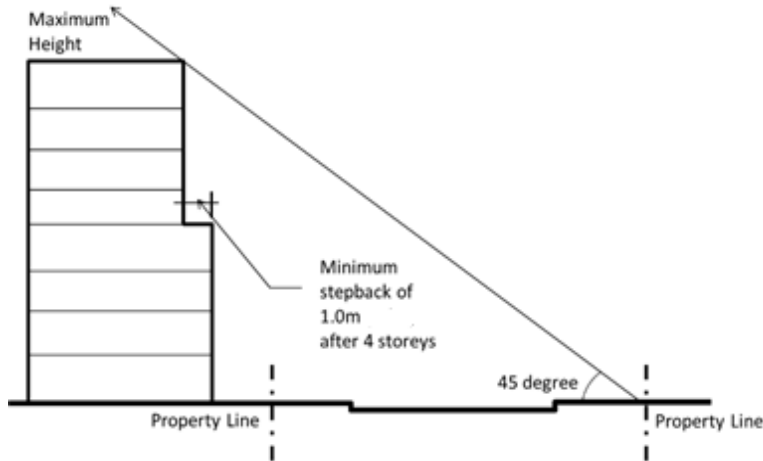
- (a) Maximum building height shall be determined based upon:
- i. The location of the building in proximity to the public roadways, as per Figure 7.9a; and
 - ii. Along 98 Avenue, new development shall have a minimum height of 2 storeys when located in the Periphery Zone, and a minimum height of 4 storeys in the Centre Zone, as per Figure 7.9a.
 - iii. Building heights shall be transitioned through appropriate setbacks as per Figure 7.9a.

Figure 7.9a: Fort Mall Site Maximum Heights Diagram



- (b) The maximum building height for buildings greater than 5 storeys shall be limited by the application of a 45 degree angular plane, as per Figure 7.9b.

Figure 7.9b: 45 Degree Angular Plane Method for Determining Height Maximums

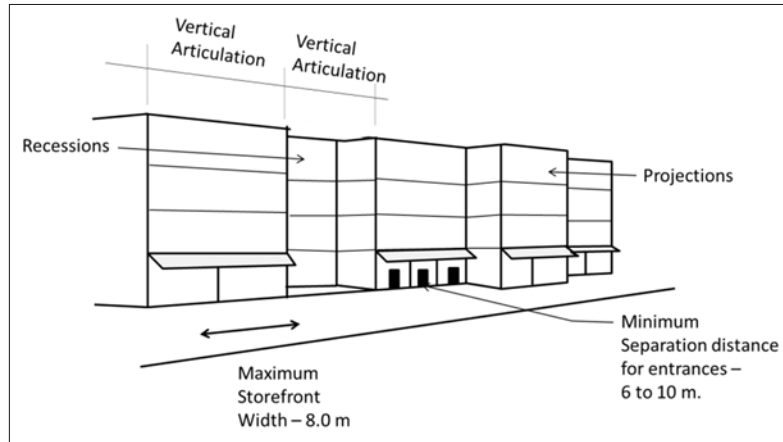


- (c) The maximum parapet height for all new buildings shall not exceed 1.5m; and
- (d) Vents, mechanical rooms and equipment, elevator penthouses, etc. shall be integrated into the architectural treatment of building roof or screened with materials and finishes compatible with the building.

7.9.5. Street Character and Pedestrian Realm

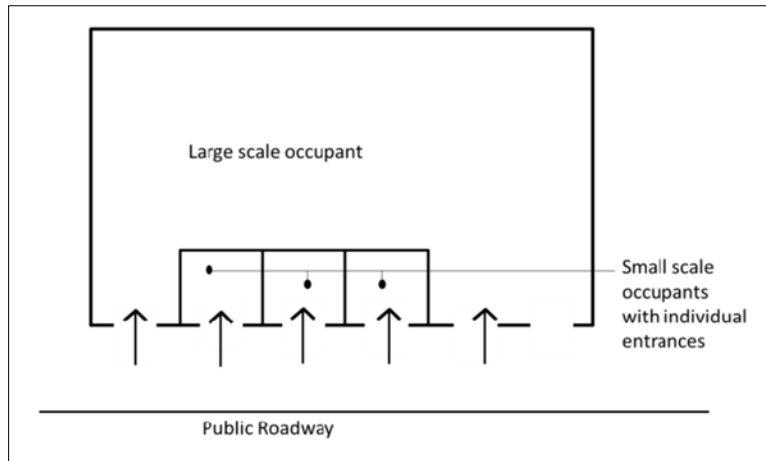
- (a) For buildings where the ground floor is occupied by non-residential tenancy, the front setback shall be hard surfaced with a consistent treatment and theme from the City sidewalk to the satisfaction of the Development Authority;
- (b) To avoid monotony in architecture, all buildings shall be required to provide a vertical articulation in the streetwall fronting public roads using a variety of colours, materials, projections as well as recessions in the building façade, as per (Figure 7.9c);

Figure 7.9c: Vertical Articulation Specifications



- (c) Individual retail store frontages along 99 Avenue at ground floor shall not exceed 8.0m in width, as per Figure 7.9c;
- (d) Where feasible, entrances for commercial and office uses shall be located at intervals of 6.0m to 10.0m along building façades fronting public roadway; and
- (e) For new construction, large scale commercial uses at ground floor shall be required to provide small scale individualized tenancy fronting the public roadway, as per Figure 7.9d.

Figure 7.9d: Small Scale Occupancy in Large Scale Commercial Uses



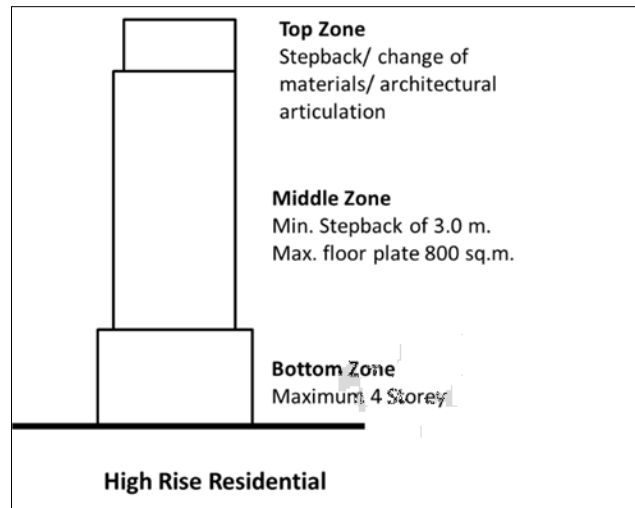
7.9.6. Open Space and Linkages

- (a) A minimum 15% of the Fort Mall site area shall be dedicated as publically-accessible open space that is connected to the wider city level open space network;
- (b) Open space shall be developed and landscaped in accordance with Section 5.6 to 5.8 of this Bylaw. In addition, street furniture such as benches, waste receptacles, garden lighting, etc. may be required to enhance the open space to the satisfaction of Development Authority; and
- (c) New private or public roads in this district shall be designed in a manner to re-establish the typical block pattern and the street grid found in Fort Saskatchewan's downtown.

7.9.7. Building Massing and Architectural Character

- (a) Buildings at the intersection of the following streets shall be required to incorporate special architectural treatment to mark entrances to the downtown and key focal points:
 - i. 99 Avenue and 106 Street; and
 - ii. 99 Avenue and 108 Street.
- (b) Buildings more than 5 storeys shall provide three distinct vertical zones, as per Figure 7.9e, and meet the following step back requirements:
 - i. The base zone shall be a minimum of two storeys and a maximum four storeys, and shall be integrated with townhouses, apartments or commercial retail units; and
 - ii. The middle zone shall provide a minimum setback of 3.0m and a maximum floor plate of 800m².
 - iii. The top zone shall be required for high rise buildings and shall include the top three stories. The top zone shall provide either an additional setback or a change in material/colour or special architectural treatment to the satisfaction of the Development Authority.

Figure 7.9e: Vertical Zones in Mid-rise and High-rise Buildings



- (c) A minimum separation distance of 25.0m measured perpendicularly to building face shall be provided between the shafts (middle zones) of two high rise towers;
- (d) Building façade on corner sites shall address both public roadways;
- (e) New developments shall be encouraged to incorporate public art into building façades; and
- (f) Large blank façades with opaque surfaces shall be minimized to the satisfaction of the Development Authority.

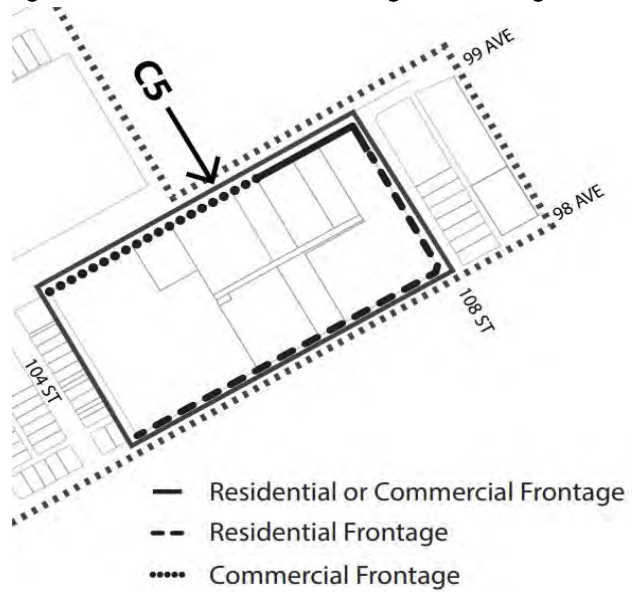
7.9.8. Pedestrian Entrances

- (a) Ground floor entrances for commercial/office uses shall be level with grade of the adjacent sidewalk;
- (b) Ground floor entrances for residential units fronting public road shall provide a 1.0m grade separation from adjacent sidewalk to provide visual privacy for residential units; and
- (c) Entrances to commercial uses at ground floor and residential uses above ground level shall be architecturally differentiated from each other.

7.9.9. Ground Floor Treatment

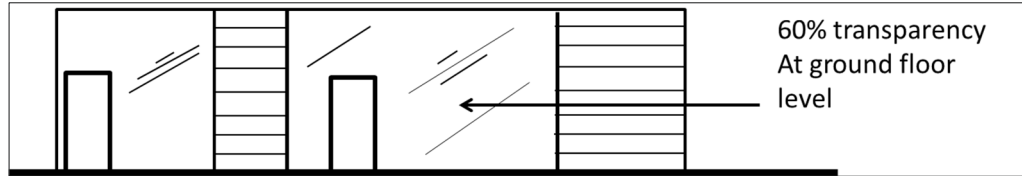
- (a) The land uses along ground floors of all buildings shall be as per Figure 7.9f, whereas:
 - i. Ground floor uses along 99 Avenue shall be limited to commercial or residential development; and
 - ii. Ground floor uses along 98 Avenue shall be limited to residential development.

Figure 7.9f: Ground Floor Frontage Use Designations



- (b) Facade improvement or facades for newly constructed buildings with non-residential uses located on the ground floor facing a public street or public area shall provide a minimum 60% transparency on the ground floor level to encourage pedestrian interactions and safety, as per Figure 7.9g.

Figure 7.9g: Transparency in Ground Level Commercial Developments

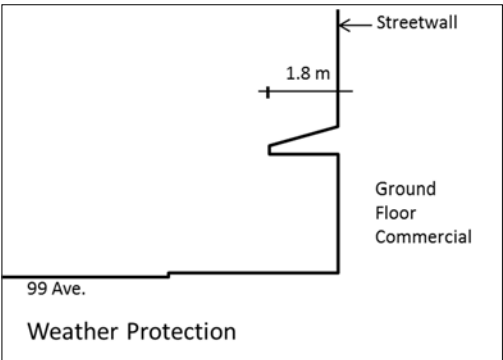


- (c) Principal entrances of dwelling units or commercial retail units provided at the ground floor level shall provide direct access to the adjacent public sidewalk.

7.9.10. Canopies and Weather Protection

- (a) A continuous weather protection of minimum 1.8m width at the ground floor of all building façades fronting 99 Avenue shall be encouraged, as per Figure 7.9h.

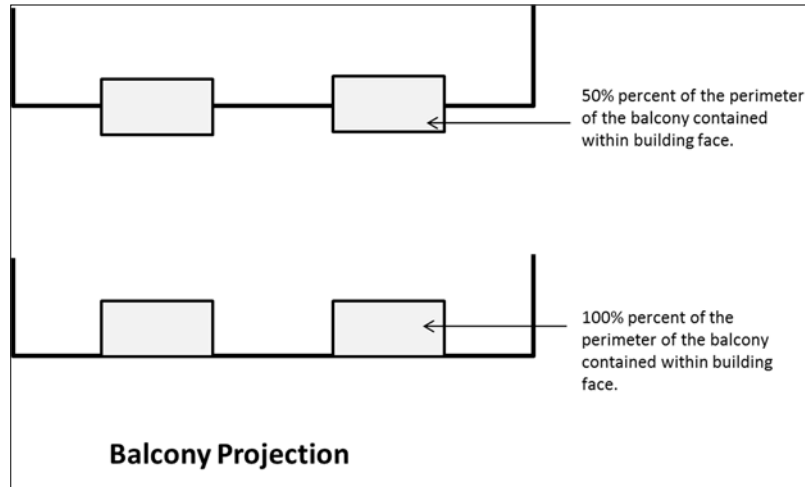
Figure 7.9h: Canopies and Weather Protection



7.9.11. Building Projections

- (a) Balconies on the streetwall shall be partly or fully recessed from the building face with approximately 50% of their perimeter contained by exterior walls of the building, as per Figure 7.9i.

Figure 7.9i: Balcony Projection



- (b) Balcony projections may project beyond the floor plate restrictions or the front streetwall up to a maximum of 1.0m but shall in no case project beyond the property line.

7.9.12. General Parking Requirements

- (a) On-site parking should be provided at the rear or sides of buildings, within underground parkade or above-ground parking structures. Surface parking areas should not be developed adjacent to any public roadway other than a lane, unless a suitable interface with the abutting street is provided to the satisfaction of the Development Authority.
- (b) Corner sites may have surface parking areas located on the side of the building, facing the flanking roadway when screened from public view.
- (c) The Development Authority may consider granting additional Floor Area Ratio, if the applicant agrees to provide underground parking stalls to meet all parking requirements of the project.
- (d) Uses and developments not specified in an approved Parking Impact Assessment shall meet the Minimum Parking Requirements for Downtown, as per Table 13.e.
- (e) Structured parking facilities shall generally be provided at locations internal to the site. If such parking facilities are located fronting a public roadway, then the following design considerations shall be utilized:
- i. Ground floor shall include retail uses with multiple entrances;

- ii. Entrance to the parking facility shall be designed with special architectural treatment to maintain the integrity of retail frontage; and
- iii. The facade of the upper storeys of the parking facility shall be designed to reflect residential or commercial building character.

7.9.13. Circulation, Accesses, Loading and Waste Collection

- a) All vehicular access to parking and on-site service areas, parking facilities, waste storage/collection areas as well as loading facilities shall be screened from public roadways using enhanced landscape treatment or special architectural features.
- b) Where possible, vehicular entrances to underground parking facilities and passenger drop-off areas shall be provided from the rear of buildings.
- c) Internal roadway network shall be designed to improve walkability and reduce shortcutting by vehicular traffic.
- d) Garbage and recycling containers shall provide a minimum setback of 1.0m from a property line and be screened using appropriate architectural or landscaping treatment to the satisfaction of Development Authority.

7.9.14. Signage

- a) Buildings on corner sites shall provide signage on both building façades; and
- b) Projecting signs may project beyond the streetwall by a maximum of 1.0m and should be restricted to ground floor only.

7.9.15. Additional Development Regulations for C5

- a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 7.1 to 7.6 of Part 7 - Commercial Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs.
- b) Except for off-street parking, loading areas and approved patios, all business activities shall be carried out entirely within completely enclosed buildings or structures. Sidewalk sales, tent sales, or farmers markets shall be considered in the approved open space areas such as parking lots or plazas in accordance with the regulations for Temporary Outdoor Events; and
- c) The siting and appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority in order that there shall be general conformity with adjacent buildings, and that there may be adequate protection afforded to the amenities of adjacent buildings and sites. The form and character of buildings shall complement adjacent residential character of the neighbourhood.

Part 8 – Industrial Land Use Districts

GENERAL REGULATIONS FOR ALL INDUSTRIAL LAND USE DISTRICTS

8.1. ACCESSORY DEVELOPMENTS IN INDUSTRIAL DISTRICTS

- 8.1.1. Where an accessory building is attached to the principal building by an open or enclosed roofed structure it shall be considered a part of the principal building and subject to the setbacks required for the principal building.
- 8.1.2. Where a Land Use District does not specify a height or setback, the height and setbacks for industrial accessory buildings shall be at the discretion of the Development Authority, and subject to the Alberta Building Code.
- 8.1.3. Notwithstanding Subsection 8.1.2 above, accessory buildings in Industrial Land Use Districts shall not be located in front of the principal building.
- 8.1.4. Where permitted, Air Supported or Fabric Covered structures shall:
 - (a) Not exceed the maximum height permitted in the Land Use District in which they are located;
 - (b) Not be located in front of the principal building; and
 - (c) Be subject to the Alberta Building Code.
- 8.1.5. Shipping containers shall be considered an accessory building in Industrial Land Use Districts.
- 8.1.6. Shipping Containers shall not be stacked in the IL - Light Industrial District.
- 8.1.7. Shipping containers located in the IM - Medium Industrial District and IH - Heavy Industrial District may be stacked to the maximum height permitted in the Land Use District in which they are located.
- 8.1.8. Shipping containers shall be used for storage purposes only, excluding any dangerous or hazardous goods or containers.

8.2. FENCES, WALLS AND HEDGES IN INDUSTRIAL DISTRICTS

- 8.2.1. Fencing above 2.5m in height shall be at the discretion of the Development Authority.
- 8.2.2. No fencing under 1.8m in height shall be equipped with barbed wire.
- 8.2.3. No electrification of fences shall be permitted.

8.3. INTERFACE WITH NON-INDUSTRIAL LAND USES

8.3.1. Where a proposed industrial use will be located on a site adjacent to a non-industrial use or Land Use District, the Development Authority may require mitigation of potential development impacts on the adjacent lands, including but not limited to:

- (a) Provision of noise attenuating walls;
- (b) Increased landscaping, including a landscaped buffer;
- (c) Relocation of parking areas, walkways, business entrances or other high activity areas away from residential property lines;
- (d) Screening or relocating on-site lighting to avoid spillage onto residential sites;
- (e) Restricting the location of outdoor speakers; and
- (f) Changing the proposed structure to mitigate noise, light or glare impacts.

8.4. LANDSCAPING REQUIREMENTS FOR INDUSTRIAL LAND USES

8.4.1. To ensure visual aesthetic quality in the area is not diminished, landscaping for industrial sites shall include a minimum of one tree for each 3.0m of lot width planted adjacent to the public roadway frontage. The Development Authority may, in consideration of meeting the intent, reduce this requirement, or require an alternative arrangement of trees, taking into consideration the merits of the application, site conditions, traffic, and area context.

8.4.2. In addition to the requirements of Section 5.6 General Landscaping Requirements, all yards of industrial sites shall be landscaped with a variety of trees, shrubs, and planted ground cover in accordance with a landscaping plan approved by the Development Authority. To create a soft transition between the parking area and the principal building, the Development Authority may require a portion of the required landscaping to be located adjacent to the principal building.

8.4.3. Landscaped buffers and areas shall be developed as follows:

- (a) Landscaped buffers between parking, loading or other hard surfaced areas and adjacent public roadways shall be a minimum of 3.0m in width.
- (b) Landscape areas adjacent to principal buildings, if required under Section 8.4.2, shall be a minimum of 2.5m in width.
- (c) Landscaped areas between parking, loading or other hard surfaced areas and adjacent residential sites shall be a minimum of 6.0m in width and include shrubs or hedges, fencing and/or berms in order to interfere with vehicle headlights shining across property lines, to the satisfaction of the Development Authority.

- 8.4.4. The entire site shall be maintained in a neat, tidy manner including trimming and upkeep of landscaped areas and the removal of debris and unsightly objects.
- 8.4.5. In addition to the requirements above, the Development Authority may require other types of screening such as masonry walls, earth berms or a combination thereof.
- 8.4.6. If existing mature trees of at least 15.0 cm caliper are retained on a development site, they may count as double towards the final number of trees required for the development.

8.5. OUTDOOR STORAGE

- 8.5.1. Outdoor Storage shall only be permitted on a permanent basis in conjunction with another listed permitted or discretionary use in the district.
- 8.5.2. Outdoor Storage must be visually screened from adjacent roadways and adjacent Zones through the use of building orientation and design, Landscaping, berm and fencing.
- 8.5.3. Notwithstanding 8.5.2, the Development Authority may waive the screening requirement based on the site characteristics, the merit of the application, and if considered appropriate, the findings of a Crime Prevention Through Environmental Design (CPTED) Assessment.

8.6. SETBACKS FOR INDUSTRIAL LAND USES

- 8.6.1. The minimum setback requirements may be reduced at the discretion of the Development Authority subject to:
 - (a) Fire Regulations;
 - (b) Alberta Building Code; and
 - (c) Development permitted or existing on adjacent sites.

8.7. SITE PLANNING AND DESIGN FOR INDUSTRIAL SITES

- 8.7.1. To the extent reasonably feasible, industrial sites shall be designed to:
 - (a) Minimize the visual impact on adjacent public roadways by locating mechanical equipment, waste collection areas, outdoor storage areas, work operations and vehicle servicing areas in rear or side yards to the maximum extent feasible and screening these areas from adjacent non-industrial sites; and
 - (b) Take advantage of coordinated planning, access and screening with adjacent industrial development, to the extent reasonably feasible.

8.8. SURVEILLANCE SUITES

- 8.8.1. A maximum of one (1) surveillance suite is permitted per site in Industrial Land Use Districts.

8.9. IL - LIGHT INDUSTRIAL DISTRICT

8.9.1. IL Purpose

This District is intended to provide for light industrial uses that do not adversely affect adjacent land uses or cause any external, objectionable or dangerous conditions outside of any building on the light industrial site. This district is also intended to provide for offices, research and development activities, and specialized light industrial and manufacturing establishments. This District is normally applied to sites adjacent to major roadways on the periphery of industrial areas and may serve as a buffer between heavier industrial and other land uses.

8.9.2. IL Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 8.9.2 (b) and (c) shall ensure:

- i. General Industrial Uses that have the potential to create significant impacts, adverse effects or nuisance off the site, including but not limited to smoke, gas, odour, sound, vibration or other objectionable impacts, shall be considered as a Discretionary Use.
- ii. That notwithstanding 8.9.2(b) and (c), the following Uses are neither Permitted nor Discretionary Uses if located within the IL Limited Use Overlay:
 - A. Kennel
 - B. Service Station
 - C. Service Station, Bulk Fuel Depot

(b) IL Permitted

- Breweries, Wineries, and Distilleries	- Sign, Freestanding (Limited)
- Bulk Fuel Depot	- Sign, Portable
- Business Support Service	- Sign, Portable (Limited)
- Cannabis Production and Distribution Facility	- Sign, Projecting
- Contractor Service	- Sign, Roof
- Custom Manufacturing Establishment	- Storage Facility
- Emergency Response Service	- Surveillance Suite
- General Industrial Use	- Vehicle and equipment storage
- Greenhouse	- Vehicle Repair Facility
- Kennel	- Vehicle Repair Facility (Limited)
- Pet Care Service	- Vehicle sales, leasing and rental facility
- Professional, Financial and Office Service	- Vehicle sales, leasing and rental facility (Limited)
- Recycling Depot	- Vehicle Wash
- Recycling Drop-off	- Veterinary Clinic
- Research and Development Facility	- Warehouse Distribution and Storage
- Service Station	- Warehouse Sales
- Service Station (Limited)	
- Sign, Billboard	

<ul style="list-style-type: none"> - Sign, Billboard (Limited) - Sign, Electronic Message - Sign, Fascia - Sign, Fascia (Limited) - Sign, Freestanding 	Accessory development to any use listed in subsection 8.9.2(b)
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(c) IL Discretionary	
<ul style="list-style-type: none"> - Commercial School - Community Service Facility - Eating and Drinking Establishment - Entertainment Facility, Indoor - Entertainment Facility, Outdoor - Health Service - Outdoor Storage 	<ul style="list-style-type: none"> - Outdoor Storage Facility - Recreation Facility, Indoor - Recreation Facility, Indoor (Restricted) - Recreation Facility, Outdoor - Retail Store (General) - Renewable Energy Device - Renewable Energy Device (Limited) <p>Accessory development to any use listed in subsection 8.9.2(c)</p>

8.9.3. IL Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	0.2ha minimum
(b) Site Width	No minimum
(c) Site Depth	30.0m minimum

8.9.4. IL Site Development Regulations

	Interior or Corner Site
(a) Front Yard Setback	<p>6.0m minimum</p> <p>Flanking front yard minimum at the discretion of the Development Authority</p>
(b) Rear Yard Setback	<p>5.0m minimum</p> <p>May be reduced to 4.5m at the discretion of the Development Authority, if it can be demonstrated that the reduction would have no adverse impacts on adjacent lands and that all <i>Safety Code</i> requirements are adhered to.</p>

(c) Side Yard Setback	4.5m minimum Subject to Alberta Building Code and <i>Safety Codes Act</i> , one side yard setback may be reduced to a minimum of 1.5m at the discretion of the Development Authority
(d) Height	15.0m maximum for building. 30.0m for towers, structural, equipment storage or other components of the building which may be required for the operation (not intended to allow for an additional storey above 15.0m).
(e) Site Coverage	60% maximum for all buildings

8.9.5. Additional Development Regulations for IL

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 8.1 to 8.8 of Part 8 - Industrial Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs; and
- (b) All development and uses within this Land Use District are subject to the applicable provisions of Section 12.4 - IL Limited Use Overlay.

8.10. IM - MEDIUM INDUSTRIAL DISTRICT

8.10.1. Purpose

This District is generally intended to establish an area of industrial uses where site regulations require a high standard of site design, open space and landscaping. Storage areas shall either be enclosed on all sides or shall be entirely out of the view of the general public. This District will accommodate uses that do not cause any external, objectionable or dangerous conditions beyond the outer limit of the site and will normally be applied as a District to buffer heavier industrial Land Use Districts from other Land Use Districts. This District shall be served by adequate industrial roads.

8.10.2. IM Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 8.10.2 (b) and (c) shall ensure:

- i. That notwithstanding 8.10.2(b) and (c), the following Uses are considered Discretionary Uses if located within the Highway 15 Overlay:

- A. Emergency Response Service
- B. Kennel
- C. Vehicle Repair Facility
- D. Vehicle Repair Facility (limited)
- E. Vehicle Sales, Leasing or Rental Facility
- F. Vehicle Sales, Leasing or Rental Facility (limited)
- G. Vehicle Wash
- H. Veterinary Clinic
- I. Accessory development to any Use in this list.

(b) IM Permitted	
<ul style="list-style-type: none"> - Breweries, Wineries, and Distilleries - Bulk Fuel Depot - Cannabis Production and Distribution Facility - Contractor Service - Custom Manufacturing Establishment - Emergency Response Service - General Industrial Use - Kennel - Outdoor Storage - Outdoor Storage Facility - Recycling Depot - Research and Development Facility - Service Station (Limited) - Sign, Billboard - Sign, Billboard (Limited) - Sign, Electronic Message 	<ul style="list-style-type: none"> - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting - Sign, Roof - Storage Facility - Surveillance Suite - Vehicle and equipment storage - Vehicle Repair Facility - Vehicle Repair Facility (Limited) - Vehicle sales, leasing and rental facility - Vehicle sales, leasing and rental facility (Limited) - Vehicle Wash - Veterinary Clinic - Warehouse Distribution and Storage - Warehouse Sales

<ul style="list-style-type: none"> - Sign, Fascia - Sign, Fascia (Limited) - Sign, Freestanding - Sign, Freestanding (Limited) 	<p>Accessory development to any use listed in subsection 8.10.2(b)</p>
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(c) IM Discretionary	
<ul style="list-style-type: none"> - Agriculture - Auctioneering Facility - Business Support Service - Commercial School - Entertainment Facility, Outdoor - Greenhouse - Professional, Financial and Office Service 	<ul style="list-style-type: none"> - Renewable Energy Device - Renewable Energy Device (Limited) - Service Station - Those Uses subject to 8.10.2(a)(i) <p>Accessory development to any use listed in subsection 8.10.2(c)</p>

8.10.3. IM Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	<p>0.4ha minimum</p> <p>The minimum site area may be reduced to 0.2ha where the parcel frontage is at least 33.0m and, in the opinion of the Subdivision Authority, there will be no adverse effect on adjacent parcels</p>
(b) Site Width	At the discretion of the Subdivision Authority
(c) Site Depth	At the discretion of the Subdivision Authority

8.10.4. IM Site Development Regulations

	Interior Site	Corner Site
(a) Front Yard Setback	9.0m minimum	Flanking front yard minimum at the discretion of the Development Authority
(b) Rear Yard Setback	<p>5.0m minimum</p> <p>May be reduced to 1.5m at the discretion of the Development Authority, if it can be demonstrated that the reduction would have</p>	

	no adverse impacts on adjacent lands and that all federal or provincial requirements are adhered to
(c) Side Yard Setback	6.0m minimum on one side and 1.5m minimum on the other side for buildings up to 4.5m in height For buildings over 4.5 in height, the 1.5m minimum side yard shall be increased by 0.3m for each additional 1.0m of building height
(d) Height	18.0m maximum for building. 30.0m for towers, structural, equipment storage or other components of the building which may be required for the operation (not intended to allow for an additional storey above 18.0m).
(e) Site Coverage	60% maximum for all buildings

8.10.5. Additional Development Regulations for IM

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 8.1 to 8.8 of Part 8 - Industrial Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs;
- (b) Proposed developments may be subject to a Risk Assessment to ensure compatibility with adjacent heavy industrial uses.
- (c) At the discretion of the Development Authority or based on the recommendations of a Risk Assessment, additional safety measures may be required by the Development Authority in order to consider a proposed development;
- (d) For development adjacent to Heavy Industrial Uses, all sites and buildings shall be designed for ease of evacuation, access by emergency services, and mechanical systems to provide protection to occupants in the case of a significant industrial accident; and
- (e) All sites and buildings shall be designed in accordance with the principles of Shelter-in-Place.

8.11. IH - HEAVY INDUSTRIAL DISTRICT

8.11.1. Purpose

This District is generally intended to establish an area for industrial uses that may cause objectionable or dangerous conditions beyond the boundary of the site. This District will be applied in areas where there will be no adverse effects upon other Land Use Districts.

8.11.2. IH Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 8.11.2 (b) and (c) shall ensure:

- i. None.

(b) IH Permitted	(c) IH Discretionary
<ul style="list-style-type: none"> - Emergency Response Service - General Industrial Use - Heavy Industrial Use - Natural Resource Processing - Outdoor Storage - Outdoor Storage Facility - Sign, Billboard - Sign, Billboard (Limited) - Sign, Electronic Message - Sign, Fascia - Sign, Fascia (Limited) - Sign, Freestanding - Sign, Freestanding (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting - Sign, Roof <p>Accessory development to any use listed in subsection 8.11.2(b)</p>	<ul style="list-style-type: none"> - Agriculture - Natural Resource Development - Surveillance Suite - Warehouse Distribution and Storage - Renewable Energy Device - Renewable Energy Device (Limited) <p>Accessory development to any use listed in subsection 8.11.2(c)</p>

8.11.3. IH Site Subdivision and Development Regulations

All subdivision regulations are at the discretion of the Subdivision Authority and all development regulations are at the discretion of the Development Authority, who shall have regard to the impact of the proposal on the intended purpose of the Land Use District and the impact that any application may have on industrial lands or those non-industrial lands adjacent to the site;

8.11.4. Additional Development Regulations for IH

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 8.1 to 8.8 of Part 8 - Industrial Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs;
- (b) Where any source within a major new heavy industrial development may present a risk of fire, explosion or chemical release within 3.5km from the property line of the industrial use, the risk should be quantitatively assessed by the proponent and mitigated to reduce the cumulative risk to an acceptable level at the location of the residence. Such assessments should be carried out as deemed appropriate by the Alberta Energy Regulator (AER), or applicable regulatory agency;
- (c) Where any source within a major new heavy industrial development may create an impact associated with noise, light, odour or other nuisance to an existing, permitted dwelling within 3.5km from the property line of the industrial use, the level of nuisance should be quantitatively assessed and mitigated to reduce the cumulative impact of each nuisance factor to a level below a standard which, in the opinion of the Development Authority, does not represent a significant impediment to the residential use and enjoyment of property at the location of the residence;
- (d) All sites and buildings shall be designed for ease of evacuation, access by emergency services, and mechanical systems to provide protection to occupants in the case of a significant industrial accident; and
- (e) All sites and buildings shall be designed in accordance with the principles of Shelter-in-Place.

8.12. IR - INDUSTRIAL RESERVE DISTRICT

8.12.1. Purpose

This District is generally intended to reserve those areas of the City which are rural in character or land use but intended for future industrial development until such time as a plan of subdivision has been accepted in principle or approved for other specific uses not permitted in this District. The reclassification of land to other Land Use Districts will normally occur subsequent to the acceptance of an Area Structure Plan where one is required by Council and subsequent to the approval of the subdivision proposed.

8.12.2. IR Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 8.12.2 (b) and (c) shall ensure:

- i. None.

(b) IR Permitted	(c) IR Discretionary
<ul style="list-style-type: none">- Agriculture- Sign, Billboard- Sign, Billboard (Limited)- Sign, Portable- Sign, Portable (Limited) <p>Accessory development to any use listed in subsection 8.12.2(b)</p>	<ul style="list-style-type: none">- Renewable Energy Device- Renewable Energy Device (Limited) <p>Accessory development to any use listed in subsection 8.12.2(c)</p>

8.12.3. IR Site Subdivision and Development Regulations

All subdivision regulations are at the discretion of the Subdivision Authority and all development regulations are at the discretion of the Development Authority, who shall have regard to the impact of the proposal on the intended purpose of the Land Use District and the impact that any application may have on industrial lands or those non-industrial lands adjacent to the site.

8.12.4. Additional Regulations for IR

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 8.1 to 8.8 of Part 8 - Industrial Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs; and
- (b) On-site water and sewer services shall comply with all applicable Alberta *Safety Codes Act* requirements and Provincial Legislation.

8.13. IB - INDUSTRIAL BUFFER DISTRICT

8.13.1. Purpose

This District is intended to act as a buffer between industrial and non-industrial development within the City. This District is distinct from the IR - Industrial Reserve District in that the lands are not intended for future industrial development.

8.13.2. IB Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 8.13.2 (b) and (c) shall ensure:

- i. None.

(b) IB Permitted	(c) IB Discretionary
<ul style="list-style-type: none">- Agriculture- Sign, Billboard- Sign, Billboard (Limited)- Sign, Portable- Sign, Portable (Limited) <p>Accessory development to any use listed in subsection 8.13.2(b)</p>	<ul style="list-style-type: none">- Renewable Energy Device- Renewable Energy Device (Limited) <p>Accessory development to any use listed in subsection 8.13.2(c)</p>

8.13.3. IB Site Subdivision and Development Regulations

All subdivision regulations are at the discretion of the Subdivision Authority and all development regulations are at the discretion of the Development Authority, who shall have regard to the impact of the proposal on the intended purpose of the Land Use District and the impact that any application may have on industrial lands or non-industrial lands adjacent to the site;

8.13.4. Additional Regulations for IB

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 8.1 to 8.8 of Part 8 - Industrial Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs; and
- (b) On-site water and sewer services shall comply with all applicable Alberta *Safety Codes Act* requirements and Provincial Legislation.

Part 9 – Institutional Land Use Districts

GENERAL REGULATIONS FOR ALL INSTITUTIONAL LAND USE DISTRICTS

9.1. ACCESSORY DEVELOPMENTS IN INSTITUTIONAL DISTRICTS

- 9.1.1. Where an accessory building is attached to the principal building by an open or enclosed roofed structure it shall be considered part of the principal building and be subject to the setback requirements for the principal building.
- 9.1.2. The height and setback of institutional accessory buildings shall be at the discretion of the Development Authority, subject to the Alberta Building Code.
- 9.1.3. Notwithstanding the above, accessory buildings and uses shall not be located in front of the principal building.
- 9.1.4. Covered decks, hard surfaced brick, concrete or wood terraces or patios located in any front or side yard setback area shall be at the discretion of the Development Authority.

9.2. FENCES, WALLS AND HEDGES IN INSTITUTIONAL DISTRICTS

- 9.2.1. Fences, walls or hedges within Institutional Land Use Districts, except for Agricultural and Urban Reserve Districts, on interior lots shall be no higher than:
 - (a) 1.8m along a rear or side yard Property line; and
 - (b) 0.91m along the front yard Property line.
- 9.2.2. Fences, walls or hedges within Institutional Land Use Districts, except for Agricultural or Urban Reserve Districts, on corner sites shall be no higher than 1.8m for that portion of fence that does not extend beyond the front of the principal building abutting the front yard on the narrow frontage and 1.8m on the side yard abutting a public roadway and lane if, in the opinion of the Development Authority, it will not prejudice the safety or amenities of the Adjoining lot.
- 9.2.3. There shall be no electrification of fences and no barbed wire in Institutional Land Use Districts, except for the Urban Reserve District and the Fort Saskatchewan Correctional Centre.
- 9.2.4. For sites located in an Urban Reserve District, except for on a property line adjacent to a Residential Land Use District, the maximum height of a fence, wall or hedge shall be 1.8m or as approved by the Development Authority.
- 9.2.5. The Development Authority may require fencing or screening of institutional sites where considered necessary.

9.3. LANDSCAPING REQUIREMENTS FOR INSTITUTIONAL LAND USES

9.3.1. A minimum of 20% of the site area shall be landscaped, including all areas not occupied by buildings, vehicular access or parking. One tree for each 35.0m² and one shrub for each 15.0m² of landscape area shall be provided.

9.3.2. Parking Lots

As part of Section 9.3.1, landscaping within parking areas must be planted in accordance with the following standards:

- (a) Grade level parking areas accommodating 15 or more parking spaces shall incorporate landscaped areas at a minimum of 2.0m² for each parking space. Landscape areas within parking areas includes landscape islands or other areas within the parking area but shall not include landscaping within setbacks or landscape buffers.
- (b) Landscaping within the parking area shall include one tree for each 35.0m² of required landscaping and one shrub for each 15.0m² of required landscaping.
- (c) Landscape islands shall be provided at the beginning and end of each row of parking stalls.
- (d) Landscape islands shall be provided with no more than 20 parking stalls between islands; and
- (e) Landscape islands shall be a minimum length of at least 2.5m for single row parking, and a minimum length of 5.0m for double row parking.

9.3.3. If existing mature trees of at least 15.0cm or larger in caliper are retained on a development site, they may count as double towards the final number of trees required pursuant to this Bylaw.

9.4. SITE PLANNING AND DESIGN STANDARDS FOR INSTITUTIONAL LAND USES

9.4.1. Institutional sites shall be planned and designed to:

- (a) Ensure a coordinated and coherent pattern of roadways, outdoor spaces, landscaping, building forms and land uses with adjacent commercial developments;
- (b) Provide appropriate transitions in scale and intensity to adjacent residential Land Use Districts;
- (c) Provide direct pedestrian access to building entrances as well as other uses and buildings within the site;
- (d) Link on-site pedestrian walkways and sidewalks with adjacent sidewalks on public roadways and trails; and
- (e) Provide for bicycle amenities and future transit connections.

- 9.4.2. To the extent reasonably feasible, sites should be designed to reduce the building and site development footprints, maximize the use of permeable surfaces and walkways, minimize paving, and provide natural shading of buildings and paved areas with trees and other landscaping features to minimize the heat island effect.

9.5. SHIPPING CONTAINERS

- 9.5.1. Shipping containers may be located in Institutional Land Use Districts provided that:
- (a) There shall be no more than two shipping containers per site and they shall not be stacked;
 - (b) They shall be used for storage purposes only, excluding the storage of any dangerous or hazardous goods or materials; and
 - (c) They shall be located only at the rear of the principal building or in loading areas, and painted in a colour complementing the principal building on the site, to the satisfaction of the Development Authority.

9.6. EP - ENVIRONMENTAL PROTECTION DISTRICT

9.6.1. Purpose

This District is intended to protect and conserve publicly owned lands with unique scenic and natural landscapes and environmental value. Development in this District will be limited to passive and/or light recreational uses and, where required, essential public works.

9.6.2. EP Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 9.6.2 (b) shall ensure:

- i. None.

(b) EP Discretionary Uses

- Park

Accessory development to any use listed in subsection 9.6.2(b)

9.6.3. EP Site Subdivision and Development Regulations

The minimum and maximum site subdivision standards shall be at the discretion of the Subdivision Authority and all site development standards shall be at the discretion of the Development Authority.

9.6.4. Additional Development Regulations for EP

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 9.1 to 9.5 of Part 9 - Institutional Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs;
- (b) Any development within this District, whether a Development Permit is required or not, shall be conditional upon:
 - i. The full restoration of the natural landscape to pre-construction grades or, if pre-construction grades are not feasible, in a fashion that enhances the amenities of the surrounding landscape; the full restoration of all natural vegetation to pre-construction conditions; and
 - ii. Measures such as perimeter fencing to ensure that the subject lands will be protected from inappropriate use.
- (c) Inside or outside storage of chemicals, explosives, flammable liquids, toxic or waste materials shall not be permitted within a Flood Risk area.

9.7. PS - PUBLIC SERVICE DISTRICT

9.7.1. Purpose

This District is intended to provide for public and quasi-public development that serves the social, physical, mental, cultural and religious needs of the community

9.7.2. PS Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 9.7.2 (b) and (c) shall ensure:

- i. That any Use which includes a drive-through service shall be considered neither Permitted nor Discretionary Uses.

(b) PS Permitted	(c) PS Discretionary
<ul style="list-style-type: none"> - Assisted Living Facility - Child Care Facility - Community Service Facility - Education (Private) - Education (Public) - Emergency Response Service - Government Service - Group Home - Health Service - Parking Facility - Place of Worship - Recreation Facility, Indoor - Recreation Facility, Outdoor - Sign, Billboard (Limited) - Sign, Electronic Message - Sign, Fascia - Sign, Fascia (Limited) - Sign, Freestanding - Sign, Freestanding (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting - Public Facility <p>Accessory development to any use listed in subsection 9.7.2(b)</p>	<ul style="list-style-type: none"> - Campground - Cemetery - Detention and Correction Service - Eating and Drinking Establishment - Funeral Home - Hospital - Recycling Drop-off - Retail Store (Convenience) <p>Accessory development to any use listed in subsection 9.7.2(c)</p>

9.7.3. PS Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	At the discretion of the Subdivision Authority
(b) Site Width	At the discretion of the Subdivision Authority
(c) Site Depth	At the discretion of the Subdivision Authority

9.7.4. PS Site Development Regulations

	Interior Site	Corner Site
(a) Front Yard Setback	6.0m minimum	Front: 6.0m minimum Flanking: at the discretion of the Development Authority
(b) Rear Yard Setback	8.0m minimum	
(c) Side Yard Setback	3.0m minimum	
(d) Height	14.0m maximum for a principal building 30.0m for towers or structural components of buildings not intended for human occupation	
(e) Site Coverage	60% maximum for all buildings	

9.7.5. Additional Development Regulations for PS

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 9.1 to 9.5 of Part 9 - Institutional Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs; and
- (b) The Development Authority may modify the parking standards for development in the PS - Public Service District set out in Part 13 - Parking and Loading.

9.8. PR - PARKS AND RECREATION DISTRICT

9.8.1. PR Purpose

This District is intended to provide for parks, open space and natural areas with minor accessory developments to serve the active and passive recreational needs of the community.

9.8.2. PR Permitted and Discretionary Uses in the PR District

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 9.8.2 (b) and (c) shall ensure:

- i. That any Use which includes a drive-through service shall be considered neither Permitted nor Discretionary Uses.

(b) PR Permitted	(c) PR Discretionary
<ul style="list-style-type: none"> - Community Service Facility - Park - Parking Facility - Public Facility - Recreation Facility, Indoor - Recreation Facility, Outdoor - Sign, Billboard (Limited) - Sign, Fascia - Sign, Fascia (Limited) - Sign, Freestanding - Sign, Freestanding (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting <p>Accessory development to any use listed in subsection 9.8.2(b)</p>	<ul style="list-style-type: none"> - Campground - Detention and Correction Service - Eating and Drinking Establishment - Renewable Energy Device - Renewable Energy Device (Limited) - Sign, Electronic Message <p>Accessory development to any use listed in subsection 9.8.2(c)</p>

9.8.3. PR Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	At the discretion of the Subdivision Authority
(b) Site Width	At the discretion of the Subdivision Authority
(c) Site Depth	At the discretion of the Subdivision Authority

9.8.4. PR Site Development Regulations

	Interior Site	Corner Site
(a) Front Yard Setback	6.0m minimum	Front: 6.0m minimum Flanking: at the discretion of the Development Authority
(b) Rear Yard Setback	8.0m minimum	
(c) Side Yard Setback	3.0m minimum	
(d) Height	14.0m maximum	
(e) Site Coverage	40% maximum for all buildings	

9.8.5. Additional Development Regulations for PR

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 9.1 to 9.5 of Part 9 - Institutional Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs; and
- (b) The Development Authority may modify the parking standards for development in the PR - Parks and Recreation District set out in Part 13 - Parking and Loading; and
- (c) Development design, siting, landscaping, screening and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in abutting Land Use Districts; and the Development Authority may modify the site development regulations in Section 9.8.4 above in order to achieve this compatibility.

9.9. PU - PUBLIC UTILITY DISTRICT

9.9.1. PU Purpose

This District is intended to establish areas for publicly or privately owned utility services or corridors, primarily those which cannot be accommodated in another Land Use District. This includes works or a system of works used to provide for public benefit or consumption, such as water, waste management, drainage, sewage disposal, road maintenance, electricity or telecommunications.

9.9.2. Permitted and Discretionary Uses in the PU District

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 9.9.2 (b) and (c) shall ensure:

- i. None.

(b) PU Permitted	(c) PU Discretionary
<ul style="list-style-type: none">- Minor Impact Utility Service- Park- Parking Facility- Recreation Facility, Outdoor- Recycling Depot- Recycling Drop-Off- Renewable Energy Device (Limited)- Sign, Billboard (Limited)- Sign, Fascia- Sign, Fascia (Limited)- Sign, Freestanding- Sign, Freestanding (Limited)- Sign, Portable- Sign, Portable (Limited) <p>Accessory development to any use listed in subsection 9.9.2(b)</p>	<ul style="list-style-type: none">- Major Impact Utility Service- Renewable Energy Device- Sign, Billboard <p>Accessory development to any use listed in subsection 9.9.2(c)</p>

9.9.3. PU Site Subdivision and Development Regulations

All site subdivision regulations shall be at the discretion of the Subdivision Authority and all site development regulations shall be at the discretion of the Development Authority.

9.9.4. Additional Development Regulations for PU

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 9.1 to 9.5 of Part 9 - Institutional Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs; and

- (b) Development and site design, siting, location, building height, buffering, landscaping and screening shall minimize any potential conflict with adjacent land uses and development; and
- (c) Provisions for parking and loading shall be at the discretion of the Development Authority except where otherwise specified in Part 13 - Parking and Loading.

9.10. UR - URBAN RESERVE DISTRICT

9.10.1. UR Purpose

This District is intended to reserve areas within the City which are typically rural or undeveloped and have been identified for future subdivision and development. Interim uses may be permitted provided they would not inhibit the convenient and economical redevelopment of the site.

9.10.2. Permitted and Discretionary Uses in the UR District

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 9.10.2 (b) and (c) shall ensure:

- i. None.

(b) UR Permitted	(c) UR Discretionary
<ul style="list-style-type: none">- Sign, Portable- Sign, Portable (Limited) Accessory development to any use listed in subsection 9.10.2(b)	<ul style="list-style-type: none">- Agriculture- Renewable Energy Device- Renewable Energy Device (Limited)- Sign, Billboard Accessory development to any use listed in subsection 9.10.2(c)

9.10.3. UR Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	At the discretion of the Subdivision Authority
(b) Site Width	At the discretion of the Subdivision Authority
(c) Site Depth	At the discretion of the Subdivision Authority

9.10.4. UR Site Development Regulations

	Interior Site	Corner Site
(a) Front Yard Setback	7.0m minimum	Front: 7.0m minimum Flanking: 7.0m minimum
(b) Rear Yard Setback	7.0m minimum	
(c) Side Yard Setback	7.0m minimum	
(d) Principal Building Height	At the discretion of the Development Authority	
(e) Site Coverage	40% maximum for all buildings	

9.10.5. Additional Development Regulations for UR

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 9.1 to 9.5 of Part 9 - Institutional Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs; and
- (b) The Development Authority may specify the length of time that a use is permitted in the Land Use District having regard for the servicing and future residential development of the site; and
- (c) All development shall be compatible with the Municipal Development Plan and any applicable Area Structure Plan.

9.11. AG-S - AGRICULTURAL GENERAL SOUTH

9.11.1. Purpose

This District is generally intended to provide for a compatible range of agricultural uses with regulations that maintain large parcel sizes. The reclassification of land to other Land Use Districts will normally occur subsequent to the acceptance of an Area Structure Plan where one is required by Council and subsequent to the approval of the subdivision proposed.

9.11.2. AG-S Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 9.11.2 (b) and (c) shall ensure:

- i. That the Uses of Natural Resource Development and Natural Resource Processing shall only be considered on the following parcels legally described as:
 - A. Northwest quarter Section 13, Township 54, Range 23, West of the 4th Meridian;
 - B. Southwest quarter Section 13, Township 54, Range 23, West of the 4th Meridian;
 - and
 - C. Southeast quarter Section 14, Township 54, Range 23, West of the 4th Meridian.

(b) AG-S Permitted	(c) AG-S Discretionary
<ul style="list-style-type: none"> - Agriculture - Garden Suite - Garage Suite - Home Office - Park - Renewable Energy Device (Limited) - Secondary Suite - Sign, Billboard (Limited) - Sign, Free Standing (Limited) - Sign, Portable - Sign, Portable (Limited) - Single Detached Housing <p>Accessory development to any use listed in subsection 9.11.2(b)</p>	<ul style="list-style-type: none"> - Agricultural Support Service - Agriculture, Intensive Horticulture - Agriculture, Product Processing - Bed and Breakfast - Cottage Industry - Greenhouse - Home Business - Kennel - Natural Resource Development - Natural Resource Processing - Sign, Billboard <p>Accessory development to any use listed in subsection 9.11.2(c)</p>

9.11.3. AG-S Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	32.0ha minimum. For an unsubdivided quarter section, the first lot out subdivision may be considered provided the subdivision occurs along a natural or man made severance.
(b) Site Width	At the discretion of the Subdivision Authority
(c) Site Depth	At the discretion of the Subdivision Authority

9.11.4. AG-S Site Development Regulations

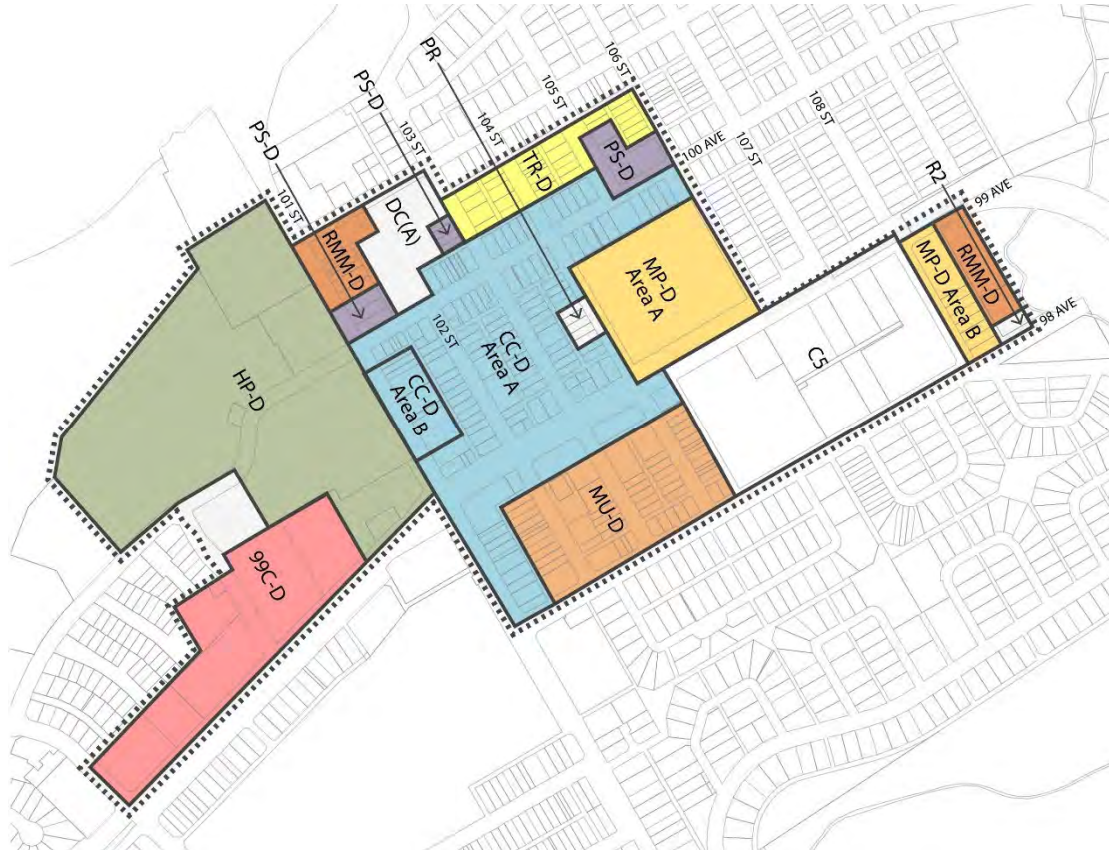
	Interior Site	Corner Site
(a) Front Yard Setback	20.0m minimum	Front: 20.0m minimum Flanking: 20.0m minimum
(b) Rear Yard Setback	20.0m minimum. For a first lot out of a quarter section, the minimum setback from a rear lot line shall be 10.0m.	
(c) Side Yard Setback	20.0m minimum. For a first lot out of a quarter section, the minimum setback from a side lot line shall be 10.0m.	
(d) Principal Building Height	The maximum height shall be 10.0m except for an agricultural structure such as a silo or grain bin	
(e) Site Coverage	At the discretion of the Development Authority	

9.11.5 Additional Development Regulations for AG-S

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 9.1 to 9.5 of Part 9 - Institutional Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs; and
- (b) The Development Authority may specify the length of time that a use is permitted in the Land Use District having regard for the servicing and future residential development of the site; and
- (c) All development shall be compatible with the Municipal Development Plan and any applicable Area Structure Plan.

Part 10 – Downtown Land Use Districts

Figure 10.0a: Downtown Land Use Districts



Downtown District Zoning

- CC-D Core Commercial Downtown
- MP-D Mall Precinct District
- MU-D Mixed Use Downtown
- RMM-D Medium Density Multiple
- TR-D Transitional Residential District
- 99C-D Commercial Downtown
- PS-D Public Service Downtown
- HP-D Historic Precinct District

Non-Downtown District Zoning

- C5 - Fort Mall Redevelopment District
- DC(A) - Direct Control (Administration)
- PR - Parks and Recreation District
- R2 - Semi-Detached and Duplex Residential District

GENERAL REGULATIONS FOR ALL DOWNTOWN DISTRICTS

10.1. INTERPRETIVE CLAUSES FOR PART 10

10.1.1. In addition to Section 3.3, if the Development Authority is satisfied that a Development is consistent with the District's Purpose section and enhances the streetscape as being inviting, pedestrian-oriented, and interesting, the Development Authority may relax, waive, or vary any provisions despite non-compliance.

10.2. ACCESSORY BUILDINGS IN DOWNTOWN DISTRICTS

10.2.1. Where an accessory development is attached to the principal building by a roofed structure that has open or enclosed walls it shall be considered part of the principal building and be subject to the setback requirements for the principal building.

10.2.2. Covered decks, covered terraces and/or covered patios shall not be located in any minimum front or side setback. Covered decks, covered terraces and/or covered patios shall be considered part of the principal building.

10.2.3. Accessory buildings shall:

- (a) Not be located within a front yard or within a front flanking yard;
- (b) Not be located closer than 1.2m from any other building, on-site, unless attached to or located thereon;
- (c) Not be located closer than 1.0m from the rear property line;
- (d) Not be located closer than 1.0m from the side property line;
- (e) Not be located such that eaves or foundation encroaches onto a public utility lot or easement;
- (f) Not exceed 5.0m in height;
- (g) Not exceed 3.0m in height for vertical exterior walls;
- (h) Be finished with an exterior treatment complementing that of the principal building with respect to colour, finish, materials and texture; and
- (i) Have hard surfaced access from the street to the accessory building when intended for vehicular use.

10.3 SHIPPING CONTAINERS

10.3.1. Shipping containers shall not be allowed in any downtown districts except for temporary use as waste receptacles during construction periods.

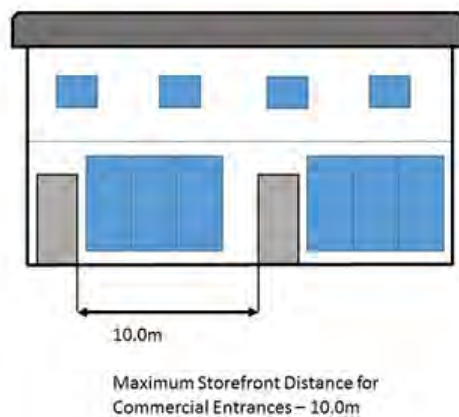
10.4. DECKS AND PATIOS

- 10.4.1. Decks for residential uses shall require a Development Permit if located more than 0.6m above grade and shall adhere to all setbacks of the principal building when attached to the principal building, except for the projections noted in Table 6.3.
- 10.4.2. Decks within Residential Land Use Districts that are less than 0.6m above grade shall not be included in the calculation of combined site coverage on a lot.
- 10.4.3. For non-residential uses, uncovered decks below 0.6m from grade, uncovered terraces and/or uncovered patios may be located within a minimum front or side setback area provided that:
- (a) The area is used by clientele on a seasonal basis; and
 - (b) The area shall be fenced off from adjoining public areas.

10.5. DESIGN AND APPEARANCE OF BUILDINGS AND STRUCTURES

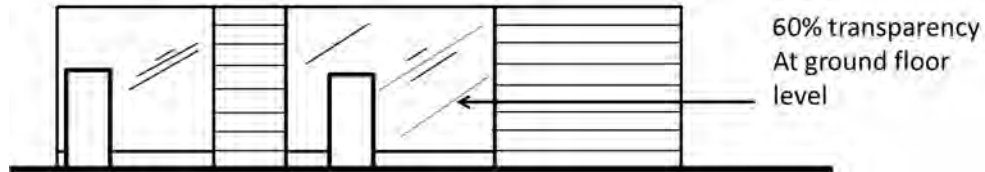
- 10.5.1. Exterior building finishes facing the Public Realm shall be of high quality, durable and attractive materials such as brick, brick veneer, stone, marble, tile, or a combination thereof. Materials such as vinyl siding, flat concrete block, and similar that face the Public Realm is prohibited.
- 10.5.2. Open spaces shall be developed and landscaped in accordance with Section 5.5 to 5.8 of this Bylaw. In addition, urban design features such as art, walls, fences, benches, waste receptacles, garden lighting or similar may be required to enhance any design matters of non-compliance with the Land Use Bylaw.
- 10.5.3. Building facades on corner sites shall address both public roadways. Large blank facades with opaque surfaces shall be minimized to the satisfaction of the Development Authority.
- 10.5.4. Ground floor entrances for non-residential uses should be located with a separation of no more than 10.0m along building facades fronting public roadway, as per Figure 10.5a.

Figure 10.5a: Maximum Separation Distance for Non-Residential Entrances



10.5.5. Redevelopment of facades or facades for newly constructed buildings with non-residential uses located on the ground floor facing a public street or public area shall provide minimum of 60% transparency on the ground floor level to encourage pedestrian interaction and safety, as per Figure 10.5b.

Figure 10.5b: Ground Floor Treatment

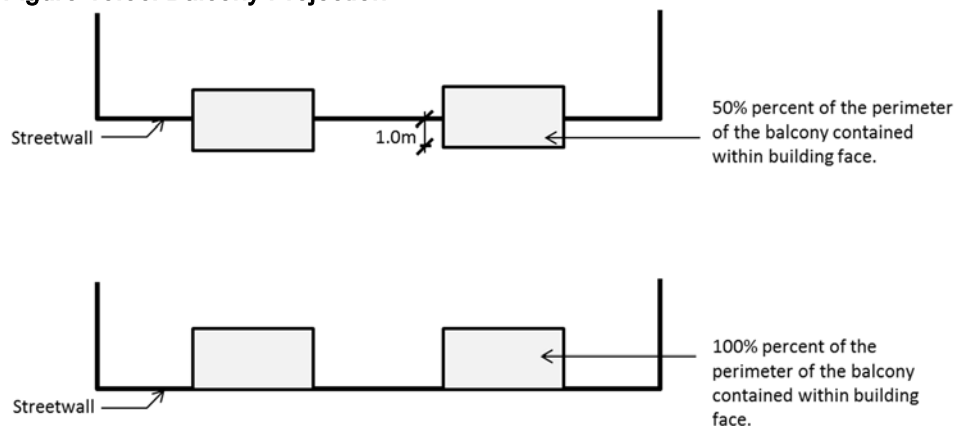


10.5.6. Building entrances are to be visible from adjacent streets, and highlighted through the use of architectural and landscaping devices such as benches, low walls, steps, a variety of paving materials, planting features, architecturally-integrated canopies projecting from the building, architectural lighting, and so forth.

10.5.7. Balcony Projections

- (a) Balconies on the street wall shall be partly or fully recessed from the building face with approximately 50% of their perimeter contained within the building face as per Figure 10.5c

Figure 10.5c: Balcony Projection



- (b) Balcony projections may project a maximum of 1.0 m beyond the street wall and shall in no case project beyond the property line.

10.5.8. New developments may be required to provide outdoor Amenity Areas such as seating areas, walkways and small scale corner/front plazas in accordance with the development regulations of the specific Downtown Land Use District and to the satisfaction of the Development Authority.

10.5.9. The landscape and street furniture elements provided for on-site outdoor Amenity Areas should complement the architectural style of the principal buildings.

10.6. SITE SIGNAGE

- 10.6.1. Signage shall be designed and built at a scale suitable for pedestrian interaction.
- 10.6.2. Additional signage identifying building names may be provided at the entrance areas of buildings, or on any wall facing a public area, well-integrated with building facades and or landscape features to the satisfaction of the Development Authority.
- 10.6.3. Projecting signs should be encouraged to improve the pedestrian experience.

10.7. FENCES AND WALLS IN DOWNTOWN DISTRICTS

- 10.7.1. Except for purposes of urban design and providing appropriate screening for waste storage areas, fences and walls shall be prohibited in all Downtown Districts except Transitional Residential- Downtown (TR-D) and Medium Density Residential-Downtown (RMM-D) Districts.
- 10.7.2. Fences shall not be allowed in the front yard except for within the TR-D District, the RMM-D District, and to delineate patios. All fences shall be no higher than 0.9m. Patio fences should provide visual transparency to the satisfaction of the Development Authority.

10.8. INTERFACE WITH RESIDENTIAL LAND USES ADJACENT TO DOWNTOWN BOUNDARY

- 10.8.1. Where a proposed commercial use will be located on a site adjacent to a residential Land Use District, the Development Authority may require mitigation of potential development impacts on the residential use, including:
 - (a) Provision of noise attenuation mechanisms;
 - (b) Increased landscaping with a landscaped buffer as directed by the Development Authority. Additional landscaping shall meet the requirements outlined in Section 5.5 and Section 7.5;
 - (c) Location of parking areas, walkways, business entrances or other high activity areas away from residential property lines;
 - (d) Screening or locating on-site lighting to avoid spillage onto residential sites;
 - (e) Restricting the location of outdoor speakers; and
 - (f) Designing the proposed building or structure to mitigate noise, light or glare impact.

10.9. LANDSCAPING REQUIREMENTS FOR DOWNTOWN USES

- 10.9.1. The front/flanking building setbacks in Downtown Districts with commercial uses at ground floor shall be required to provide hard landscaping. The landscaping design should complement the design of the adjacent public sidewalk to the satisfaction of the Development Authority.
- 10.9.2. Parking areas may not contain more than 25 contiguous parking spaces without incorporating landscaped traffic islands.

10.9.3. Landscaping buffers between parking, loading and other hard surfaced areas and abutting a residential sites should be a minimum of 6.0m in width and include coniferous trees or shrubs, fencing and/or berms in order to interfere with vehicle headlights shining across property lines to the satisfaction of the Development Authority.

10.9.4. If existing mature trees of at least 15.0cm or larger in caliper are retained on a development site, they may count as double towards the final number of trees required pursuant to this Bylaw.

10.9.5. The required landscaping shall be at the discretion of the Development Authority.

10.10. SITE PLANNING FOR DOWNTOWN LAND USES

10.10.1. Mixed Use Commercial sites shall be planned and designed to:

- (a) Ensure a coordinated and coherent pattern of roadways, outdoor spaces, landscaping, building forms and land uses with adjacent commercial developments;
- (b) Provide appropriate transitions in scale and intensity to adjacent Residential Land Use Districts;
- (c) Provide direct pedestrian access to building entrances as well as other uses and buildings within the site;
- (d) Link on-site pedestrian walkways and sidewalks with adjacent sidewalks on public roadways and trails; and
- (e) Ensure new access points and location of roadways align with surrounding road network.

10.10.2. Developments with residential uses at ground level shall be planned and designed to:

- (a) Provide a grade separation of minimum 1.0m for residential units located at the ground floor level;
- (b) Provide natural surveillance from the building to the street; and
- (c) Complement the adjacent commercial developments by providing active building frontages characterized by porches, entrances and other special architectural features that contribute positively to pedestrian realm.

10.10.3. Developments with non-residential uses at ground level shall be planned and designed to:

- (a) Use a common vestibule level with the grade for an apartment building; and
- (b) Shall be identifiable from each other through architectural design.

10.10.4. Negative impacts of parking ramps and vehicular entrances are to be minimized through treatments such as enclosure, screening, high quality finishes, sensitive lighting, and landscaping.

10.10.5. Service areas are to be screened from view from the street by architecturally-compatible solid walls or landscaping treatments. Acceptable approaches could include landscape berms, brick masonry walls, cedar or painted wood fences, or trellises, ideally in combination with planting initiatives.

10.10.6. In the case of those parcels that have intersecting lanes abutting on two sides of the parcel, no buildings shall be constructed within a triangular area formed by the intersecting rights-of-way and a straight line joining the points on a line 3.0m from the intersection.

10.11. URBAN DESIGN REGULATIONS

10.11.1. New development may provide urban design features, such as public art within the site or incorporate it into the building facades to the satisfaction of the Development Authority. The Development Authority may consider such urban design features in lieu of any non-compliance matters as set out under this part.

10.11.2. Except within the TR-D District, newly constructed buildings should provide a minimum street wall height of 2 storeys (7.5m) to a maximum height of 4 storeys (13.5m).

10.11.3. Commercial buildings and structures shall be designed to:

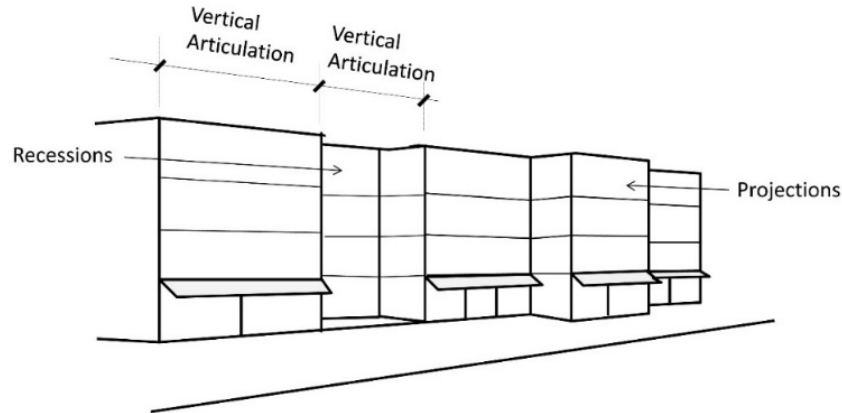
- (a) Complement and be compatible with adjacent development;
- (b) Where located in a multi-unit development, utilize common characteristics and building forms to provide a cohesive identity throughout the development;
- (c) Provide interesting facades, avoiding blank walls over 30.0m in length, and provide a high degree of transparency on the ground floor in accordance with Section 10.5;
- (d) Provide a similar level of architectural and design treatment on corner sites for all street frontages;
- (e) Provide appropriate transitions in height, scale and massing to adjacent lower intensity or residential sites; and
- (f) Provide highly visible, barrier-free entrances with direct access from pedestrian walkways and sidewalks.

10.11.4. Additions and alterations to existing buildings shall be compatible with the existing architectural character of the buildings.

10.11.5. Sites shall be designed to reduce the building and site development footprints, maximize the use of permeable surfaces and walkways, minimize paving, and provide natural shading of buildings and paved areas with trees and other landscape features to minimize the heat island effect.

10.11.6. All buildings shall be required to provide a vertical articulation in the street wall using techniques to create visual interest along the street face including a variety of colours, materials, projections or recessions in the building facade to avoid monotony, to the satisfaction of the Development Authority. See Figure 10.11a.

Figure 10.11a: Vertical Articulation and Building Entrances



10.11.7. The siting and appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority in order that there shall be general conformity with adjacent buildings, and that there may be adequate protection afforded to the amenities of adjacent buildings and sites. The form and character of buildings shall complement adjacent residential character of the neighbourhood.

10.12. WASTE COLLECTION

10.12.1. Waste storage areas located outside buildings shall be provided within the rear yard with a minimum setback of 1.0m from all property lines and be screened using appropriate architectural or landscaping treatment to the satisfaction of Development Authority.

10.12.2. Waste storage areas shall not to be placed within a front yard, side yard, or a landscape buffer unless approved by, and at the discretion of the Development Authority, taking into consideration architectural treatment, screening, and site characteristics.

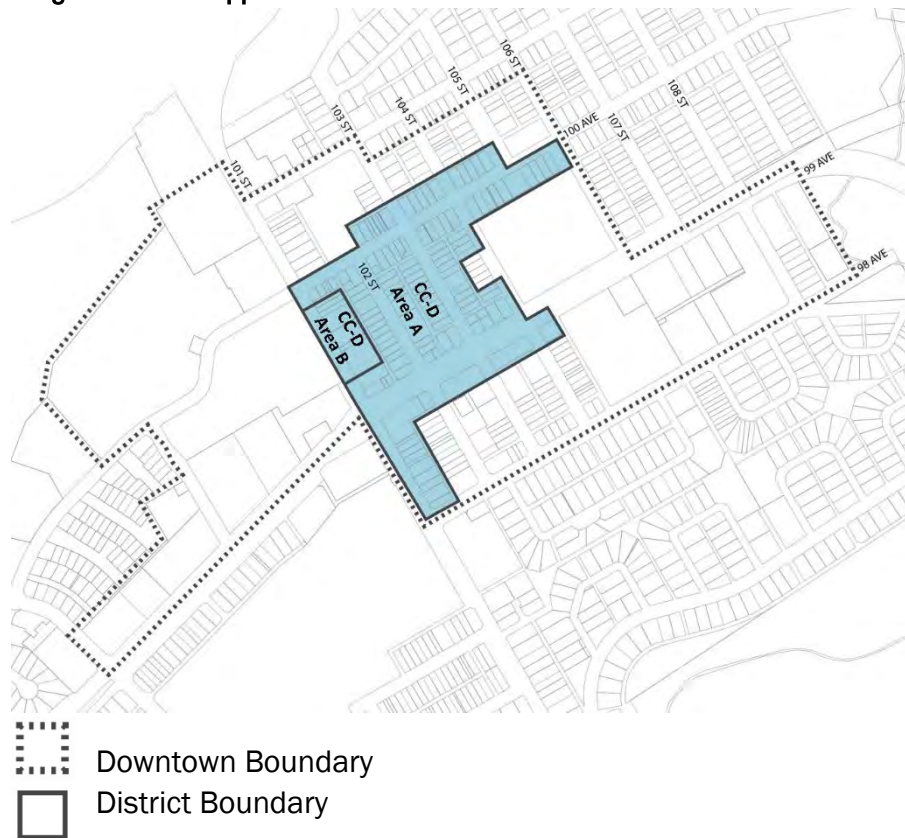
10.12.3. Waste collection and storage areas shall not be located within the front yard along 99 Avenue, 100 Street and 100 Avenue.

10.13. OPEN SPACE AND LINKAGES

10.13.1. Sites over 2.0ha in size shall be required to provide a minimum 15% of the site area as publicly-accessible open space that is connected to wider City level open space network that encompasses landscaped entrance areas, outdoor patio areas, forecourts, court yards, squares, plazas, and play areas.

10.14. CC-D - CORE COMMERCIAL - DOWNTOWN

Figure 10.14a: Applicable Area for CC-D District



10.14.1. Purpose

This District is intended to provide mixed use commercial developments in the heart of downtown and enhance its role as a key commercial and business centre within the City. Development in this area, particularly at street level, will be focused on retail, office, eating and drinking establishments, and service uses, with opportunities for residential above the ground floor of buildings. A mix of uses and urban design standards are intended to promote walkability and activity in the downtown core.

10.14.2. CC-D Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 10.14.2 (b) and (c) shall ensure:

- i. That Business Support Service shall not be located on the ground floor.
- ii. That Child Care Facility shall not be located within an Above Ground Floor Housing.
- iii. That notwithstanding 10.14.2 (b) and (c) the following uses are only Discretionary Uses if located on a site adjacent to 99 Avenue:
 - A. Sign, Freestanding
 - B. Vehicle Repair Facility (Limited)
 - C. Vehicle Wash
- iv. That any Use which includes a drive-through service shall be considered neither Permitted nor Discretionary Uses.

(b) CC-D Permitted	(c) CC-D Discretionary
<ul style="list-style-type: none"> - Above Ground Floor Housing - Assisted Living Facility - Child Care Facility - Commercial School - Entertainment Facility, Indoor - Health Service - Home Office - Hotel - Parking Facility - Pet Care Service - Place of Worship - Public Facility - Retail, Office, and Entertainment - Retail Store (Liquor) - Seasonal Garden Centre - Show Home - Sign, Billboard (Limited) - Sign, Fascia - Sign, Fascia (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting - Veterinary Clinic <p>Accessory development to any use listed in subsection 10.14.2(b)</p>	<ul style="list-style-type: none"> - Breweries, Wineries, and Distilleries - Community Service Facility - Custom Manufacturing Establishment - Emergency Response Service - Entertainment Facility, Outdoor - Funeral Home - Government Service - Live Work Unit - Late Night Club - Pawn Shop - Private Club - Recreation Facility, Indoor - Recreation Facility, Outdoor - Recycling Drop-off - Retail Store (Cannabis) - Service Station (Limited) - Sign, Freestanding - Sign, Freestanding (Limited) - Temporary Outdoor Event - Temporary Sales Centre - Vehicle Repair Facility (Limited) - Vehicle Wash <p>Accessory development to any use listed in subsection 10.14.2(c)</p>

10.14.3. CC-D Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	150m ² minimum
(b) Site Width	5.0m minimum
(c) Site Depth	30.0m minimum

10.14.4. CC-D Site Development Regulations

	Interior or Corner Site
(a) Front Setback and Flanking Front Setback	Minimum 0.0m to 2.0m in order to achieve a continuous pedestrian zone. Maximum 3.0m
(b) Side Setback	Minimum 0.0m or 2.0m
(c) Rear Setback	Minimum 0.0m for sites adjacent a Non-Residential Land Use District. Minimum 4.5m for sites adjacent to a Residential Land Use District.
(d) Site Coverage	Maximum 100%
(e) FAR	CC-D Area A Maximum 4.0 CC-D Area A Residential Maximum 3.0 CC-D Area B Maximum 4.0
(f) Unit Density	CC-D Area A Maximum 250 units/ha CC-D Area B

	<p>Maximum 200 units/net residential hectare for sites less than 1500m².</p> <p>Maximum 350 units/net residential hectare for sites greater than 1500m².</p>
(g) Building Height	<p>CC-D Area A Maximum 4 Storeys (13.5m)</p> <p>CC-D Area B Maximum 8 Storeys (25.5m)</p>
(h) Common Amenity Area	Minimum 4.5m ² per dwelling unit.
(i) Private Amenity Area	Minimum 3.0m ² per dwelling unit to be provided for balconies.

Built Form Regulations

10.14.5. Building Height Limits

- (a) New development shall be in accordance with the height limits established in Figure 10.14b.

Figure 10.14b: Core Commercial District - Downtown Maximum Height Limits



- (b) The maximum parapet height for the top storey shall not exceed 1.5m.
- (c) Vents, mechanical rooms and equipment, elevator penthouses etc. shall be integrated into the architectural treatment of building roof or screened with materials and finishes compatible with the building to reduce visibility from street level.

10.14.6. Street Character and Pedestrian Realm

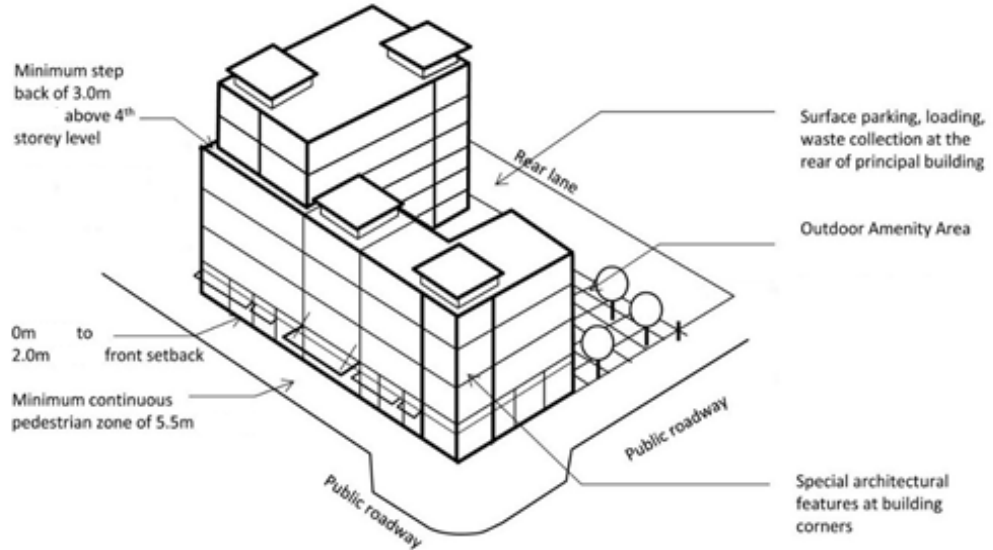
- (a) The front setback shall be hard surfaced from the City sidewalk to the front of the building with a consistent treatment and theme to the satisfaction of Development Authority.
- (b) Building façades and landscapes fronting 101 Street should include architectural elements that may complement the historic buildings and landscape elements within the Historic Precinct Site.

10.14.7. Building Massing and Architectural Character

- (a) New development or redevelopment at the intersection of 99 Avenue and 101 Street shall incorporate special architectural treatment to establish a sense of arrival to the downtown.
- (b) The base zone shall be a minimum height of 2 storeys (7.5m) and a maximum height of 4 storeys (13.5m).
- (c) For buildings above four storeys, the middle zone shall include any storeys above the base zone and shall provide a minimum setback of 3.0m for any façade that faces a public realm, as per Figure 10.14c.

- (d) Buildings located on corner lots shall be designed with expressive massing and architectural features that relate to and enforce the street corner, as per Figure 10.14c.

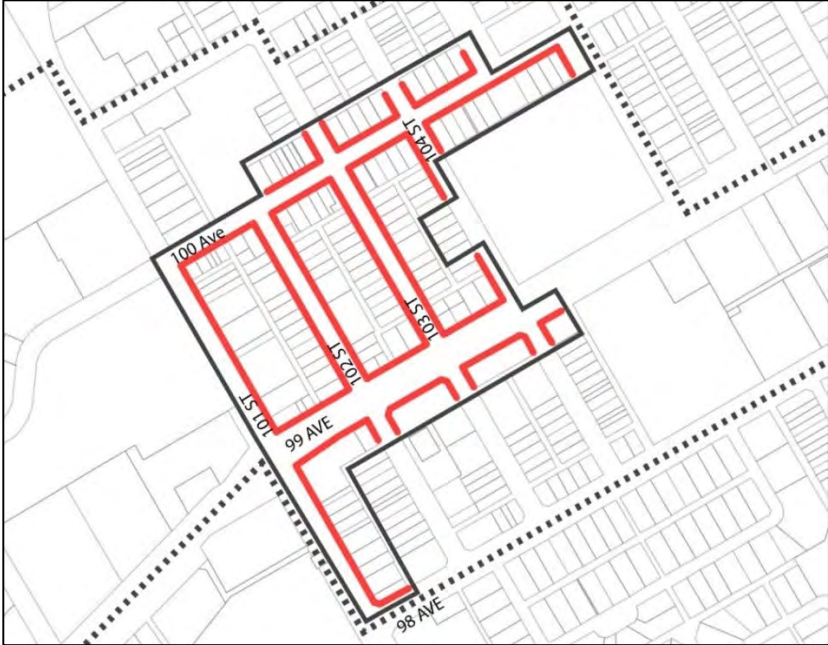
Figure 10.14c: Building Massing



10.14.8. Ground Floor Frontages

- (a) The land uses along ground floors of all buildings in this District shall be in accordance with Figure 10.14d, whereas:
- i. New residential development shall be required to provide non-residential uses at the ground floor level; and
 - ii. Surface and structure parking areas shall be located behind ground floor uses, or at the rear of the building and screened from the street.

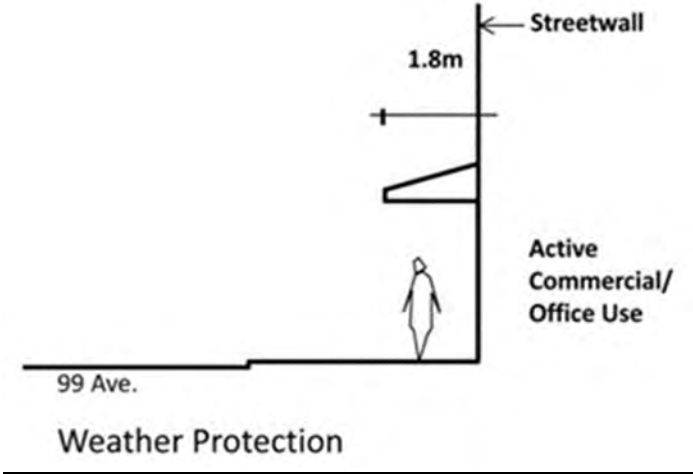
Figure 10.14d: Core Commercial District - Downtown Ground Floor Frontage



10.14.9 Canopies and Weather Protection

- (a) A continuous weather protection of minimum 1.8m width or other means of weather protection at the discretion of the Development Authority shall be encouraged at the ground floor of all building facades fronting 99 Avenue and 100 Avenue, as per Figure 10.14e.

Figure 10.14e: Weather Protection along 99 Avenue

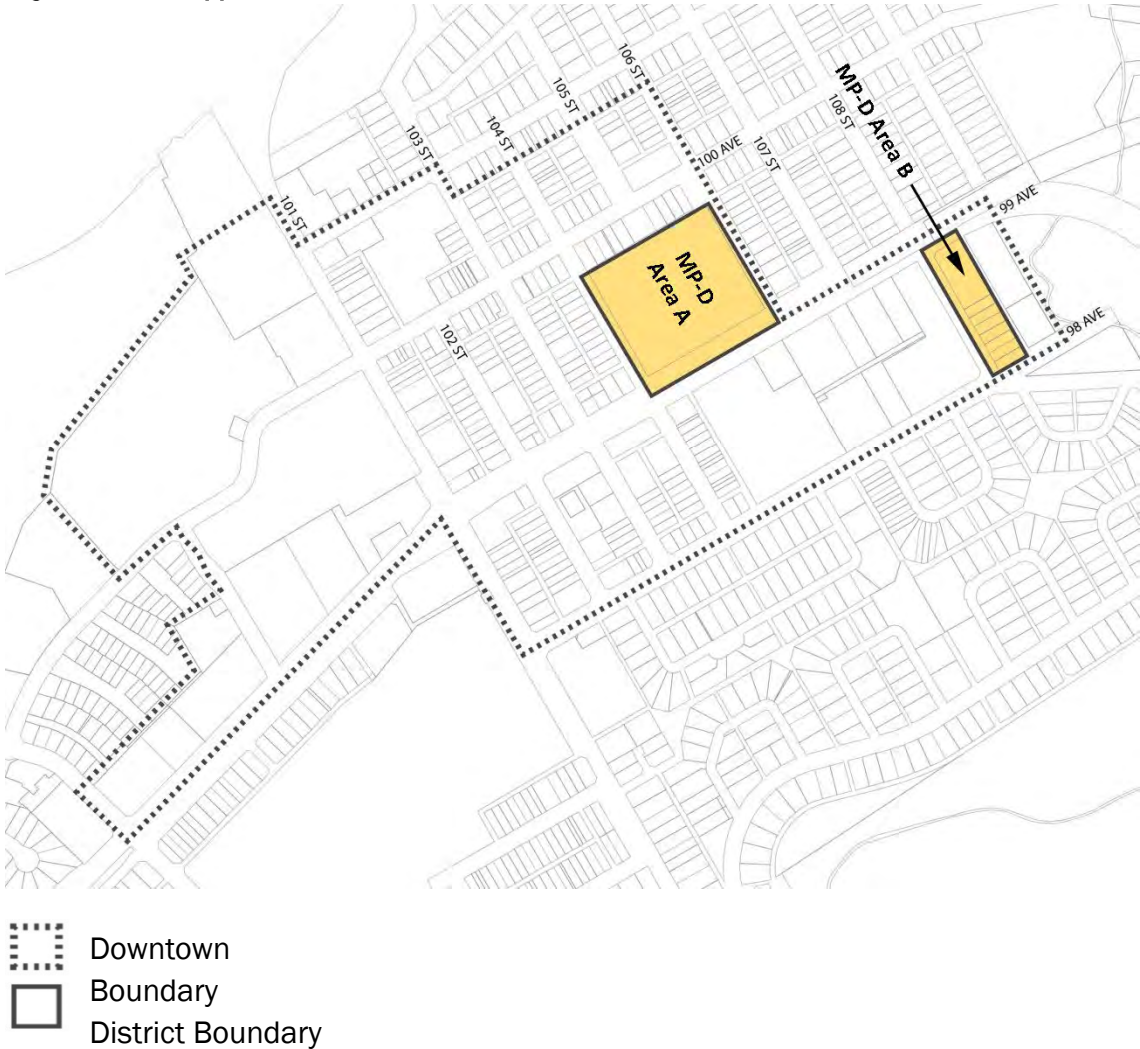


10.14.10 Additional Development Regulations

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 10.1 to 10.13 of Part 10 - Downtown Land Use Districts - General Regulations, Part 13 - Parking and Loading, and Part 14 - Signs.
- (b) Where lane access is provided, sites shall be designed to use the lane.
- (c) Vehicular access to on-site parking areas of properties that front 99 Avenue, 100 Avenue, 101 Street, 102 Street, 103 Street, 104 Street, 105 Street and 106 Street shall be from rear lanes. Where vehicle access to on-site parking areas from rear lanes is not feasible, the Development Authority may allow access from streets provided the applicant provides additional design features to screen the on-site parking lot from the street.

10.15. MP-D - MALL PRECINCT - DOWNTOWN

Figure 10.15a: Applicable Area for the MP-D District



10.15.1. Purpose

This District is intended to guide redevelopment of MP-D Areas A and B within the downtown and allow for new medium to high density residential, commercial, office, institutional, and mixed use developments. The area is to be integrated with the lands districted C5, south of MP-D Area A and West of MP-D Area B. Higher densities and scales greater than seen elsewhere in Fort Saskatchewan are supported, with high rise buildings accommodated in specific locations provided that the design ensures development relates to the adjacent areas and provides harmonious transitions. Open space and pedestrian connections will be provided to ensure ease of movement to and from the area, and opportunities for recreation. Special emphasis should be given for the creation of a high quality public realm including urban plazas, outdoor amenity areas and interactive streetscapes.

10.15.2.MP-D Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 10.15.2 (b) and (c) shall ensure:

- i. That any Use which includes a drive-through service shall be considered neither Permitted nor Discretionary Uses.

(b) MP-D Permitted	(c) MP-D Discretionary
<ul style="list-style-type: none"> - Above Ground Floor Housing - Apartment - Assisted Living Facility - Child Care Facility - Commercial School - Community Service Facility - Emergency Response Service - Entertainment Facility, Indoor - Health Service - Home Office - Hotel - Multi-Attached Housing - Parking Facility - Place of Worship - Private Club - Public Facility - Recreation Facility, Indoor - Retail, Office, and Entertainment - Retail Store (Liquor) - Seasonal Garden Centre - Show Home - Sign, Billboard (Limited) - Sign, Fascia - Sign, Fascia (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting - Temporary Sales Centre - Veterinary Clinic <p>Accessory development to any use listed in subsection 10.15.2(b)</p>	<ul style="list-style-type: none"> - Breweries, Wineries, and Distilleries - Custom Manufacturing Establishment - Entertainment Facility, Outdoor - Government Service - Greenhouse - Live Work Unit - Late Night Club - Pawn Shop - Pet Care Service - Recreation Facility, Outdoor - Retail Store (Cannabis) - Service Station (Limited) - Sign, Electronic Message - Sign, Freestanding - Sign, Freestanding (Limited) - Temporary Outdoor Event - Vehicle sales, leasing and rental facility (Limited) <p>Accessory development to any use listed in subsection 10.15.2(c)</p>

10.15.3. Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	300m ² minimum
(b) Site Width	At the discretion of Subdivision Authority.
(c) Site Depth	At the discretion of Subdivision Authority.

10.15.4. MP-D Site Development Regulations

	Interior or Corner Site
(a) Front Setback and Flanking Front Setback	<p>Minimum 0.0m to 1.4m to achieve a continuous pedestrian zone of 3.4m for buildings with non-residential uses at the ground floor.</p> <p>Maximum 3.0m for residential unit developments at the ground floor level with display gardens.</p> <p>Notwithstanding 10.15.5(d)</p>
(b) Side Setback	<p>Minimum 0.0m</p> <p>Notwithstanding 10.15.5(d)</p>
(c) Rear Setback	<p>Minimum 0.0m for sites adjacent a Non-Residential Land Use District.</p> <p>Minimum 4.5m or one-half (1/2) the height of the building, whichever is greater, for sites adjacent to a Residential Land Use District.</p> <p>Notwithstanding 10.15.5(d)</p>
(d) Site Coverage	Maximum 70%
(e) FAR	Maximum 4.0
(f) Unit Density	<p>Maximum 200 units/net residential hectare for sites less than 1500m².</p> <p>Maximum 350 units/net residential hectare for sites greater than 1500m².</p>

<p>(g) Building Height</p>	<p>Area A Maximum 15 Storeys (46.2m)</p> <p>Area B Maximum 4 Storeys (13.5m)</p> <p>Refer to Section 10.15.5</p>
<p>(h) Common Amenity Area</p>	<p>Minimum 4.5m² per dwelling unit.</p>
<p>(i) Private Amenity Area</p>	<p>Minimum 3.0m² per dwelling unit to be provided for balconies.</p>

Built Form Regulations

10.15.5. Building Height Limits

- (a) The maximum parapet height for all new buildings shall not exceed 1.5m.
- (b) No building above 4 storeys in height shall be located within 23.0m of a property line abutting a public roadway.
- (c) Notwithstanding (b) above, the maximum building height for 5 - 15 storey buildings shall be determined by application of 45 degree angular plane applied at the nearest property line of the parcel that allows low density residential. Subsequent storeys must fit within this angular plane as per Figure 10.15b.

Figure 10.15b: Application of 45 Degree Angular Plane



- (d) Vents, mechanical rooms and equipment, elevator, penthouses, etc. shall be integrated into the architectural treatment of building roof or screened with materials and finishes compatible with the building.

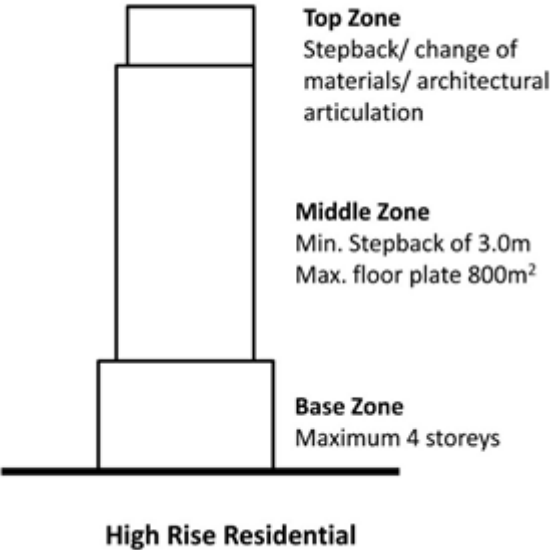
10.15.6. Street Character and Pedestrian Realm

- (a) For buildings with non-residential uses at the ground floor, the front setback shall be hard surfaced with a consistent treatment and theme to the satisfaction of Development Authority
- (b) Ground floor entrances for residential uses shall be 1.0m above grade with a display garden incorporated in the front setback.

10.15.7. Building Massing and Architectural Character

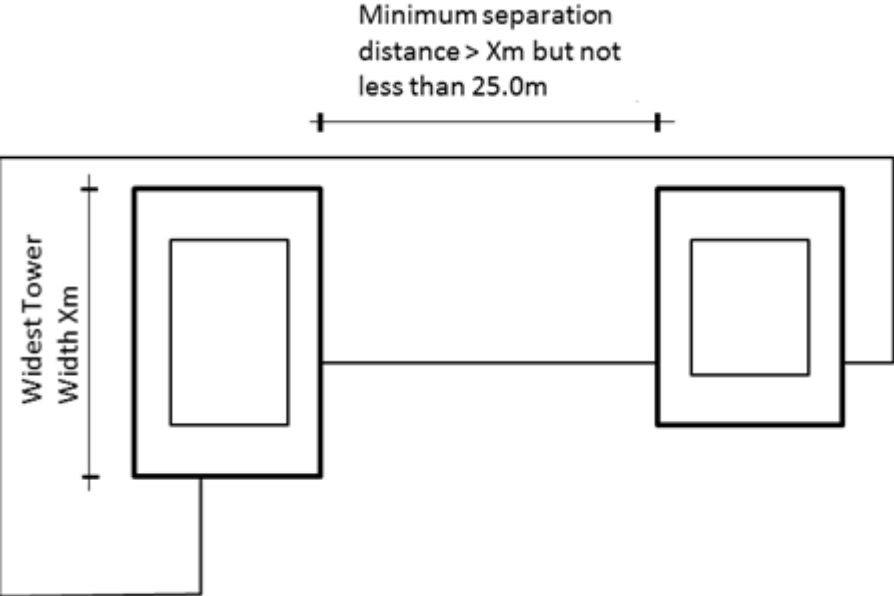
- (a) New buildings at the intersection of the following streets shall be required to incorporate special architectural treatment in order to reinforce the street corner by marking key focal points and entrances to the downtown through using expressive massing and vertical elements:
 - i. 99 Avenue and 106 Street;
 - ii. 99 Avenue and 108 Street; and
 - iii. 99 Avenue and 104 Street.
- (b) Buildings above 4 storeys shall provide three distinct vertical zones, as per Figure 10.15c:
 - i. The base zone shall be a minimum height of 2 storeys and a maximum height of 4 storeys;
 - ii. For buildings above 4 storeys, the middle zone shall include any storeys above the base zone but below the top zone and shall provide a minimum setback of 3.0m for any façade that faces a public realm. The floor plate shall be a maximum of 800m²; and
 - iii. For buildings above 12 storeys, the top zone shall include the top 3 storeys and shall incorporate either an additional setback or a change in material/colour or special architectural treatment to the satisfaction of the Development Authority.

Figure 10.15c: Requirement for Distinct Vertical Zones



(c) Where 2 buildings that are 9 storeys and above are in close proximity to each other, the minimum distance between the middle zones will equal the widest building width measured at the building face but shall be no less than 25.0m, as per Figure 10.15d:

Figure 10.15d: Minimum Separation Distance Between Two Towers



10.15.8. Ground Floor Frontages

- (a) For new construction the land uses along ground floors of all buildings in this District shall be as per Figure 10.15e, whereas:
- i. Ground floor uses along 99 Avenue, east side of 104 Street and east side of 108 Street shall be limited to non-residential uses;
 - ii. Ground floor uses along west side of 106 Street shall be limited to residential uses; and
 - iii. Surface and structure parking shall be located at the rear of buildings, screened from public view, and located behind the pedestrian orientated uses.

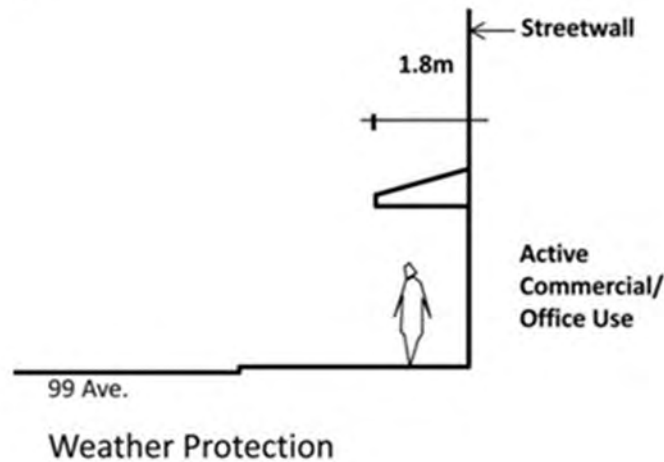
Figure 10.15e: MP-D - Ground Floor Frontages



10.15.9. Canopies and Weather Protection

- (a) A continuous weather protection of minimum 1.8m width at the ground floor of all building facades fronting 99 Avenue shall be encouraged, as per Figure 10.15f.

Figure 10.15f: Weather Protection along 99 Avenue



10.15.10. Parking and Access

- (a) Vehicular accesses from 99 Avenue to on-site parking areas within individual sites shall be minimized.
- (b) Where possible, vehicular entrances to underground parking facilities and passenger drop-off areas shall be provided from the rear of buildings.
- (c) Structured parking facilities shall generally be provided at locations internal to the site. If such parking facilities are located fronting a public roadway, then the following design considerations shall be utilized:
 - i. Ground floor shall include retail uses with multiple entrances;
 - ii. Entrance to the parking facility shall be designed with special architectural treatment to maintain the integrity of retail frontage; and
 - iii. The façade of the upper storeys of the parking facility shall be designed to reflect residential or commercial building character.
- (d) Landscaped buffers between parking, loading and other hard surfaced areas and adjacent public roadways shall be a minimum of 3.0m in width.

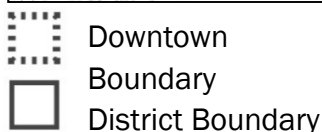
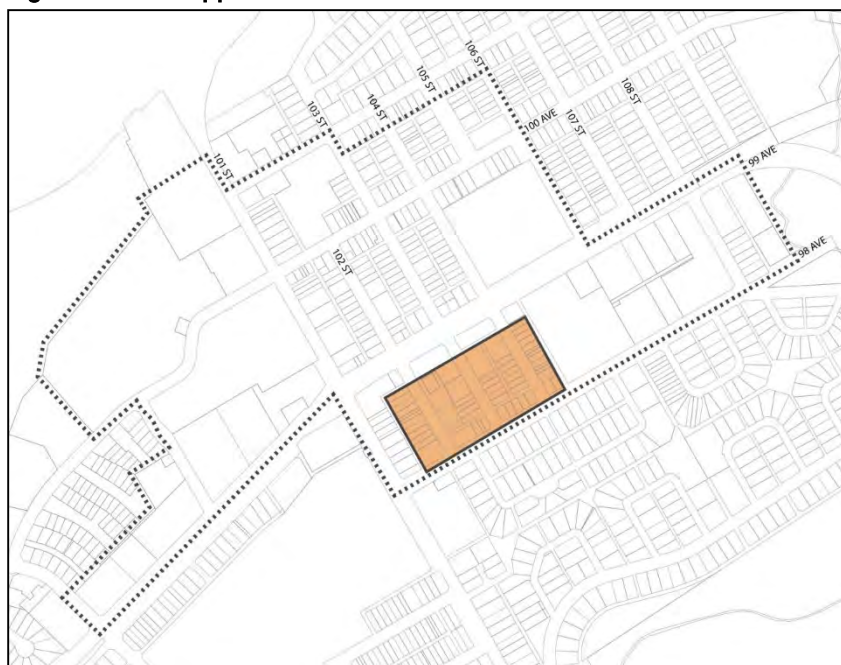
10.15.11. Additional Development Regulations

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 10.1 to 10.13 of Part 10 - Downtown Land Use Districts - General Regulations, Part 13 - Parking and Loading, and Part 14 - Signs.
- (b) Where lane access is provided, the site shall be designed to provide access to onsite parking from the lane.

- (c) The siting and appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority in order that there shall be general conformity with adjacent buildings, and that there may be adequate protection afforded to the amenities of adjacent buildings and sites. The form and character of buildings shall complement adjacent residential character of the neighbourhood.

10.16. MU-D - MIXED USE - DOWNTOWN

Figure 10.16a: Applicable Area for MU-D District:



10.16.1. Purpose

This District is intended to allow for a variety of mixed use developments in the southwest corner of the downtown. Any combination of building types such as stand-alone residential multifamily buildings, mixed use residential/commercial buildings and stand-alone commercial buildings may be considered. A special emphasis should be placed in promoting live work units at the ground level.

10.16.2. MU-D Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 10.16.2 (b) and (c) shall ensure:

- i. That a Commercial School shall not exceed 557.4m² in floor area.
- ii. That a 2 storey integrated Live Work Unit shall be located on the ground level and first floor level, with the business operations contained within the ground level.
- iii. That a Live Work Unit with onsite retail sales shall be located on the ground floor level.
- iv. That any Use which includes a drive-through service shall be considered neither Permitted nor Discretionary Uses.

(b) MU-D Permitted	(c) MU-D Discretionary
<ul style="list-style-type: none"> - Above Ground Floor Housing - Apartment - Assisted Living Facility - Child Care Facility - Emergency Response Service - Health Service - Home Office - Multi-Attached Housing - Place of Worship - Public Facility - Retail, Office, and Entertainment - Show Home - Sign, Billboard (Limited) - Sign, Fascia - Sign, Fascia (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting <p>Accessory development to any use listed in subsection 10.16.2(b)</p>	<ul style="list-style-type: none"> - Bed and Breakfast - Commercial School - Community Service Facility - Custom Manufacturing Establishment - Emergency Response Service - Government Service - Group Home - Group Home (Limited) - Live Work Unit - Parking Facility - Pet Care Service - Retail Store (Cannabis) - Retail Store (Liquor) - Temporary Outdoor Event - Temporary Sales Centre - Veterinary Clinic <p>Accessory development to any use listed in subsection 10.16.2(c)</p>

10.16.3. MU-D Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	300m ² minimum
(b) Site Width	At the discretion of Subdivision Authority
(c) Site Depth	At the discretion of Subdivision Authority

10.16.4.MU-D Site Development Regulations

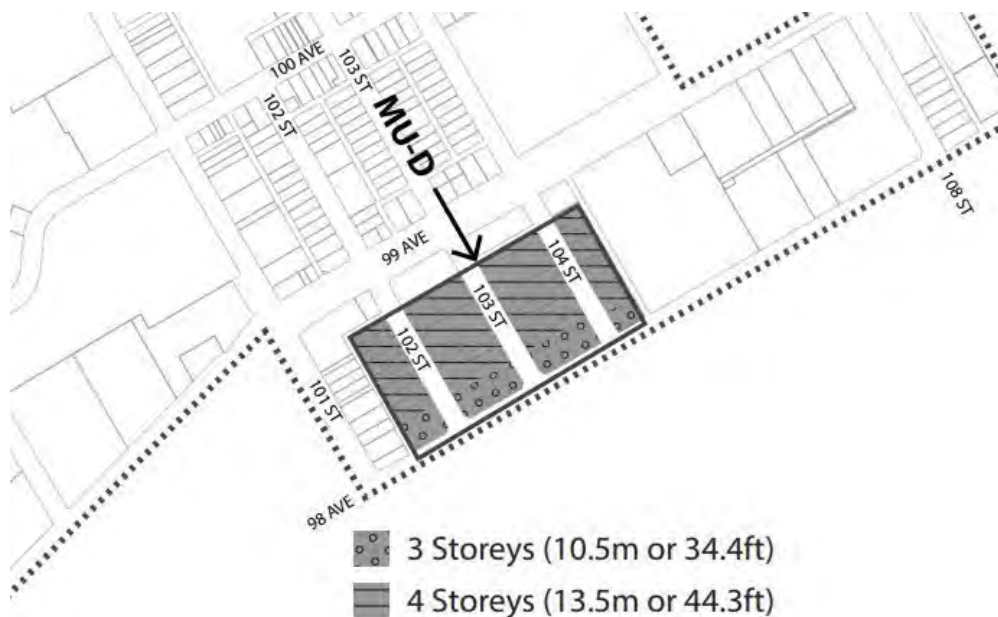
	Interior or Corner Site
(a) Front Setback and Flanking Front Setback	Minimum 0.0m to 3.0m to achieve a continuous pedestrian zone of 3.5m.
(b) Side Setback	Minimum 0.0m or 2.0m
(c) Rear Setback	Minimum 0.0m for sites adjacent a Non-Residential Land Use District. Minimum 4.5m or one-half (1/2) the height of the building, whichever is greater, for sites adjacent to a Residential Land Use District.
(d) Site Coverage	Maximum 70%
(e) FAR	Maximum 2.0
(f) Unit Density	Maximum 200 units/net residential hectare
(g) Building Height	Refer to Section 10.16.5
(h) Common Amenity Area	Minimum 4.5m ² per dwelling unit.
(i) Private Amenity Area	Minimum 3.0m ² per dwelling unit to be provided for balconies.

Built Form Regulations

10.16.5. Building Height Limits

- (a) New development shall be in accordance with the height limits established in Figure 10.16b:

Figure 10.16b: Mixed-Use - Downtown Maximum Height Limits



- (b) The maximum parapet height for all buildings shall not exceed 1.5m.
- (c) Vents, mechanical rooms and equipment, elevator, penthouses, etc. shall be integrated into the architectural treatment of building roof or screened with materials and finishes compatible with the building to reduce visibility from street level.

10.16.6. Street Character and Pedestrian Realm

- (a) For buildings with non-residential uses at the ground floor, the front setback shall be hard surfaced with a consistent treatment and theme to the satisfaction of Development Authority.

10.16.7. Pedestrian Entrances

- (a) Ground floor entrances for residential uses shall be 1.0m above grade with a display garden incorporated in the front setback.
- (b) All building entrances shall be clearly visible, incorporate special architectural features including special lighting and landscape elements to provide a strong sense of arrival.

10.16.8. Ground Floor Frontages

- (a) The land uses along ground floors of all buildings in this district shall be:
 - i. Residential, commercial or integrated live work units shall be permitted at the ground floor level;

- ii. Buildings shall accommodate a convertible space on the ground floor by providing a minimum ceiling height of 4.0m and large doorways to accommodate a variety of use.
- (b) Structured parking facilities shall generally be provided at locations internal to the site. If such parking facilities are located fronting a public roadway, then the following design considerations shall be utilized:
 - i. Ground floor shall include retail uses;
 - ii. Entrance to the parking facility shall be designed with special architectural treatment to maintain the integrity of retail frontage; and
- (c) The façade of the upper storeys of the parking facility shall be designed to reflect residential or commercial building character.

10.16.9. Parking and Access

- (a) Surface parking area shall not be located in the front yard of the principal building.

10.16.10. Live Work Units

- (a) Ground floor of live work units shall provide entrances at grade to the public sidewalk

10.16.11. Additional Development Regulations

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 10.1 to 10.13 of Part 10 - Downtown Land Use Districts - General Regulations, Part 13 - Parking and Loading, and Part 14 - Signs.
- (b) Where lane access is provided, sites shall be designed to use the lane

10.17. RMM-D - Medium Density Multiple Residential - Downtown

Figure 10.17a: Applicable Area for RMM-D District



10.17.1. Purpose

This District intended to provide medium density residential uses. The purpose of these areas is to accommodate primarily apartment style buildings with some commercial uses. Development is intended to support the concept of a livable urban setting with a strong sense of identity and place.

10.17.2. RMM-D Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 10.17.2 (b) and (c) shall ensure:

- i. Home Business and Group Home (Limited) Uses shall not occur within an Apartment.
- ii. That any Use which includes a drive-through service shall be considered neither Permitted nor Discretionary Uses.

(b) RMM-D Permitted	(c) RMM-D Discretionary
<ul style="list-style-type: none"> - Apartment - Home Office - Multi-Attached Housing - Show Home - Sign, Billboard (Limited) - Sign, Fascia - Sign, Fascia (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting - Sign, Realtor Consolidated <p>Accessory development to any use listed in subsection 10.17.2(b)</p>	<ul style="list-style-type: none"> - Assisted Living Facility - Eating & Drinking Establishment - Group Home (Limited) - Home Business - Live Work Unit - Personal Service - Professional, Financial and Office Service - Retail Store (Convenience) - Temporary Outdoor Event - Temporary Sales Centre <p>Accessory development to any use listed in subsection 10.17.2(c)</p>

10.17.3.RMM-D Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	300m ² minimum
(b) Site Width	At the discretion of Subdivision Authority.
(c) Site Depth	At the discretion of Subdivision Authority.

10.17.4.RMM-D Development Regulations for Multi-Attached Housing

	Interior or Corner Site
(a) Front Yard Setback	Minimum 3.0m Maximum 4.5m
(b) Side Yard Setback	Minimum 1.5m
(c) Rear Setback	Minimum 8.0m
(d) Building Height	Refer to Section 10.17.6

(e) Site Coverage	45% maximum for principal building over one storey, excluding decks 50% maximum for principal building of one storey, excluding decks 52% maximum for all buildings and structures where principal building is over one storey 57% maximum for all buildings and structures where principal building is one storey
(f) FAR	Maximum 2.0
(g) Density	150 units/net hectare

10.17.5.RMM-D Development Regulations for Apartments

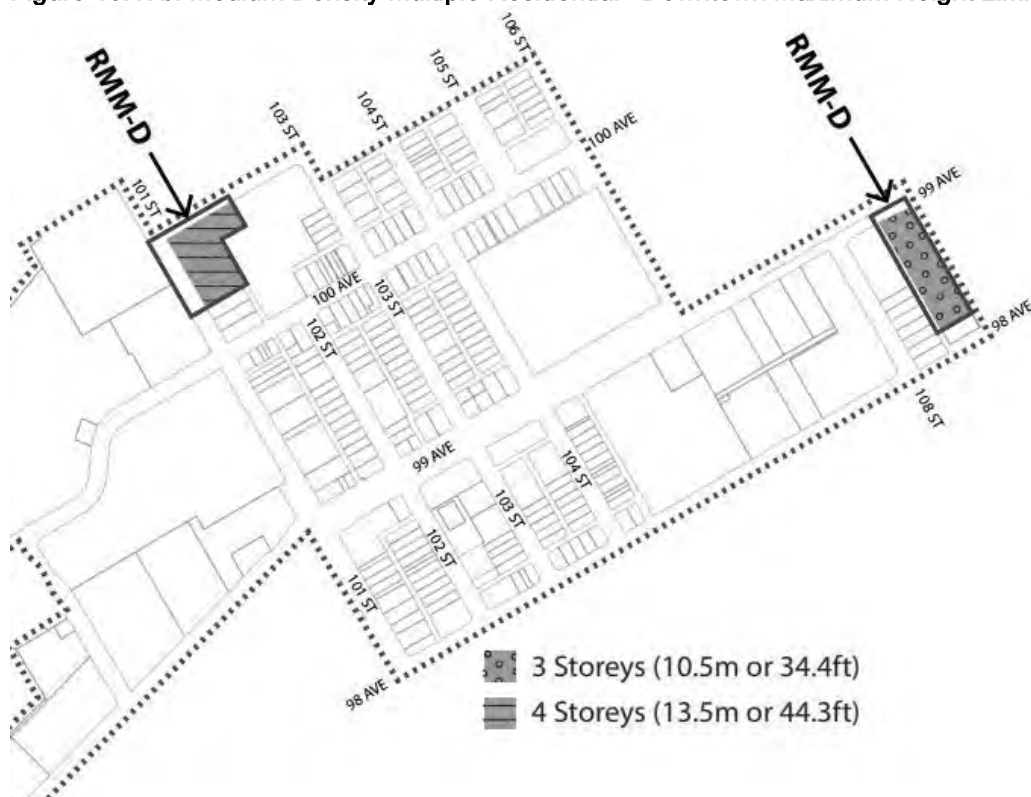
	Interior or Corner Site
(a) Front and Flanking Yard Setback	Minimum 3.0m
(b) Side Yard Setback	Minimum 3.5m
(c) Rear Setback	Minimum 7.0m
(d) Building Height	Refer to Section 10.17.6
(h) Site Coverage	50% maximum
(i) FAR	Maximum 2.0
(j) Density	150 units/net hectare

Built Form Regulations

10.17.6. Building Height Limits

- (b) New development shall be in accordance with the height limits established in Figure 10.17b.

Figure 10.17b: Medium Density Multiple Residential - Downtown Maximum Height Limits



- (b) The maximum parapet height for all new buildings shall not exceed 1.5m.
- (c) Vents, mechanical rooms and equipment, elevator penthouses etc. shall be integrated into the architectural treatment of building roof or screened with materials and finishes compatible with the building.

10.17.7. Building Massing and Architectural Character

- (a) New buildings at the intersection of the following streets shall incorporate special architectural treatment to achieve a sense of arrival to the downtown.
 - i. 101 Avenue and 101 Street;
 - ii. 99 Avenue and 108/108A Street; and
 - iii. 98 Avenue and 108/108A Street.

10.17.8. Pedestrian Entrances

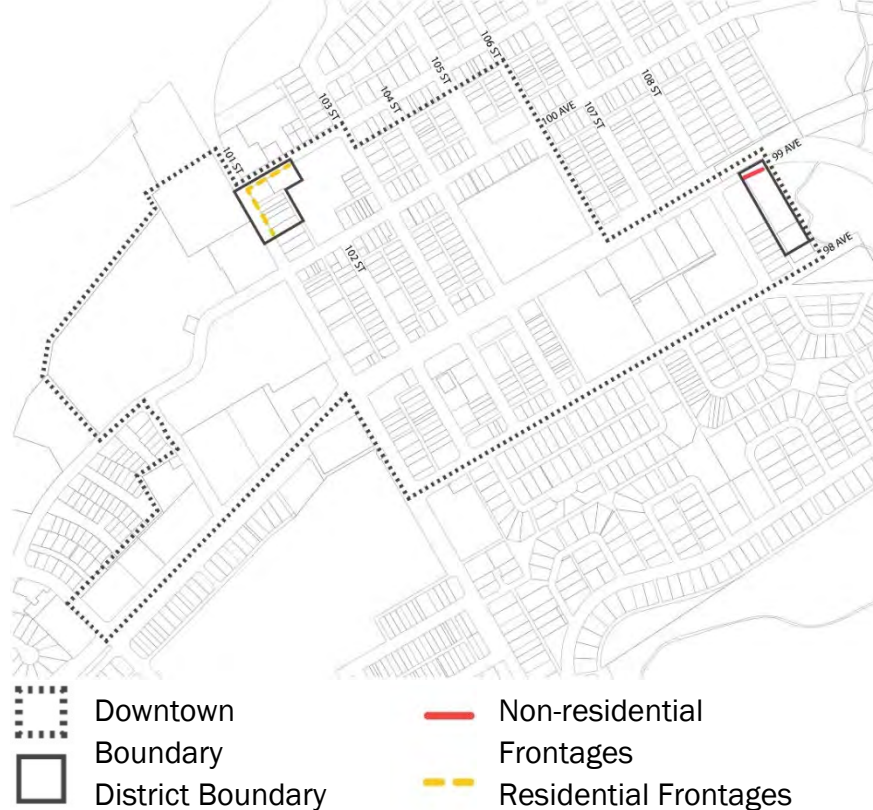
- (a) Ground floor entrances to residential units shall be at least 1.0m above grade and shall provide active frontages including porches, decks, or other architectural features.

10.17.9. Ground Floor Frontages

- (a) The land uses along ground floors of all buildings in this District shall be in accordance with Figure 10.17c, whereas:

- i. Ground floor uses along east side of 101 Street and south 101 Avenue shall be limited to residential uses;
- ii. Ground floor uses along the south side of 99 Avenue shall be limited to non-residential uses; and
- iii. Surface and structure parking areas shall be located at the rear of the building and partially screened from public roadway on corner sites using appropriate landscaping methods.

Figure 10.17c: Medium Density Multiple Residential - Downtown Street Frontages

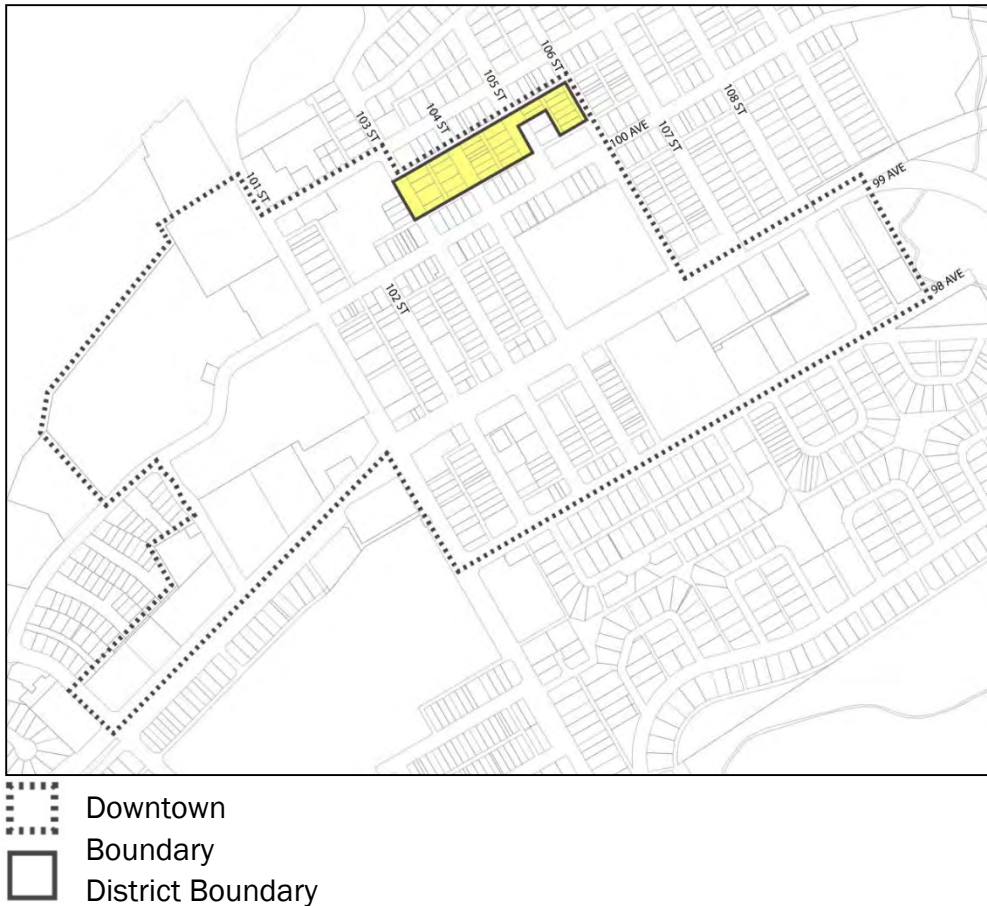


10.17.10. Additional Development Regulations

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 10.1 to 10.13 of Part 10 - Downtown Land Use Districts - General Regulations, Part 13 - Parking and Loading, and Part 14 - Signs.
- (b) Where lane access is provided, sites shall be designed to provide access to onsite parking from the lane.
- (c) Vehicular accesses from 101 Street and 101 Avenue to on-site parking areas within individual sites shall be minimized.

10.18. TR-D - TRANSITIONAL RESIDENTIAL - DOWNTOWN

Figure 10.18a: Applicable Area for TR-D District



10.18.1. Purpose

This District is intended to allow low to medium residential development and small scale commercial developments in the northeast portion of the downtown. The District also establishes regulations to provide appropriate transition from higher density mixed land uses in the downtown core to lower density residential neighbourhoods located immediately adjacent to the downtown. Infill residential redevelopment is encouraged in this area. Stand-alone small scale commercial buildings may be considered.

10.18.2. TR-D Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 10.18.2 (b) and (c) shall ensure:

- i. That Multi-Attached Housing shall not exceed a maximum of four adjoined units.
- ii. That a Garage Suite shall be located on lots with a site width of no less than 14.5m where the principal use is that of a Single Detached Housing and shall not be permitted accessory to any other Use class.
- iii. Only one Secondary Suite; or Garage Suite is permitted per lot.
- iv. That Pet Care Service shall not include any outside enclosures, pens, or exercise areas.

(b) TR-D Permitted	(c) TR-D Discretionary
<ul style="list-style-type: none"> - Duplex - Home Office - Multi-Attached Housing - Secondary Suite - Semi-Detached Housing - Single Detached Housing - Show Home <p>Accessory development to any use listed in subsection 10.18.2(b)</p>	<ul style="list-style-type: none"> - Bed and Breakfast - Garage Suite - Government Service - Group Home (Limited) - Home Business - Live Work Unit - Personal Service - Pet Care Service - Place of Worship - Professional, Financial and Office Service - Sign, Billboard (Limited) - Sign, Fascia - Sign, Fascia (Limited) - Sign, Freestanding (Limited) - Sign, Portable (Limited) - Sign, Projecting - Temporary Outdoor Event - Temporary Sales Centre <p>Accessory development to any use listed in subsection 10.18.2(c)</p>

10.18.3. TR-D Subdivision Regulations for Single Detached and Duplex Dwellings

	Interior Site	Corner Site
(a) Site Width	9.1m minimum	10.6m minimum
(b) Site Depth	30.0m minimum	

10.18.4. TR-D Subdivision Regulations for Semi-Detached Housing

	Interior Site	Corner Site
(a) Site Width	7.3m minimum	9.1m minimum
(b) Site Depth	30.0m minimum	

10.18.5. TR-D Subdivision Regulations for Multi-Attached Housing

	Interior Site	Corner Site
(a) Site Width	6.1m minimum for an Internal unit 7.3m minimum for an End unit	8.5m minimum
(b) Site Depth	30.0m minimum	

10.18.6.TR-D Development Regulations

	Interior or Corner Site
(a) Site Area	Minimum 150m ²
(b) Front and Flanking Yard Setback	Minimum 3.0m Maximum 4.5m
(c) Side Yard Setback	Minimum 1.5m
(d) Rear Setback	Minimum 8.0m Minimum 6.0m where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site.
(e) Building Height	Maximum 3 Storeys (11.0m). A maximum differential of 1 storey shall be allowed between adjacent sites. Refer to Section 10.18.7
(f) Site Coverage	40% maximum for principal building over one storey, excluding decks 45% maximum for principal building of one storey, excluding decks 45% maximum for all buildings and structures where principal building is over one storey 50% maximum for all buildings and structures where principal building is one storey

Built Form Regulations

10.18.7. Building Height Limits

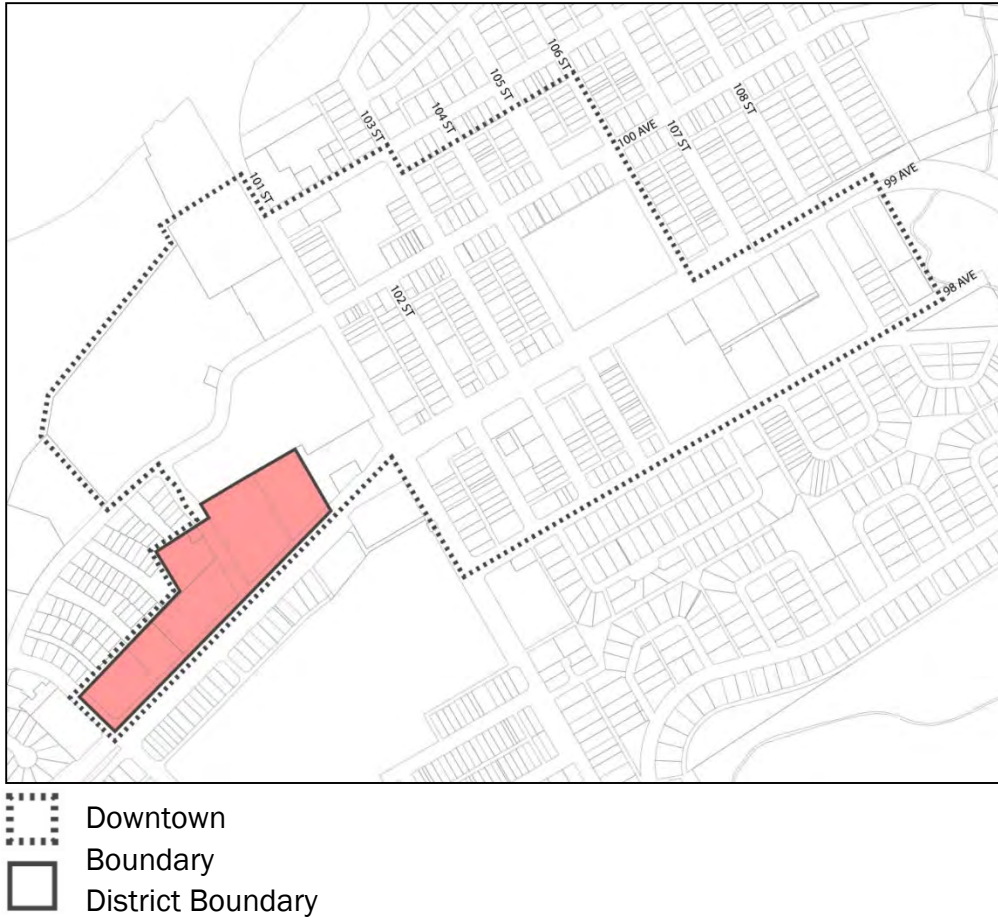
- (a) The maximum parapet height for all new buildings shall not exceed 1.5m.
- (b) Vents, mechanical rooms and equipment, elevator, penthouses, etc. shall be integrated into the architectural treatment of building roof or screened with materials and finishes compatible with the building to reduce visibility from street level.

10.18.8. Additional Development Regulations

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 10.1 to 10.13 of Part 10 - Downtown Land Use Districts - General Regulations, Part 13 - Parking and Loading, and Part 14 - Signs.
- (b) Where lane access is provided, sites shall be designed to use the lane. Where vehicle access from the lane is not feasible, the Development Authority may allow access from the street.

10.19. 99C-D - 99 COMMERCIAL - DOWNTOWN

Figure 10.19a: Applicable Area for 99C-D District



10.19.1. Purpose

This District is intended to allow for a variety of commercial developments with a strong emphasis on pedestrian friendly spaces and streetscapes. Buildings and landscapes fronting 99 Avenue may contribute positively to improve the image of the entrance corridor leading to the downtown core. Mixed use developments with retail at ground level and residential/office uses on upper storeys shall be considered.

10.19.2. 99C-D Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 10.19.2 (b) and (c) shall ensure:

- i. None.

(b) 99C-D Permitted	(c) 99C-D Discretionary
<ul style="list-style-type: none"> - Above Ground Floor Housing - Business Support Service - Child Care Facility - Community Service Facility - Eating & Drinking Establishment - Emergency Response Service - Entertainment Facility, Indoor - Health Service - Home Office - Parking Facility - Personal Service - Pet Care Service - Professional, Financial and Office Service - Public Facility - Recreation Facility, Indoor - Retail Store (Convenience) - Retail Store (General) - Retail Store (Liquor) - Seasonal Garden Centre - Show Home - Sign, Billboard (Limited) - Sign, Fascia - Sign, Fascia (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting - Temporary Sales Centre <p>Accessory development to any use listed in subsection 10.19.2(b)</p>	<ul style="list-style-type: none"> - Commercial School - Entertainment Facility, Outdoor - Government Service - Place of Worship - Recreation Facility, Outdoor - Service Station (Limited) - Sign, Electronic Message - Sign, Freestanding - Sign, Freestanding (Limited) - Temporary Outdoor Event - Vehicle Wash - Veterinary Clinic <p>Accessory development to any use listed in subsection 10.19.2(c)</p>

10.19.3. 99C-D Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	180m ² minimum
(b) Site Width	At the discretionary of Subdivision Authority
(c) Site Depth	At the discretionary of Subdivision Authority

10.19.4. 99C-D Site Development Regulations

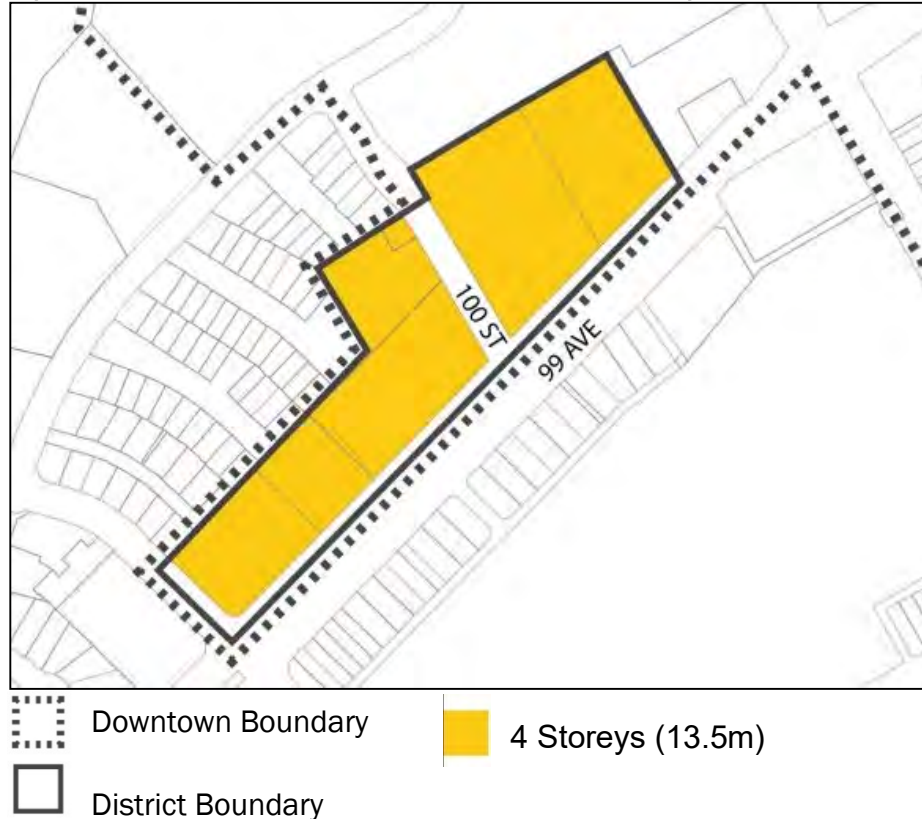
	Interior or Corner Site
(a) Front Setback and Flanking Front Setback	Minimum 4.5m
(b) Side Setback	Minimum 3.0m
(c) Rear Setback	Minimum 3.0m for sites abutting a Non-Residential Land Use District. Minimum 4.5m for sites abutting to a Residential Land Use District.
(d) Site Coverage	Maximum 50%
(e) FAR	Non-Residential Maximum 2.0 Residential Maximum 1.5
(f) Unit Density	Maximum 150 units/net residential hectare
(g) Building Height	Maximum 4 storeys (14.0m).
(h) Common Amenity Area	Minimum 4.5m ² per dwelling unit.
(i) Private Amenity Area	Minimum 3.0m ² per dwelling unit to be provided for balconies.

Built Form Regulations

10.19.5. Building Height Limits

- (a) New development shall be in accordance with the height limits established in Figure 10.19b.

Figure 10.19b: 99 Commercial - Downtown Maximum Height Limits



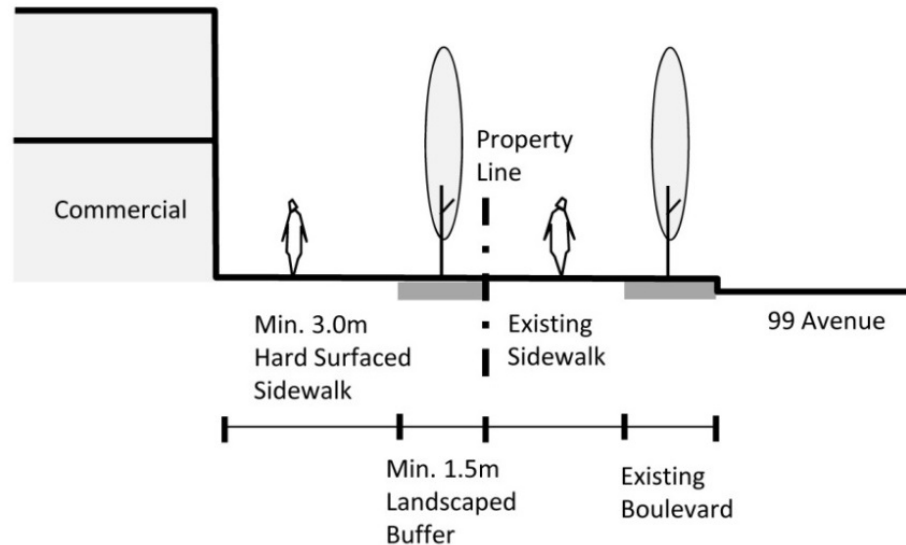
- (b) The maximum parapet height for all new buildings shall not exceed 1.5m.
- (c) Vents, mechanical rooms and equipment, elevator, penthouses, etc. shall be integrated into the architectural treatment of building roof or screened with materials and finishes compatible with the building.

10.19.6. Street Character and Pedestrian Realm

- (a) The front setback along 99 Avenue shall comply with the following landscaping requirements, as per Figure 10.19c:
- A 1.5m wide landscaped buffer zone shall be provided along the property line;
 - A minimum 3.0m wide sidewalk shall be provided between the building frontage and the landscaped buffer; and

- iii. The landscaped buffer area shall include enhanced landscape treatment and should be lined with trees at 6.0m interval, but not interfere with site lines at driveways.
- iv. For new construction, parking is not permitted in the front yard.

Figure 10.19c: Front Building Setback Landscape Requirements



10.19.7. Ground Floor Frontages

- (a) The land uses along ground floors of all buildings in this District shall be:
 - i. Limited to non-residential uses along 99 Avenue, 100 Street and east side of 100 Avenue;
 - ii. Structure parking facilities shall generally be located internally on the site and shall not front 99th Avenue;
 - iii. The rear wall of the building facing adjacent residential sites shall be architecturally treated to provide appropriate visual transition to surrounding residential uses.

10.19.7. Surface Parking, Loading and Storage

- (a) Surface parking area shall be setback a minimum of 1.5m from the property line with a landscape buffer between parking, loading and other hard surface areas and adjacent roadways or lanes.
- (b) Outdoor storage shall be located at the rear of building.

10.19.8. Site Connectivity

- (a) Sites shall include connections from 99 Avenue to public pedestrian walkways to the satisfaction of the Development Authority.




10.19.9. Additional Development Regulations

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 10.1 to 10.13 of Part 10 - Downtown Land Use Districts - General Regulations, Part 13 - Parking and Loading, and Part 14 - Signs.

10.20. PS-D - PUBLIC SERVICES - DOWNTOWN

Figure 10.20a: Applicable Area for PS-D District



-  Downtown
-  Boundary
-  District Boundary

10.20.1. Purpose

This District is intended to accommodate institutional uses that serve the social needs of the community within a downtown setting.

10.20.2. PS-D Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 10.20.2 (b) and (c) shall ensure:

- i. None.

(b) PS-D Permitted	(c) PS-D Discretionary
<ul style="list-style-type: none"> - Assisted Living Facility - Child Care Facility - Community Service Facility - Education (Private) - Education (Public) - Emergency Response Service - Government Service - Health Service - Parking Facility - Public Facility - Sign, Billboard (Limited) - Sign, Fascia - Sign, Fascia (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting <p>Accessory development to any use listed in subsection 10.20.2(b)</p>	<ul style="list-style-type: none"> - Entertainment Facility, Outdoor - Funeral Home - Group Home - Place of Worship - Professional, Financial and Office Service - Recreation Facility, Indoor - Recreation Facility, Outdoor - Sign, Electric Message - Temporary Outdoor Event <p>Accessory development to any use listed in subsection 10.20.2(c)</p>

10.20.3. PS-D Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	At the discretion of Subdivision Authority.
(b) Site Width	At the discretion of Subdivision Authority.
(c) Site Depth	At the discretion of Subdivision Authority.

10.20.4. PS-D Site Development Regulations

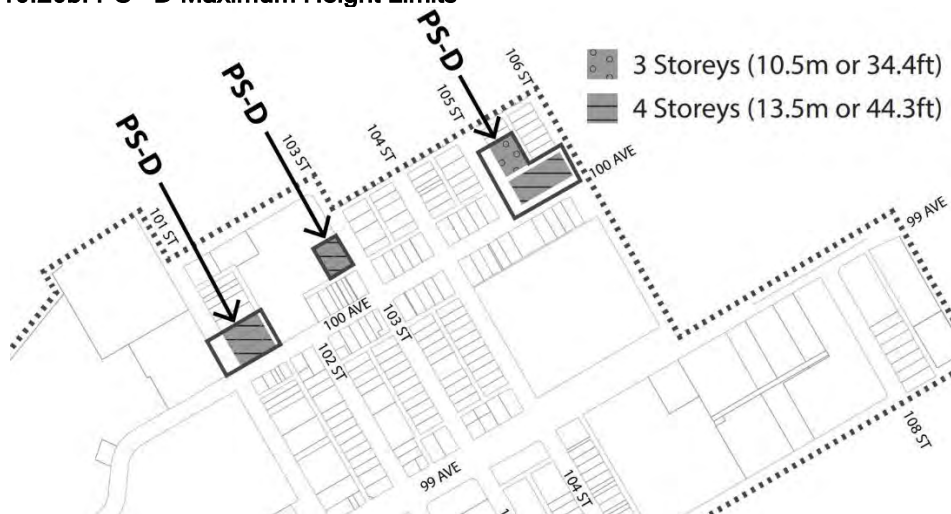
	Interior or Corner Site
(a) Front Setback and Flanking Front Setback	Minimum 0.0m
(b) Side Setback	Minimum 3.0m
(c) Rear Setback	At the discretion of the Development Authority for sites abutting a Non-Residential Land Use District. Minimum 8.0m for sites abutting to a Residential Land Use District.
(d) Site Coverage	Maximum 60%
(e) Building Height	Maximum 14.0m for a principal building Maximum 30.0m for towers or structural components of buildings not intended for human occupation. Refer to Section 10.20.5.

Built Form Regulations

10.20.5. Building Height Limits

- (a) New development shall be in accordance with the height limits established in Figure 10.20b.

Figure 10.20b: PS - D Maximum Height Limits



- (b) The maximum parapet height for all new buildings shall not exceed 1.5m.
- (c) Vents, mechanical rooms and equipment, elevator, penthouses, etc. shall be integrated into the architectural treatment of building roof or screened with materials and finishes compatible with the building.

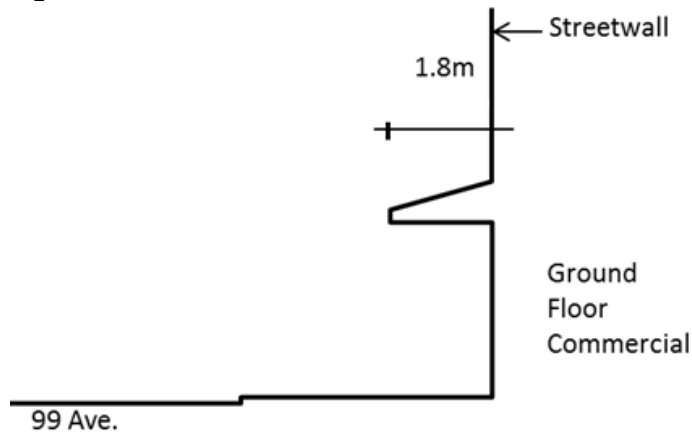
10.20.6. Street Character and Pedestrian Realm

- (a) The front setback shall be hard surfaced from the City sidewalk with a consistent treatment and theme to the satisfaction of Development Authority.
- (b) Commercial uses shall be limited to ground floor only.

10.20.6. Canopies and Weather Protection

- (a) A continuous weather protection of minimum 1.8m width or other means of weather protection at the discretion of the Development Authority shall be encouraged at the ground floor of all building facades fronting 99 Avenue and 100 Avenue, as per Figure 10.20c.

Figure 10.20c: Weather Protection



10.20.7. Additional Development Regulations



- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 10.1 to 10.13 of Part 10 - Downtown Land Use Districts - General Regulations, Part 13 - Parking and Loading, and Part 14 - Signs.
- (b) Where lane access is provided, sites shall be designed to use the lane.
- (c) The siting and appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority in order that there shall be general conformity with adjacent buildings, and that there may be adequate protection afforded to the amenities of adjacent buildings and sites. The form and character of buildings shall complement adjacent residential character of the neighbourhood.

- (d) Vehicular accesses 100 Avenue, 105 Street and 106 Street to on-site parking areas within individual sites shall be minimized. Where possible, vehicular access should be provided from rear lanes.

10.21. HP-D - HISTORIC PRECINCT - DOWNTOWN

Figure 10.21a: Applicable Area for HP-D District



-  Downtown Boundary
-  District Boundary

10.21.1. Purpose

This District is intended to regulate development in Fort Saskatchewan’s Historic Precinct. New developments shall preserve, rehabilitate and reuse existing historical resources, such as buildings and landscapes, in order to create design continuity with the existing architectural character of the Historic Precinct through respecting scale and function of the built form.

10.21.2. HP-D Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 10.21.2 (b) and (c) shall ensure:

- i. That any Use which includes a drive-through service shall be considered neither Permitted nor Discretionary Uses.

(b) PS-D Permitted	(c) PS-D Discretionary
<ul style="list-style-type: none"> - Community Service Facility - Entertainment Facility, Outdoor - Government Service - Parking Facility - Public Facility - Recreation Facility, Outdoor - Sign, Billboard (Limited) - Sign, Fascia - Sign, Fascia (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting - Temporary Outdoor Event <p>Accessory development to any use listed in subsection 10.21.2(b)</p>	<ul style="list-style-type: none"> - Eating & Drinking Establishment - Education (Private) - Education (Public) - Place of Worship - Professional, Financial and Office Service - Recreation Facility, Indoor - Sign, Electric Message - Sign, Freestanding - Sign, Freestanding (Limited) <p>Accessory development to any use listed in subsection 10.21.2(c)</p>

10.21.3. HP-D Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	At the discretion of Subdivision Authority.
(b) Site Width	At the discretion of Subdivision Authority.
(c) Site Depth	At the discretion of Subdivision Authority.

10.21.4. HP-D Site Development Regulations

	Interior or Corner Site
(a) Front Yard Setback	Minimum 6.0m
(b) Flanking Front Yard Setback	At the discretion of the Development Authority.
(c) Side Yard Setback	Minimum 3.0m
(d) Rear Yard Setback	Minimum 8.0m
(d) Site Coverage	At the discretion of the Development Authority.
(e) Building Height	Maximum 14.0m for a principal building Maximum 30.0m for towers or structural components of buildings not intended for human occupation.
(f) FAR	At the discretion of the Development Authority.

10.21.5 Additional Development Regulations

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 10.1 to 10.13 of Part 10 - Downtown Land Use Districts - General Regulations, Part 13 - Parking and Loading, and Part 14 - Signs.
- (b) On-site parking for individual parcels shall be at the discretion of the Development Authority.
- (c) All development shall be consistent with the guidelines established in the Historic Precinct Site Master Plan and the Fort Heritage Precinct branding document.

Part 11 – Direct Control Land Use Districts

11.1 PURPOSE OF DIRECT CONTROL LAND USE DISTRICTS

Direct Control Land Use Districts are intended to apply to sites or areas that are intended to be subdivided and/or developed under individually unique circumstances requiring site-specific controls, where the application of a conventional Land Use District would be inappropriate or inadequate.

11.2. GENERAL APPLICATION OF DIRECT CONTROL LAND USE DISTRICTS

11.2.4. There are two means of application for Direct Control Land Use Districts:

- (a) With Regulations - The owner of a site may apply to amend this Land Use Bylaw to add a new Direct Control Land Use District that would apply to an area or site. As part of the Land Use Bylaw amendment, a Land Use District would be created which would detail uses, requirements and provisions that would apply to the subdivision and/or development of the site or area; or
- (b) Without Regulations - The owner of a site may apply to redistrict a site to Direct Control, without the creation of site or area specific uses, requirements, or regulations. In this case, an application for a Development Permit will be considered based upon the merits of the respective proposal that is brought forward by the owner of the site, and would rely on the guidance and policies of any applicable Statutory Plan.

11.2.5. The Land Use District shall only be applied where the following conditions are met:

- (a) The development is, in the opinion of Council, considered appropriate for the site, having regard to the policies and objectives of any plan, statutory or otherwise, this Bylaw and compatibility with the scale and character of surrounding development;
- (b) The use of any other Land Use District to accommodate the development would, in the opinion of Council, result in potential conflicts with existing or future surrounding development, should the full development potential of such a Land Use District be utilized; and
- (c) The development is of a unique form or nature not contemplated or reasonably regulated by another Land Use District.

11.3. DEVELOPMENT AUTHORITY

11.3.4. There are two alternatives for assigning the responsibility of the Development Authority for Direct Control Land Use Districts:

- (a) DC (A) - Administration: a decision on an application for a Development Permit is made administratively; or

- (b) DC(C) - Council: a decision on an application for a Development Permit is made by Council.

11.4. STATUTORY PLANS

11.4.4. A Development Permit in a Direct Control Land Use District is not exempt from any Statutory Plan affecting the respective site or area.

11.5. DC(C) - DIRECT CONTROL DISTRICT

11.5.4. Purpose

The general purpose of this Land Use District is to provide for detailed, sensitive control of use, development, siting and design of buildings and disturbance of land where this is necessary to establish, preserve or enhance:

- (a) Areas or sites of unique character or special environmental concern;
- (b) Areas or sites identified as requiring sensitive or special consideration by a Statutory Plan; and
- (c) Areas or sites of special historical, cultural, paleontological, archaeological, prehistorical, natural, scientific or aesthetic interest, as designated under the *Historical Resources Act*.

11.5.5. General Requirements

- (a) Council shall act as Development Authority on Development Permit applications in the DC(C) - Direct Control District and are not subject to appeal to the Subdivision and Development Appeal Board, with the exception of decisions regarding Development Permit applications for signs, which will be processed by Administration in accordance with the sign Regulations in the Land Use Bylaw.
- (b) In evaluating a proposed land use or development in a DC(C) - Direct Control District, Council shall have regard for, but not be limited to:
 - i. The existing use of the lands;
 - ii. The general and special regulations as contained elsewhere in this Bylaw;
 - iii. The land use Regulations of adjoining Land Use Districts;
 - iv. Shall comply with the MGA, subdivision and development regulations, Municipal Development Plan and any Statutory Plan or Conceptual Scheme in effect specifically for the purpose of directing the implementation and administration of this Land Use District; and
 - v. All parcel regulations shall be as determined by Council, who, in determining such regulations, shall consider all information it obtains pursuant to the provisions of this Section and comply with any applicable provisions of any

Statutory Plan in effect. This approach shall not be used for lands which require subdivision as there are no underlying uses in this District.

- (c) The design, external finish, architectural appearance, siting, landscaping, screening and buffering of any building or structure shall be to the satisfaction of Council so that there shall be general conformity in such matters with respect to adjacent buildings, adequate protection afforded to the amenities of the adjacent residential properties and any objectionable aspects or potential incompatibility with other uses and developments in adjacent Land Use Districts is or can be minimized.

11.5.6. Uses

A Development Permit application is subject to Part 3 of the Land Use Bylaw and may be issued for any uses deemed appropriate by Council.

11.5.7. Information Requirements

- (a) Notwithstanding any Development Permit application requirements to the contrary in the Bylaw, and in addition to any requirements of the specified subdivision and development regulation or any policies of the City, Council (or the Development Authority) may specify the following additional application requirements in the case of an application within a Direct Control District:
 - i. To determine if the lands in question are suitable for and can physically support the use or development in question, the Council or the Development Authority may require, before accepting an application as complete, geotechnical analysis or any other engineering, environmental or technical assessment and information it considers necessary to properly evaluate the application. Council or the Development Authority will ensure that the information required is prepared or substantiated by qualified persons licensed to practice in the Province of Alberta;
 - ii. To the level of detail determined by Council or the Development Authority, applicants shall fully disclose the precise nature and extent of the proposed use or development, including intended hours of operation, so that their applications can be thoroughly evaluated; and
 - iii. To assist in the comprehensive evaluation of a Direct Control District application, Council or the Development Authority may undertake, or require that the applicant undertake in a manner satisfactory to Council or the Development Authority, a polling of the adjacent residential and other properties.

11.5.8. Application Process and Decision

- (a) Upon receipt of a completed application pursuant to a Direct Control District, Council or the Development Authority may, prior to a decision being made, refer the application to any municipal department or any other external agency for comment and may require a Surveyor's Certificate or Real Property Report, signed by an

Alberta Land Surveyor, relating to the building that is the subject of the Development Permit application;

- (b) Council will consider but shall not be bound by the comments it receives from the referrals;
- (c) At some point, as determined by Council (or the Development Authority), prior to deciding upon the application before it, the Council (or the Development Authority) shall provide public notice, through means and to whom it considers necessary, that a decision on a development permit pursuant to a Direct Control District is to be made and the Council will afford an opportunity to any interested person to make representations on the application and shall take into account any such representations made when giving final consideration to the application.
- (d) Council may approve, with or without conditions, or refuse the application, giving reasons for the refusal;
- (e) Council may also:
 - i. As a condition of approval, require that the applicant enter into a development agreement with the City pursuant to the MGA and the Land Use Bylaw. To ensure compliance with the conditions in the agreement, the City may be protected by caveat registered in favor of the City;
 - ii. Set a time period for which the Development Agreement is to remain in effect;
 - iii. As a condition of approval, require financial guarantees, in a form and amount acceptable to the City, from the applicant to secure performance of any of the conditions of the approval;
 - iv. Revoke an approval in the case where satisfactory arrangements have not been made by a developer for the supply of water, sewer, storm water and road access, or any of them, including payment of the costs of installing or constructing any such utility by the developer; or
 - v. In the case of new construction, Council or the Development Authority may require, as a condition of approval, that a Surveyor's Certificate or Real Property Report, signed by an Alberta Land Surveyor, relating to the building that is the subject of the development permit application, be submitted by the owner/developer upon completion of the building foundation, or siting in the case of mobile or portable units on permanent foundations, and prior to commencement of framing or further structural construction to ensure that the building is sited according to the provisions of the development permit and this Bylaw.
- (f) Council may stipulate the times of day or week during which an approved use or development may operate as well as the length of time its approval remains in effect;

- (g) As a condition of approval, Council or the Development Authority may require, to their satisfaction, that an approved use or development be screened from public thoroughfares and adjacent residential uses by a solid wall, fence or other means;
- (h) When part of the site is to be used for outdoor display of goods or products for sale, lease or hire, such display shall be arranged and maintained in a neat and tidy manner;
- (i) Council may approve a temporary Development Permit where Council is of the opinion that the proposed use is of a temporary nature; and
- (j) If at any time, in the opinion of Council or the Development Authority, any of the provisions of this Bylaw have not been complied with, the Council or the Development Authority may utilize the enforcement mechanisms available under the MGA and this Bylaw.

11.6. DC(A)-02 DIRECT CONTROL - RESIDENTIAL (SOUTHFORT GATE - SOUTH SITE)

11.6.1. Purpose

The purpose of this site-specific direct control provision is to provide for a comprehensive integrated development on a larger site incorporating a variety of single detached, semi-detached and multi-attached housing forms. The regulations allow for smaller lot sizes to support more efficient use of land and community infrastructure. Setback and site provisions within this district both address external boundary conditions and internal setback requirements.

11.6.2. Area of Application

Condominium Plans 102 1136 and 122 1899, bordered on the east by Southfort Drive and to the north by Southfort Boulevard, containing approximately 4.49ha as shown in (Figure 11.6).

11.6.3. DC(A)-02 Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 11.6.3 (b) and (c) shall ensure:

- i. None.

(b) DC(A)-02 Permitted	(c) DC(A)-02 Discretionary
<ul style="list-style-type: none">- Home Office- Multi-Attached Housing- Semi-Detached Housing- Single Detached Housing <p>Accessory development to any use listed in subsection 11.6.3(b)</p>	<ul style="list-style-type: none">- Home Business- Show Home- Temporary Sales Centre <p>Accessory development to any use listed in subsection 11.6.3(c)</p>

11.6.4. DC(A)-02 Site Subdivision Regulations

	Interior Site	Corner Site
(a) Site Width (Single-Detached Housing)	9.4m minimum	11.2m minimum
(b) Site Width (Semi-Detached Housing)	6.1m minimum	9.2m minimum
(c) Site Depth	Minimum site depths for internal housing sites will be based on requirements for individual units ensuing accommodation of required front and rear yards as well as site Coverage requirements.	

11.6.5. DC(A)-02 Site Setbacks to External Properties and Roadways

	Interior Site	Corner Site	
a) Front Yard Setback	6.0m minimum	Front	6.0m minimum
		Flanking	3.0m minimum
b) Rear Yard Setback	7.5m minimum*		
c) Side Yard Setback	1.2m minimum**		

*Decks and balconies may project up to 2.4m into this required setback.

**Where units are flanking external property boundaries or the primary internal entrance locations, the minimum required side yard setback shall be 4.5m

11.6.6. DC(A)-02 Site Setbacks to Internal Properties and Roadways

	Interior Site	Corner Site	
a) Front Yard Setback	6.0m minimum	Front	6.0m minimum
		Flanking	3.0m minimum

b) Rear Yard Setback	6.0m minimum*
c) Side Yard Setback	1.2m minimum

*Decks and balconies may project up to 2.4m into this required setback.

11.6.7. DC(A)-02 Site Development Regulations

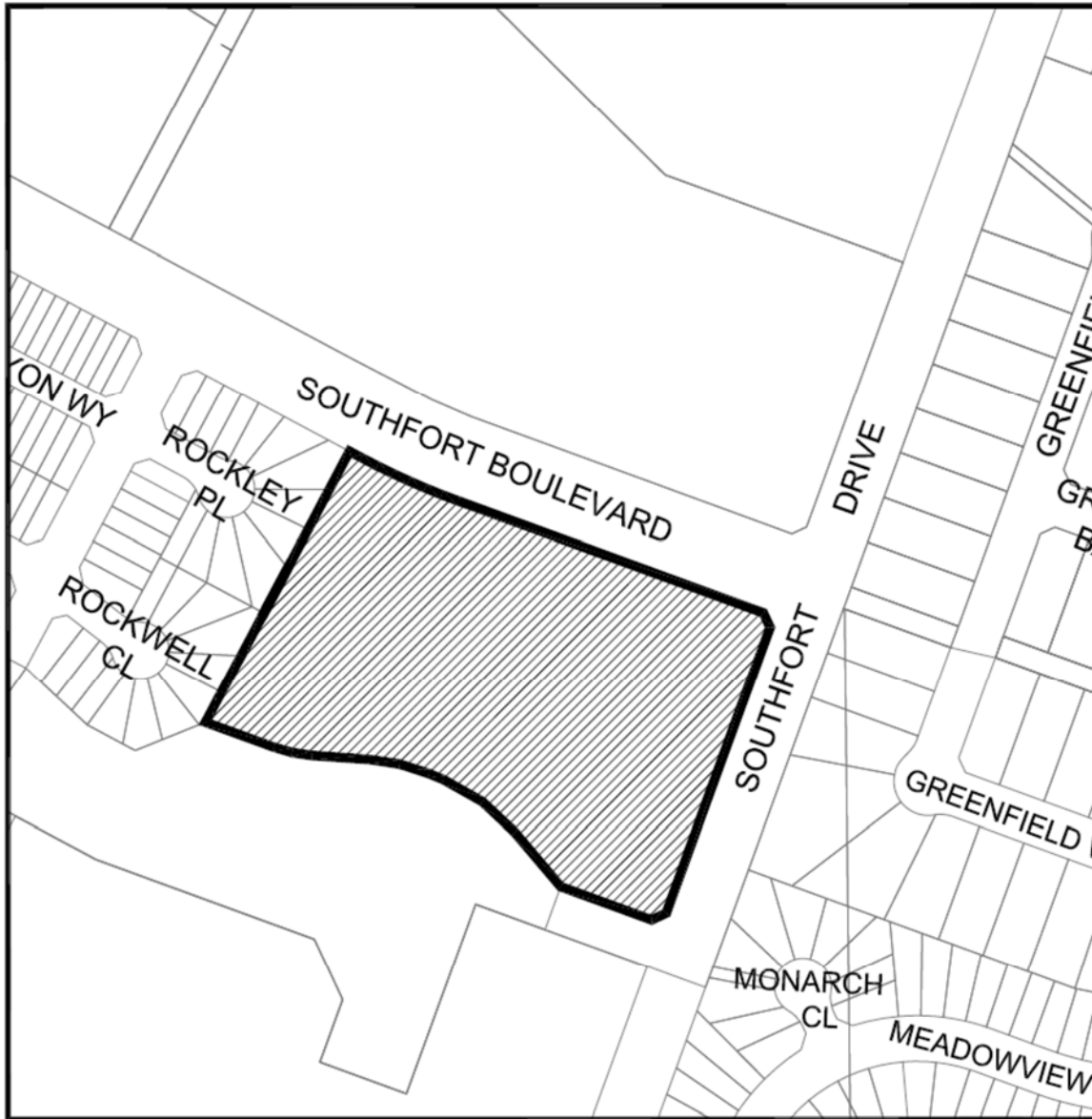
	Interior or Corner Site
a) Building Height	2 ½ storeys not to exceed 11.0m maximum
b) Density	24 dwelling units per hectare to a maximum of 105 dwelling units for the parcel identified in (Figure 11.6).

11.6.8. Additional Development Regulations

All developments and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for All Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, and Sections 11.1 to 11.5 of Part 11 - Direct Control Land Use Districts.

Figure 11.6: Applicable Area for DC(A)-02

DC(A)-02
Lot 1, Block 17, 012 2643



 **SUBJECT AREA**

11.7. DC(A)-04 DIRECT CONTROL - 100 AVENUE INDUSTRIAL

11.7.1. Purpose

The general purpose of this Land Use District is to establish a site specific development control district for the collective development of limited light industrial land uses that do not have adverse impacts beyond the site and remain sensitive to adjacent residential land uses to the west.

11.7.2. Area of Application

Lot C and Lot D of Plan 6976KS as shown on (Figure 11.7).

11.7.3. DC(A)-04 Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 11.7.3 (b) and (c) shall ensure:

- i. None.

(b) DC(A)-04 Permitted	(c) DC(A)-04 Discretionary
<ul style="list-style-type: none">- Contractor Service- General Industrial use- Greenhouse- Sign, Billboard (Limited)- Sign, Fascia- Sign, Fascia (Limited)- Sign, Freestanding- Sign, Freestanding (Limited)- Sign, Portable- Sign, Portable (Limited)- Vehicle Repair Facility (limited)- Vehicle Wash <p>Accessory development to any use listed in subsection 11.7.3(b)</p>	<ul style="list-style-type: none">- Renewable Energy Device- Renewable Energy Device (Limited) <p>Accessory development to any use listed in subsection 11.7.3(c)</p>

11.7.4. DC(A)-04 Site Subdivision Regulations

	Interior or Corner Site
a) Site Area	0.2ha minimum
b) Site Width	3.0m minimum
c) Site Depth	30.0m minimum

11.7.5. DC(A)-04 Site Development Regulations

	Interior or Corner Site
a) Front Yard Setback	6.0m minimum
b) Rear Yard Setback	3.0m minimum
c) Side Yard Setback	4.5m minimum; however, one side may be reduced to 1.5m subject to Alberta Building Code and <i>Safety Codes</i> .
d) Site Coverage	60% maximum for All buildings and structures
e) Principal Building Height	Maximum shall not exceed 14.0m Notwithstanding the above, the maximum height may be increased to 30.0m for towers or structural components of buildings not intended for human occupation

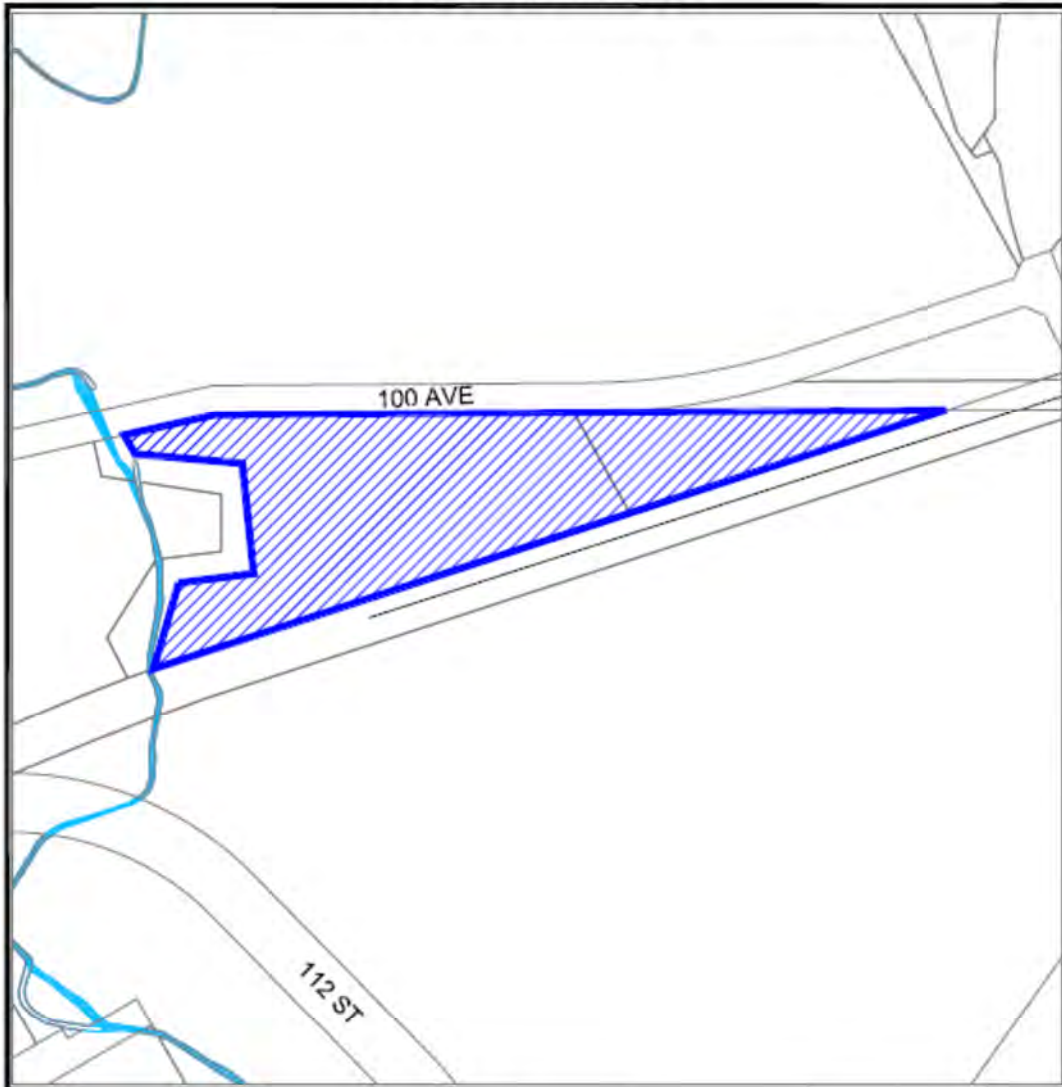
11.7.6. DC(A)-04 Additional Development Regulations

- (a) All developments and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for All Land Use Districts, Sections 8.1 and 8.6 of Part 8 - Industrial Land Use Districts and Sections 11.1 to 11.5 of Part 11 - Direct Control Land Use Districts;
- (b) All manufacturing, fabrication, or other operational activities that may have an adverse impact on adjacent residential land uses shall occur within a structure, and shall not be permitted outdoors;

- (c) Any outdoor storage of materials or equipment associated with an approved development shall be appropriately screened as per the discretion of the Development Authority;
- (d) All proposed developments may be subject to a Risk Assessment ensuring that they are compatible with adjacent heavy industrial uses; and
- (e) Additional safety measures may be required at the discretion of the Development Authority based on recommendations from a Risk Assessment.
- (f) All site and building designs shall be designed for ease of evacuation, access by emergency services, and mechanical systems to provide protection to occupants in the case of a significant industrial accident; and
- (g) All sites and buildings shall be designed in accordance with the principles of Shelter-in-Place.

Figure 11.7 - Applicable Area for DC(A)-04 - 100 Avenue Industrial

DC(A)-04
Lot C & D, 6976 K.S.



 **SUBJECT AREA**

11.8. DC(A)-05 DIRECT CONTROL - MULTI-ATTACHED RESIDENTIAL (SIENNA)

11.8.1. Purpose

The general purpose of this Land Use District is to establish a site-specific direct control provision to provide for a comprehensively integrated development, specifically for the inclusion of multi-attached housing with vehicular access from a rear lane. The regulations allow for reduced side yard setbacks and slightly higher units to support more efficient use of land and community infrastructure, while providing housing diversity.

11.8.2. Area of Application

This Direct Control District applies to Lot B, Block 25, Plan 042 6930, as shown on (Figure 11.8).

11.8.3. DC(A)-05 Uses:

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 11.8.3 (b) and (c) shall ensure:

- i. That Multi-Attached Housing shall not exceed a maximum of four adjoined units.

(b) DC(A)-05 Permitted	(c) DC(A)-05 Discretionary
<ul style="list-style-type: none"> - Home Office - Multi-Attached Housing - Semi-Detached Housing <p>Accessory development to any use listed in subsection 11.8.3(b)</p>	<ul style="list-style-type: none"> - Home Business - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 11.8.3(c)</p>

11.8.4. DC(A)-05 Site Subdivision Regulations

Semi-Detached Housing

	Interior Site	Corner Site
a) Site Area	255m ² minimum	306m ² minimum
b) Site Width	7.5m minimum	9.3m minimum
c) Site Depth	34.0m minimum	

Multi-Attached Housing

	Interior Site	Corner Site
a) Site Area	207m ² minimum	301m ² minimum
b) Site Width	6.1m minimum	9.2m minimum
c) Site Depth	34.0m minimum	

11.8.5. DC(A)-05 Site Development Regulations

Semi-Detached and Multi-Attached Housing

	Interior Site	Corner Site	
a) Front Yard Setback	4.5m minimum*	Front	4.5m minimum*
		Flanking	3.0m minimum
b) Rear Yard Setback	7.5m minimum 6.0m minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site		
c) Side Yard Setback	1.2m minimum		
d) Site Coverage	For semi-detached housing : 45% for all buildings and structures For multi-attached housing : 55% for all buildings and structures		
e) Principal Building Height	Two and one half (2 ½) storeys not to exceed 11.0m maximum		

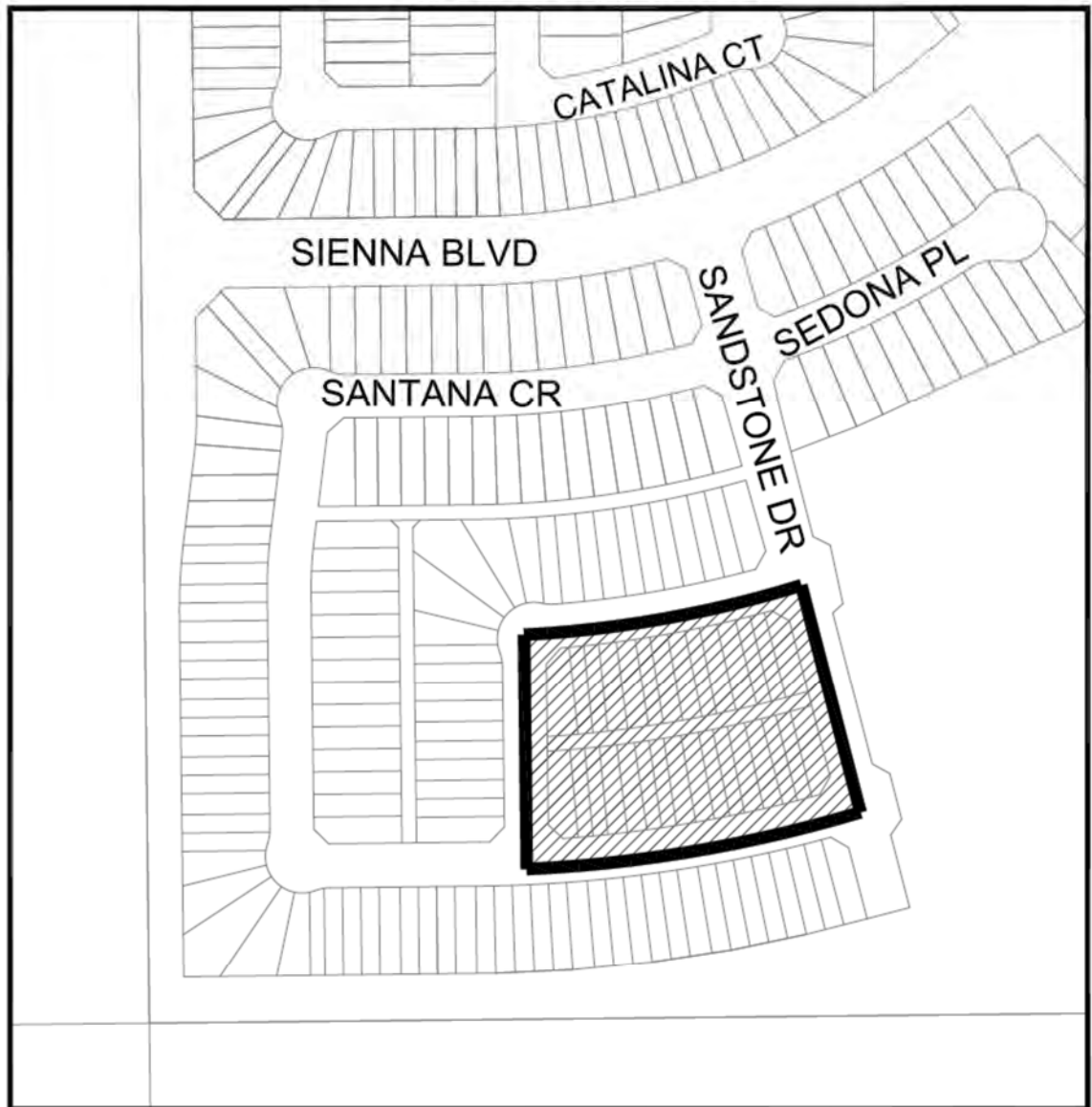
*Decks and balconies may encroach up to 2.5m into this required setback, at the discretion of the Development Authority

11.8.6. DC(A)-05 Additional Development Regulations

- (a) All developments and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for All Land Use Districts and Sections 11.1 to 11.5 of Part 11 - Direct Control Land Use Districts;
- (b) The exterior design of semi-detached or multi-attached housing shall ensure individuality and variety within the Land Use District. This will require consideration of the exterior treatment of colours, materials, textures, rooflines and wall openings. As well, designs shall only be allowed to be repeated after every fourth building, as illustrated by the sequence A B C D A. The developer shall be assigned the responsibility for assuring that proper architectural controls are in place in order to achieve a satisfactory end result; and
- (c) Front yard setbacks require hard landscaping to enhance aesthetic conformity along street frontage, and to minimize maintenance for internal lots. The developer shall be responsible for assuring hard landscaping is completed.

Figure 11.8: Applicable Area for DC(A)-05 - Multi-Attached Residential (Sienna)

DC(A)-05
Lot B, Block 25, 042 6931



 **SUBJECT AREA**

11.9. DC(A)-06 DIRECT CONTROL - RESIDENTIAL (SOUTHPOINTE STAGE 7)

11.9.1. Purpose

This District is generally intended to accommodate a range of dwelling forms and flexibility in the design and development of a neighbourhood not exceeding a maximum density of 35 dwelling units per net residential hectare.

11.9.2. Area of Application

Portion of Northwest ¼ Section 20-54-22-W4M, as shown in Figure 11.9.

11.9.3. DC(A)-06 Uses:

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 11.9.3 (b) and (c) shall ensure:

- i. None.

(b) DC(A)-06 Permitted	(c) DC(A)-06 Discretionary
<ul style="list-style-type: none"> - Duplex - Home Office - Multi-Attached Housing - Secondary Suite Housing - Semi-Detached Housing - Single-Detached Housing <p>Accessory development to any use listed in subsection 11.9.3(b)</p>	<ul style="list-style-type: none"> - Bed and Breakfast - Group Home (Limited) - Home Business - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 11.9.3(c)</p>

11.9.4. DC(A)-06 Site Subdivision Regulations for Single Detached Housing and Duplex Dwellings

	Interior Site	Corner Site
a) Site Area	309m ² minimum	342m ² minimum
b) Site Width	9.1m minimum	10.6m minimum
c) Site Depth	34.0m minimum	

11.9.5. DC(A)-06 Site Subdivision Regulations for Semi-Detached Housing

	Interior Site	Corner Site
a) Site Area	238m ² minimum	271m ² minimum
b) Site Width	7.3m minimum	9.1m minimum
c) Site Depth	34.0m minimum	

11.9.6. DC(A)-06 Site Development Regulations for Single Detached, Duplex and Semi-Detached Housing

	Interior or Corner Site	
a) Front Yard Setback	Front Yard*	3.0m minimum with a lane 4.5m (maximum with a lane
		*Where a semi-detached housing has front vehicular access to one unit and rear vehicular access via a lane to the other unit, the front yard setback for the unit with lane access may be increased to a maximum of 7.0m
		6.0m minimum without a lane 7.0m maximum without a lane
	Flanking Yard	3.0m minimum on a corner site 4.5m maximum on a corner site
b) Rear Yard Setback	8.0m minimum 6.0m minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the property	
c) Side Yard Setback	1.2m minimum	

d) Principal Building Height	<p>For single detached and duplex dwellings: Two and one half (2 ½) storeys not to exceed 10.0m maximum</p> <p>For semi-detached housing : Three storeys not to exceed 11.0m maximum. A maximum differential of one storey shall be allowed between adjacent sites.</p>
e) Site Coverage	<p>45% maximum for principal building over one storey, excluding decks</p> <p>50% maximum for principal building of one storey, excluding decks</p> <p>52% maximum for all buildings and structures where principal building is over one storey</p> <p>57% maximum for all buildings and structures where principal building is one storey</p>

11.9.7. DC(A)-06 Site Subdivision Regulations for Multi-Attached Housing

	Interior Site	Corner Site
a) Site Area	187m ² minimum	271m ² minimum
b) Site Width	<p>5.5m minimum for an Internal unit</p> <p>7.0m minimum for an End unit</p>	8.5m minimum
c) Site Depth	34.0m minimum	

11.9.8. DC(A)-06 Site Development Regulations for Multi-Attached Housing

	Interior or Corner Site	
a) Front Yard Setback	Front Yard**	<p>3.0m minimum with a lane</p> <p>4.5m maximum with a lane</p> <p>**Where a multi-attached dwelling has front vehicular access to one or more dwelling units and rear vehicular access</p>

		via a lane to other units, the front yard setback for units with lane access may be increased to a maximum of 9.0m
		6.0m minimum without a lane 7.0m maximum without a lane
	Flanking Yard	3.0m minimum on a corner site 4.5m maximum on a corner site
b) Rear Yard Setback	8.0m minimum	
	6.0m minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site	
c) Side Yard Setback	1.2m minimum	
d) Principal Building Height	Three storeys not to exceed 11.0m maximum. A maximum differential of one storey shall be allowed between adjacent sites.	
e) Site Coverage	45% maximum for principal building	
	52% maximum for all buildings and structures	
f) Density	Maximum of one dwelling unit per site	

11.9.9. Additional Development Regulations for DC(A)-06

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs; and
- (b) No vehicular access to the street shall be permitted from the front yard when a rear lane is provided.
- (c) Notwithstanding 11.9.9(b), the Development Authority may approve vehicle access from the front street if the lot is served by a cul-de-sac.

11.9.10. Site Planning and Design Standards

- (a) Development shall demonstrate compliance with the following principles of urban design, to the satisfaction of the Development Authority:
- i. Design sites and buildings with people as the primary focus and with setbacks that are generally consistent with existing adjacent development;
 - ii. Create animated, active streetscapes with interesting building facades and human-scale building and setbacks, particularly at the street level. Use upper-storey stepbacks to minimize the mass and shading of multi-storey buildings and provide additional design features on the first two storeys;
 - iii. Avoid blank facades and provide articulation or additional design features to break up long solid walls;
 - iv. Create appropriate transitions in building scale and height to adjacent areas of lower intensity;
 - v. Locate building entrances to connect directly with the public street network and clearly articulate building entrances through design and landscaping features;
 - vi. Design sites and buildings that allow for convenient, universal access and have clear signage;
 - vii. Promote pedestrian comfort with appropriate landscaping, furniture, weather protection and buffers from vehicular traffic;
 - viii. Design for active and alternative transportation by providing convenient access to buildings from transit stops, and including bicycle parking and midblock pedestrian connections where appropriate;
 - ix. Design sites and buildings to facilitate social interaction by including patios, courtyards, plazas and sidewalk amenity space to the extent reasonably feasible, to enliven the public or semi-public realm;
 - x. Design sites and buildings for visual interest and maximum use in different seasons and at different times of the day;
 - xi. Locate vehicle parking, access and service areas to minimize their impact on pedestrians, surrounding properties and the public realm by:
 - A. Minimizing the width of driveways and curb cuts across sidewalks;
 - B. Providing underground parking where possible and locating surface parking to the side or rear of buildings;
 - C. Locating loading or other service areas to the side or rear of buildings and buffering or screening these areas; and
 - D. Integrating service connections, vents, mechanical rooms and equipment within the architectural treatment of buildings to the maximum extent feasible; and
 - xii. Ensure that parking areas, service areas and public spaces are well-lit and visible from other locations and clearly signed if they are not visible from the public street.

11.10. DC(A)-07 DIRECT CONTROL - COMMERCIAL CENTRE (HWY 21 AT PINEVIEW)

11.10.1. Purpose

The purpose of this District is to establish site specific regulations for the development of a commercial retail and service centre. The site is to be developed in a manner that is sensitive to the adjacent residential neighbourhood. It is also to be developed in a comprehensive manner with high architectural and urban design standards given the site's frontage and prominence along Highway 21.

11.10.2. Area of Application

This District applies to River Lot 15 Plan FORTSASK, as shown on Figure 11.10b.

11.10.3. DC(A)-07 Uses:

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 11.10.3 (b) and (c) shall ensure:

- i. That any Use which includes a drive-through service shall be considered Discretionary Uses.

(b) DC(A)-07 Permitted	(c) DC(A)-07 Discretionary
<ul style="list-style-type: none"> - Business Support Service - Child Care Facility - Commercial School - Community Service Facility - Eating and Drinking Establishment - Government Service - Health Service - Personal Service - Pet Care Service - Professional, Financial and Office Service - Retail Store (Convenience) - Retail Store (General) - Retail Store (Liquor) - Seasonal Garden Centre - Sign, Billboard (Limited) - Sign, Fascia - Sign, Fascia (Limited) - Sign, Freestanding - Sign, Freestanding (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting - Veterinary Clinic 	<ul style="list-style-type: none"> - Entertainment Facility, Indoor - Parking Facility - Recreation Facility, Indoor - Service Station (Limited) <p>Accessory development to any use listed in subsection 11.10.3(c)</p>

Accessory development to any use listed in subsection 11.10.3(b)	
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11.10.4. DC(A)-07 Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	2,000m ² minimum
(b) Site Width	At the discretion of the Subdivision Authority
(c) Site Depth	At the discretion of the Subdivision Authority

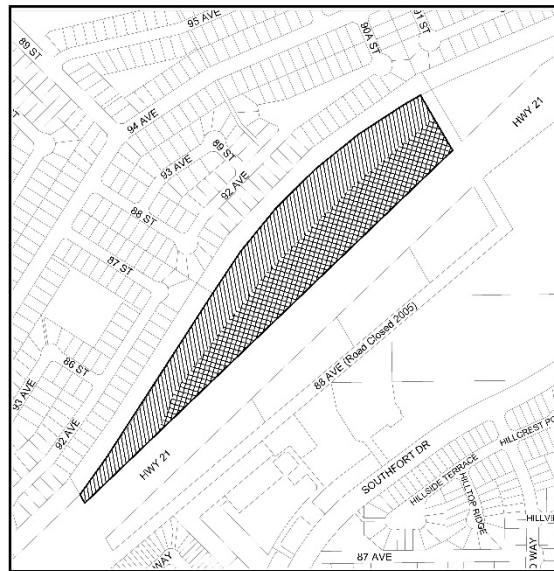
11.10.5. DC(A)-07 Site Development Regulations

Interior or Corner Site		
(a) Site Area	Minimum	0.2ha
(b) Front Yard Setback	Minimum	7.5m
(c) Rear Yard Setback	Minimum	7.5m
(d) Side Yard Setback	Minimum	4.5m
(e) Building Height	Maximum	14.0m
(f) Site Coverage	Maximum	70%

11.10.6. Building Height

- (a) Maximum building height shall be determined based upon:
- i. The location of the building in proximity to low density residential as per Figure 11.10a.

Figure 11.10a Maximum Building Height Diagram



 **2 Storeys Maximum Height**

 **4 Storeys Maximum Height**

11.10.7. Architectural Design

- (a) The design of each building shall establish a single architectural theme or architectural style. Similar design elements, finishing materials, colours and roof style shall be applied to each building regardless of the staging sequence of the project.
- (b) Buildings along Highway 21 shall have significant building orientation towards the Highway.
- (c) The roofline and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest.
- (d) All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building framework.
- (e) The site shall be developed to maximize aesthetic views from the adjacent roadway and adjacent residential land use. All sides of buildings that are exposed to a public roadway or another site shall be finished in a consistent, harmonious manner.
- (f) The exterior wall finishing materials shall be predominantly composed of muted colours, with strong colours limited to use as an accent.

11.10.8. Lighting

- (a) Appropriate lighting shall provide for security and visual interest. Lighting shall be directed towards parking areas and buildings on site and shall be directed away from the adjacent residential area.
- (b) A plan indicating the location of exterior lights, including the projected light patterns, shall be provided for multi-unit residential, commercial, and institutional sites located adjacent to a residential land use.

11.10.9. Noise Mitigation

- (a) A noise report prepared by a qualified professional shall be submitted prior to the issuance of development permits. This report shall consider appropriate fencing along the rear of the property in order to mitigate noise from future commercial activities. Any recommendations from the report shall be implemented by the applicant through the permit approval process.
- (b) Loading docks shall be designed in a manner which direct associated noise away from the residential area.
- (c) Except for on-site parking, loading areas, short term marketing promotions, and eating and drinking establishment (outdoor), all business activities shall be carried out entirely within completely enclosed buildings or structures.

11.10.10. Pedestrian Connectivity

- (a) Walkways for pedestrians shall be accommodated throughout the site and shall provide connections to the City's trail system.
- (b) A pedestrian circulation plan for each development shall be submitted prior to approval of a development permit. This plan shall provide for pedestrian connections between developments such that potential conflict between pedestrians and vehicles is minimized.

11.10.11. Waste Collection

- (a) Garbage and recycling containers shall not be visible from Highway 21 and shall be screened using appropriate architectural or landscaping treatment.
- (b) The site plan shall identify where garbage and storage areas are located. Areas designated for storage, truck parking and waste collection shall have a minimum separation distance of 25.0m from residential uses.

11.10.12. Landscaping

- (a) A detailed landscape plan for each development shall be submitted and approved by the Development Authority. These plans should include details of pavement

materials, fencing, street furniture, garbage and storage areas, pedestrian seating areas and sizes and species of plantings.

- (b) The landscape plan shall incorporate a row of trees along the rear property line for the length of the entire site.
- (c) A minimum 4.0m wide landscape buffer is required along the frontage of Highway 21. Landscaping treatment within the buffer shall contain a mixture of coniferous and deciduous trees and shrubs to enhance the streetscape and development.

11.10.13. Construction Notification Requirements

- (a) Prior to any construction on-site, the adjacent residential properties shall be notified and provided with the contact information for the on-site construction manager.
- (b) Contact information for the on-site construction manager shall be posted around the perimeter of the site during construction.

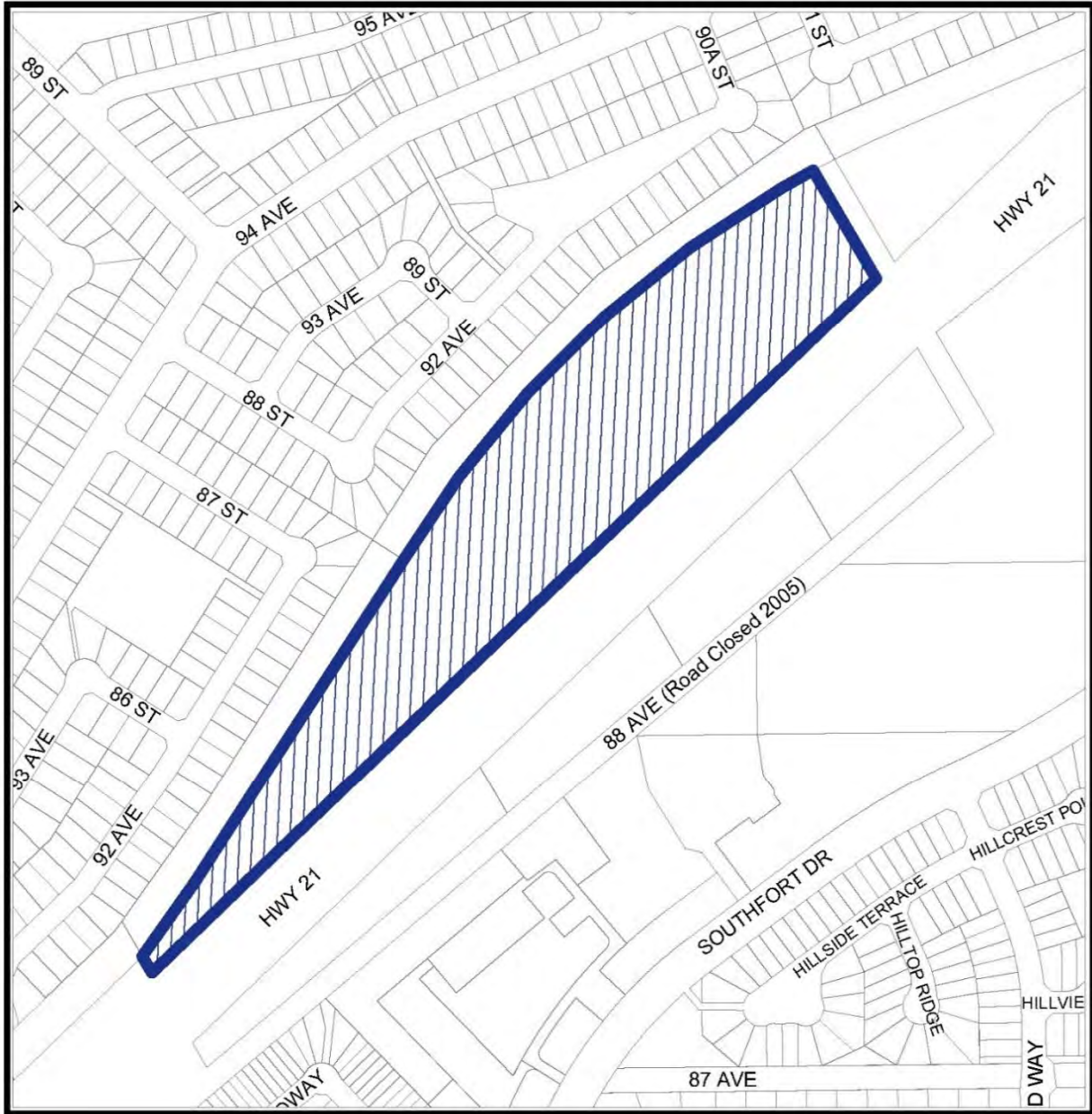
11.10.14. Additional Development Regulations

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 7.1 to 7.6 of Part 7- Commercial Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs. Notwithstanding, should there be conflicting regulations, the regulations of the DC(A) District shall prevail.
- (b) A master plan for the entire site shall be submitted for approval by the Development Authority prior to the issuance of any development permits.
- (c) For buildings along Highway 21, parking shall be located at the rear or along the sides of the buildings. There shall be no parking within 6.0 m of a registered municipal reserve lot.

Figure 11.10b: Applicable Area for DC(A)-07- Commercial Centre (HWY 21 at Pineview)

DC(A)-07

Lot 15, Plan FORTSAS



SUBJECT AREA

11.11. DC(A)-08 DIRECT CONTROL - 99TH AVENUE RESIDENTIAL MIXED USE CENTRE

11.11.1. Purpose

This District is intended for the development of a residential mixed use centre. Residential apartment developments can include neighbourhood level commercial and retail uses.

11.11.2. Area of Application

This Direct Control District applies to Lots: 17-18, Block: 22, Plan: 152 3644, as shown in Figure 11.11d.

11.11.3. DC(A)-08 Permitted and Discretionary Uses:

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 11.11.3 (b) and (c) shall ensure:

- i. Home Business and Live Work Unit Uses shall not occur within a Dwelling, Apartment.
- ii. That any Use which includes a drive-through service shall be considered neither Permitted nor Discretionary Uses.

(b) DC(A)-08 Permitted	(c) DC(A)-08 Discretionary
<ul style="list-style-type: none"> - Apartment - Assisted Living Facility - Child Care Facility - Home Office - Parking Facility - Personal Service - Professional, Financial and Office Service - Retail Store (Convenience) - Retail Store (General) - Sign, Billboard (Limited) - Sign, Fascia - Sign, Fascia (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting <p>Accessory development to any use listed in subsection 11.11.3(b)</p>	<ul style="list-style-type: none"> - Multi-Attached Housing - Eating & Drinking Establishment - Health Services - Home Business - Live Work Unit - Show Home - Sign, Freestanding - Sign, Freestanding (Limited) - Temporary Sales Centre <p>Accessory development to any use listed in subsection 11.11.3(c)</p>

11.11.4. DC(A)-08 Site Subdivision Regulations for Apartment Dwellings

	Interior or Corner Site
(a) Site Area	1,360m ² minimum
(b) Site Width	40.0m minimum
(c) Site Depth	34.0m minimum

11.11.5 DC(A)-08 Site Development Regulations for Apartment Dwellings

	Interior Site	Corner Site	
(a) Front Yard Setback	7.0m minimum	Front	7.0m minimum
		Flanking	6.0m minimum
(b) Rear Yard Setback	7.0m minimum		
(c) Side Yard Setback	6.0m minimum		
(d) Principal Building Height	12 storeys not to exceed 40.0m maximum. Buildings over four storeys shall provide appropriate transitions in height, scale and massing to adjacent sites as per Figure 11.11a		
(e) Site Coverage	60% maximum for all buildings and structures		
(f) Density	A minimum of 70 dwelling units per net development hectare		

11.11.5. DC(A)-08 Site Subdivision Regulations for Multi-Attached Dwellings

	Internal Unit	External Unit
(a) Site Area	207m ² minimum	360m ² minimum
(b) Site Width	6.1m minimum	10.6m minimum
(c) Site Depth	34.0m minimum	

11.11.6. DC(A)-08 Site Development Regulations for Multi-Attached Dwellings

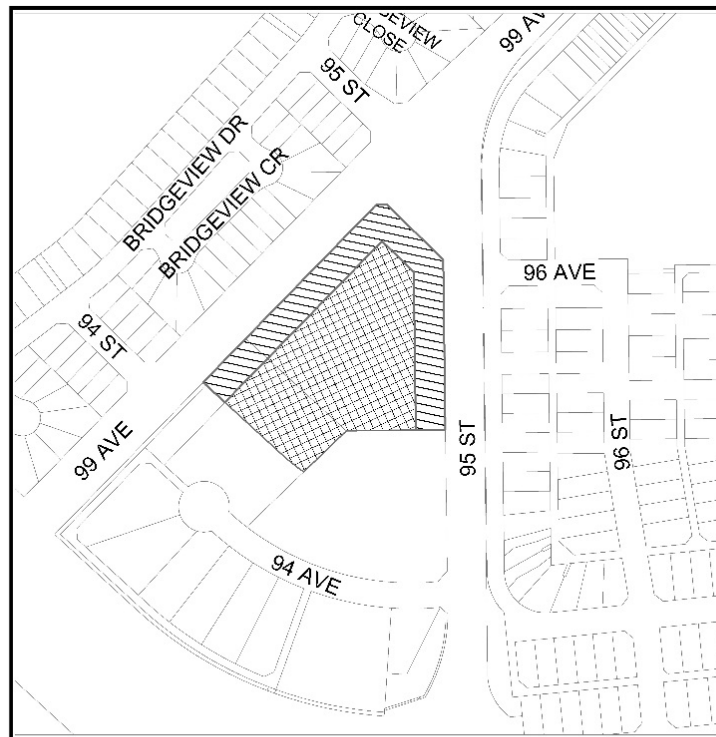
	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	3.0m minimum with a lane 4.5m maximum with a lane
		6.0m minimum without a lane 7.0m maximum without a lane
	Flanking Yard	3.0m minimum on a corner site 4.5m maximum on a corner site
(b) Rear Yard Setback	8.0m minimum	
(c) Side Yard Setback	1.5m minimum	
(d) Principal Building Height	Three storey not to exceed 11.0m maximum. A maximum differential of one storey shall be allowed between adjacent sites.	
(e) Site Coverage	60% maximum	
(f) Density	A minimum of 70 dwelling units per net developable hectare	

11.11.7. Building Height Transition

The purpose of this provision is to soften the visual transition to the street. Development shall generally conform to these provisions.

- (a) No buildings above 4 storeys in height should be fronting 99 Avenue and 95 Street, as per Figure 11.11a

Figure 11.11a: Maximum Building Heights

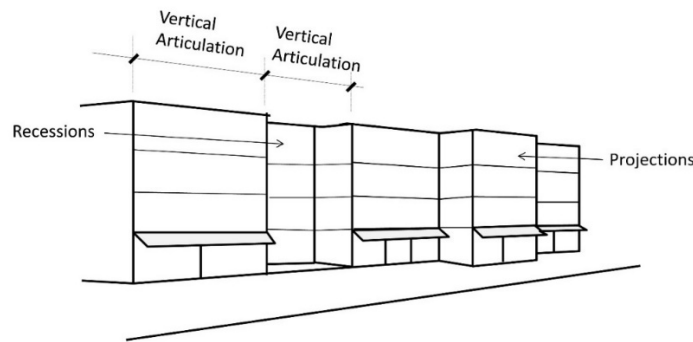


-  4 Storeys Maximum Height
-  12 Storeys Maximum Height

11.11.8. Building Massing and Architectural Character

- (a) The use of stepbacks are encouraged for the upper storeys of buildings over 4 storeys.
- (b) Vertical articulations in the streetwall fronting public roads using a variety of colours, materials, projections as well as recessions in the building façade are encouraged, as per Figure 11.11b.

Figure 11.11b: Vertical Articulation and Building Entrances



11.11.9. Building Façade Treatment

- (a) Brick, masonry, and stone features are encouraged on the ground storey and building entrances. Stucco and siding can be considered for the balance of the building.

11.11.10. Development Regulations for Commercial Uses

- (a) Non-residential listed uses shall:
 - i. Not be permitted as a freestanding use in a stand-alone building;
 - ii. Limited to the first storey of apartment buildings; and
 - iii. Shall have separate access at grade from residential uses.

11.11.11. Parking, Parkades, and Accesses

- (a) Surface parking should be located to the rear or side of buildings.
- (b) Where possible, vehicular entrances to underground parking facilities should be provided from the rear of buildings.
- (c) Lighting for parking facilities shall not project onto neighbouring properties.

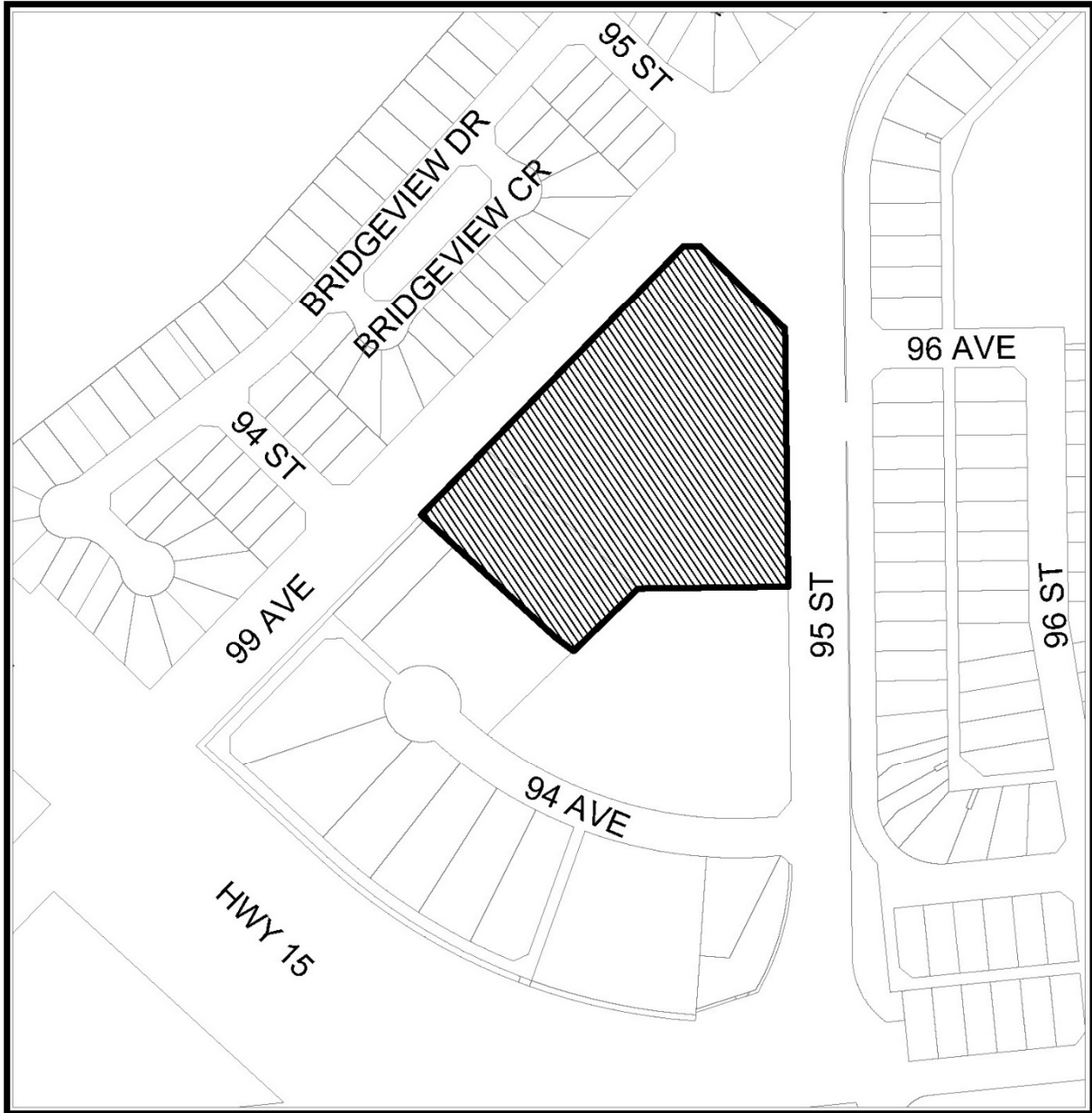
11.11.12. Additional Regulations

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts - General Regulations, Sections 7.1 to 7.6 of Part 7 - Commercial Land Use Districts - General Regulations, Sections 11.1 to 11.5 of Part 11 - Direct Control Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs.
- (b) The siting and appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority in order that there shall be general conformity with adjacent buildings, and that there may be adequate protection afforded to the amenities of adjacent buildings and sites. The form and character of buildings shall complement adjacent residential character of the neighbourhood.

Figure 11.11d: Applicable Area for DC(A)-08- 99th Avenue Residential Mixed Use Centre

DC(A)-08

Lots 17-18, Block 22, Plan 1523644



SUBJECT AREA

11.12. DC(A)-09 DIRECT CONTROL - 94 STREET MIXED MARKET RESIDENTIAL

11.12.1. Purpose

The purpose of this site-specific direct control provision is to provide for Seniors Housing, Mixed Market Affordable Housing and supportive uses on a portion of the lands known as the Old Health Care Centre site. Flexibility in seniors housing is encouraged to provide for all levels of housing including, but not limited to, independent and assisted living. Mixed Market Housing is encouraged to maintain economically diverse housing development patterns. Sustainable site and building design and construction will be encouraged in support of sustainable redevelopment of the lands within the Old Health Centre Site Redevelopment Plan.

11.12.2. Area of Application

This Direct Control District applies to Lot 16, Block 22, Plan 132 3810, Lot 8, Block 22, Plan 6180NY and Lot 1, Block 22, Plan 3610RS, as shown in Figure 11.12.

11.12.3. DC(A)-09 Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 11.12.3 (b) and (c) shall ensure:

- i. None.

(b) DC(A)-09 Permitted	(c) DC(A)-09 Discretionary
<ul style="list-style-type: none"> - Apartment - Assisted Living Facility - Child Care Facility - Home Office - Sign, Fascia - Sign, Fascia (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting <p>Accessory development to any use listed in subsection 11.12.3(b)</p>	<ul style="list-style-type: none"> - Health Services - Personal Service - Professional, Financial, and Office Service - Retail Store (Convenience) - Sign, Electronic Message - Sign, Freestanding - Sign, Freestanding (Limited) <p>Accessory development to any use listed in subsection 11.12.3(c)</p>

11.12.4. DC(A)-09 Setbacks to External Properties or Public Roadways

	Interior or Corner Site
a) Front Yard Setback	30.6m maximum
b) Rear Yard Setback	3.0m minimum
c) Side Yard Setback	3.0m minimum adjacent to the west site boundary
	5.9m maximum adjacent to 95 Street

11.12.5. DC(A)-09 Building Height

- (a) The maximum building height shall be four storeys not to exceed 18.3m to provide flexibility for roof designs.

11.12.6. DC(A)-09 Landscaping and Amenity Area

- (a) The minimum landscaped area shall be 20% of the site and shall be subject to applicable provisions under Section 9.3 - Landscaping Requirements for Institutional Land Uses and Section 5.6 General Landscape Requirements of this Bylaw; and
- (b) Rooftop gardens shall be considered landscaped area.

11.12.7. On-Site Parking

- (a) Assisted Living Facility off street parking shall be a minimum of:
- i. 1 stall per 2 units; and
 - ii. 10 stalls for staff parking
 - iii. 10 Visitor parking spaces for the site
- (b) Dwelling, Apartment off street parking shall be a minimum of:
- i. 0.8 stall per bachelor or 1 bedroom unit;
 - ii. 1 stall per 2 bedroom unit; and
 - iii. 1.5 stalls per 3 bedroom unit
 - iv. 1 stall per 8 units for visitors
 - v. 15 bicycle parking spaces

11.12.8. Additional Development Regulations

- (a) All developments and Uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for All Land Use Districts and Sections 11.1 to 11.5 of Part 11 - Direct Control Land Use Districts; and
- (b) Parking shall be, where possible, located to the rear or side of the principal building when viewed from the public roadway and shall be located to the satisfaction of the Development Authority.

Figure 11.12: Applicable Area for DC(A)-09- Direct Control 94 Avenue Mixed Market Residential

DC(A)-09

Lot 8, Block 22, Plan 6180NY

Lot 16, Block 22, Plan 1323810

Lot 1, Block 22, Plan 3610RS



SUBJECT AREA

11.13. DC(A)-10 DIRECT CONTROL - SOUTHPOINTE NEIGHBOURHOOD SERVICE DISTRICT

11.13.1. Purpose

This District is intended for the development of a neighbourhood level service node along 94 Street in the SouthPointe neighbourhood. This neighbourhood level retail site will provide services to residential development.

11.13.2. Area of Application

This District applies to Part of NW 20-54-22 W4M, as shown on Figure 11.13. For the application of this district, the area identified in Figure 11.13 is considered one site to be planned comprehensively.

11.13.3. DC(A)-10 Permitted and Discretionary Uses:

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 11.13.3 (b) and (c) shall ensure:

- i. That Pet Care Service shall not include any outside enclosures, pens, or exercise areas.
- ii. That a Retail Store (Liquor), as a Discretionary Use, are limited to no more than one store per site.
- iii. That any Use which includes a drive-through service shall be considered a Discretionary Use and shall not exceed 55% of site coverage.

(b) DC(A)-10 Permitted	(c) DC(A)-10 Discretionary
<ul style="list-style-type: none"> - Business Support Service - Child Care Facility - Health Service - Personal Service - Pet Care Service - Professional, Financial, and Office Service - Retail Store (Convenience) - Retail Store (General) - Service Station (Limited) - Sign, Billboard (Limited) - Sign, Fascia - Sign, Fascia (Limited) - Sign, Freestanding - Sign, Freestanding (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting - Veterinary Clinic 	<ul style="list-style-type: none"> - Custom Manufacturing Establishment - Eating and Drinking Establishment - Place of Worship - Recreation Facility, Indoor - Recreation Facility, Outdoor - Recycling Drop-off - Retail Store (Liquor) - Vehicle Wash <p>Accessory development to any use listed in subsection 11.13.3(c)</p>

Accessory development to any use listed in subsection 11.13.3(b)	
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11.13.4. DC(A)-10 Site Subdivision Regulations

	Interior Site or Corner Site
a) Site Area	475m ² minimum 1.0ha maximum
b) Site Width	15.0m minimum
c) Site Depth	30.0m minimum

11.13.5. DC(A)-10 Site Development Regulations

	Interior Site
a) Front Yard Setback	4.5m minimum
b) Rear Yard Setback	4.5m minimum
c) Side Yard Setback	4.5m minimum
d) Building Height	9.0m maximum

11.13.6. Additional Development Regulations for DC(A)-10

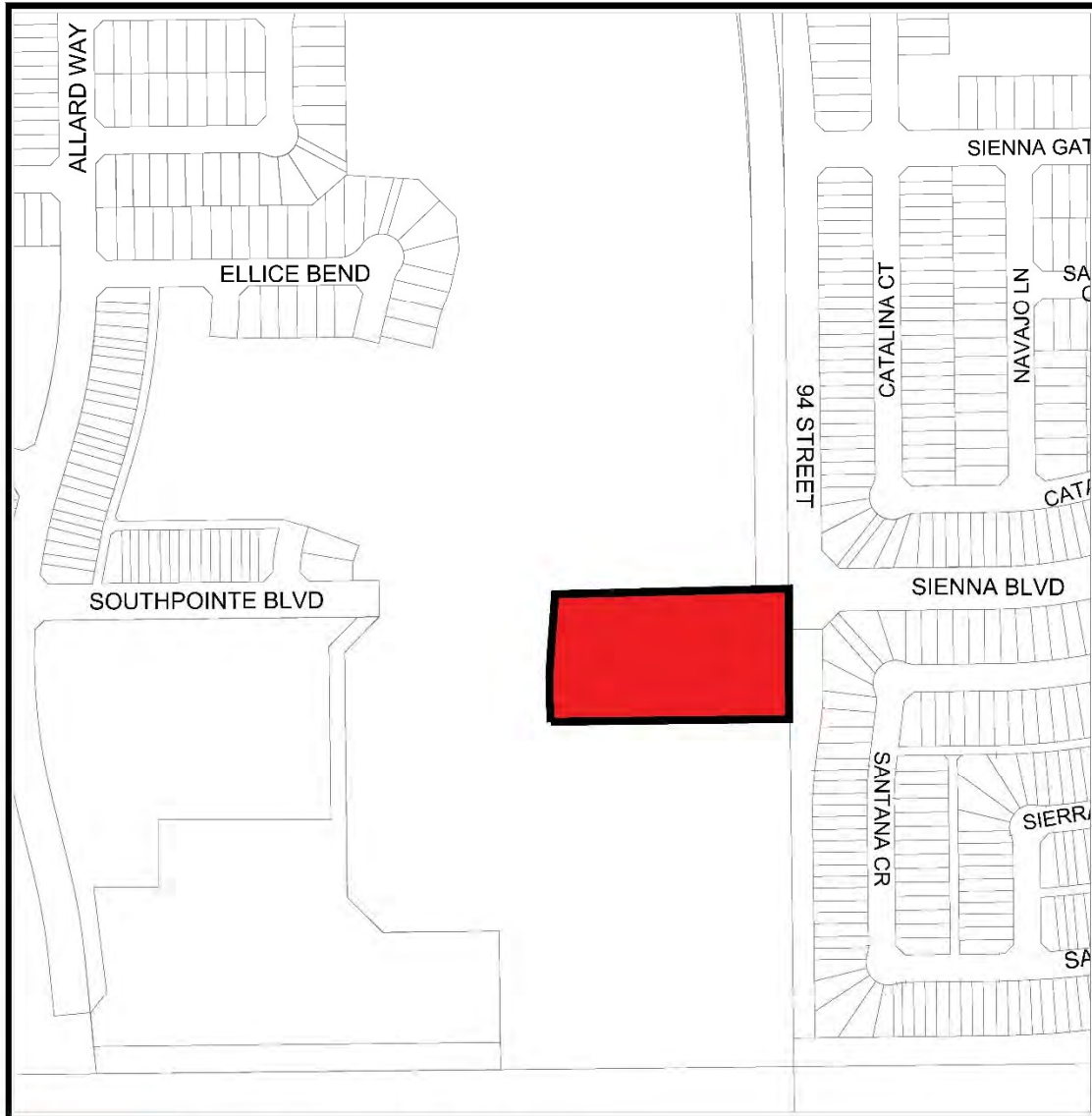
- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 7.1 to 7.6 of Part 7 - Commercial Land Use Districts, Sections 11.1 to 11.5 of Part 11 - Direct Control Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs.

- (b) The maximum permitted floor area of any individual business shall be 464m².
- (c) The siting and appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority in order that there shall be general conformity with adjacent buildings, and that there may be adequate protection afforded to the amenities of adjacent buildings and sites. The form and character of buildings shall complement adjacent residential character of the neighbourhood.

Figure 11.13: Applicable Area DC(A)-10 - SOUTHPOINTE NEIGHBOURHOOD SERVICE DISTRICT

DC(A)-10

Part of NW $\frac{1}{4}$ 20-54-22 W4M



 **SUBJECT AREA**

11.14. DC(A)-11 DIRECT CONTROL - RECREATION AND TOURISM

11.14.1. Purpose

This District is intended to accommodate campground development that supports recreation and tourism in order to enhance and compliment the Turner Park area and the North Saskatchewan River Valley. Minor accessory developments that are accessory to and support the campground may be included on site.

11.14.2. Area of Application

This District applies to Part of Lot R2 and all of Lot H, Plan 3644 NY, as shown on Figure 11.14.

11.14.3. DC(A)-11 Permitted Uses:

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 11.14.3 (b) shall ensure:

- i. None

(b) DC(A)- 11 Permitted Uses	
<ul style="list-style-type: none">- Campground- Park- Retail Store (Convenience)- Sign, Billboard (Limited)- Sign, Fascia- Sign, Fascia (Limited)- Sign, Portable- Sign, Portable (Limited)	
Accessory development to any use listed in subsection 11.14.3(b)	

11.14.4. DC(A)-11 Site Development Regulations

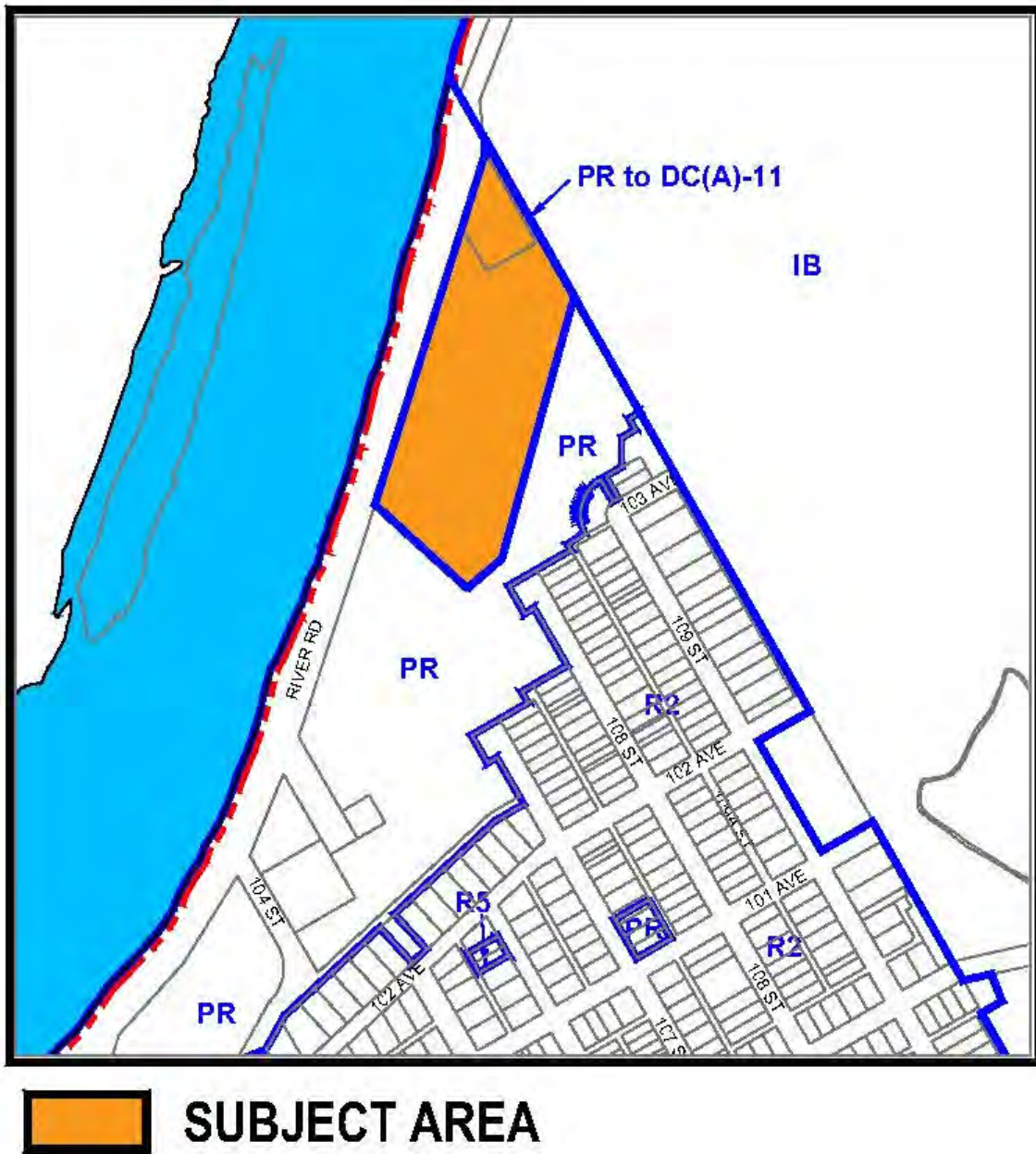
	Interior or Corner Site
a) Setback from property line	6.0m minimum
b) Separation distance from parcel in a Residential District	50.0m minimum

c) Separation distance from a public trail	5.0m minimum
c) Building Height	9.0m maximum

11.14.5. Development Criteria for DC(A)-11

- (a) All Development and Uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 11.1 to 11.5 of Part 11 - Direct Control Land Use Districts, and Part 13 - Parking and Loading, Figure 13: Parking Space and Drive Aisle Specifications.
- (b) In no case shall any campsite be placed within the minimum setback.
- (c) The setback areas shall be maintained in accordance with the approved landscape plan.
- (d) A permanent Campground map shall be placed at the entrance to each Campground area clearly identifying roadways, campsite numbers, parking areas, accessory buildings and other amenities. The sign shall be kept current.
- (e) Pedestrian walkways shall be provided to accessory buildings and amenities with a minimum width of 1.2m and drained, lit and surfaced to a standard compatible with the surrounding natural environment to the satisfaction of Council.
- (f) Driveways within a campsite shall be at least 3.0m wide for one-way traffic and 6.0m wide where the driveway is for two-way traffic.
- (g) Each campsite shall have clear access and identification for emergency services.
- (h) Each campsite shall include an individual amenity space running the length of the campsite, to a minimum of 3m in width. The amenity space shall contain a picnic table.
- (i) A minimum of 1 visitor parking stall for every 20 campsites shall be provided within a designated area.

Figure 11.14: Applicable Area DC(A)-11 - Recreation and Tourism



11.15. DC(A)-12 DIRECT CONTROL - WESTPARK CENTRE NORTH COMMERCIAL SITE

11.15.1. Purpose

The general purpose of this Land Use District is to establish a site-specific development control district for the collective development of retail and service outlets for a shopping centre development that is intended to serve the community, district and regional trade area, with development regulation that will ensure compatibility with the adjacent Residential Land Use Districts to the northwest and northeast of the site.

11.15.2. Area of Application

This Direct Control District applies to Lot 49, Block 17, Plan 182 1262 as shown on (Figure 11.15).

11.15.3. DC(A)-12 Permitted and Discretionary Uses:

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 11.15.3 (b) and (c) shall ensure:

- i. That Pet Care Service shall not include any outside enclosures, pens, or exercise areas.
- ii. That any Use which includes a drive-through service shall be considered a Discretionary Use.
- iii. That Eating and Drinking Establishment shall be considered a Discretionary Use when the Site is Adjacent to a Residential Land Use District.

(b) DC(A)-12 Permitted Uses	(c) DC(A)-12 Discretionary Uses
<ul style="list-style-type: none"> - Business Support Service - Child Care Facility - Commercial School - Eating and Drinking Establishment - Emergency Response Service - Entertainment Facility, Indoor - Entertainment Facility, Outdoor - Government Service - Health Service - Personal Service - Pet Care Service - Professional, Financial and Office Service - Retail Store (Convenience) - Retail Store (General) - Sign, Billboard (Limited) - Sign, Electronic Message - Sign, Fascia 	<ul style="list-style-type: none"> - Recreation Facility, Indoor - Retail Store (Liquor) - Seasonal Garden Centre - Service Station - Service Station (limited) - Vehicle Repair Facility (limited) - Vehicle Wash <p>Accessory development to any use listed in subsection 11.15.3(c)</p>

<ul style="list-style-type: none"> - Sign, Fascia (Limited) - Sign, Freestanding - Sign, Freestanding (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting - Sign, Roof - Veterinary Clinic <p>Accessory development to any use listed in subsection 11.15.3(b)</p>	
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11.15.4. DC(A)-12 Site Development Regulations

	Interior or Corner Site
a) Front Yard Setback	7.5m minimum
b) Rear Yard Setback	7.5m or one-half (1/2) of the building height minimum, whichever is greater*
c) Side Yard Setback	7.5m or one-half (1/2) of the building height minimum, whichever is greater*
d) Principal Building Height	14.0m maximum
e) Site Coverage	30% maximum

*The side and rear yard setbacks may be reduced to 6.0m for a proposed development that is not directly abutting a residential site.

11.15.5. Additional Development Regulations for DC(A)-12

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5- General Regulations for all Land Use Districts, Sections 7.1 to 7.6 of Part 7- Commercial Land Use Districts, Sections 11.1 to 11.5 of Part 11 - Direct Control Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs;
- (b) The siting and appearance of developments shall be to the reasonable satisfaction of the Development Authority;
- (c) The site shall be developed so as to maximize aesthetic views from the adjacent public roadways and adjacent residential land uses;

- (d) The appearance of the developments shall demonstrate continuity of exterior design in terms of colours and materials. An exception may be made to this general requirement where an individual business promotes a specific style or image associated with the company;
- (e) All sides of buildings that are exposed to a public roadway or another site shall be finished in a consistent harmonious manner;
- (f) The roofline and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest;
- (g) The exterior wall finishing materials shall be predominantly composed of muted colours, with strong colours limited to use as an accent; and
- (h) Appropriate lighting shall provide for security and visual interest. Lighting shall be directed away from residential areas and adjacent public roadways.

11.15.6. Vehicle Repair Facility (Limited) and Vehicle Wash

- (a) Where abutting a residential site, the minimum required yard setback for this use class is 18.3m.

11.15.7. Service Station and Service Station (Limited)

- (a) Developments within this use class shall be located a minimum of 30.0 m from adjacent residential sites;
- (b) A canopy shall be incorporated over the gas pumps, to ensure that lighting is directed downwards and not towards adjacent sites; and
- (c) Overhead doors associated with buildings within this use class may not directly face a Residential Land Use District.

11.15.8. Freestanding Signs

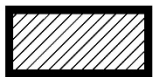
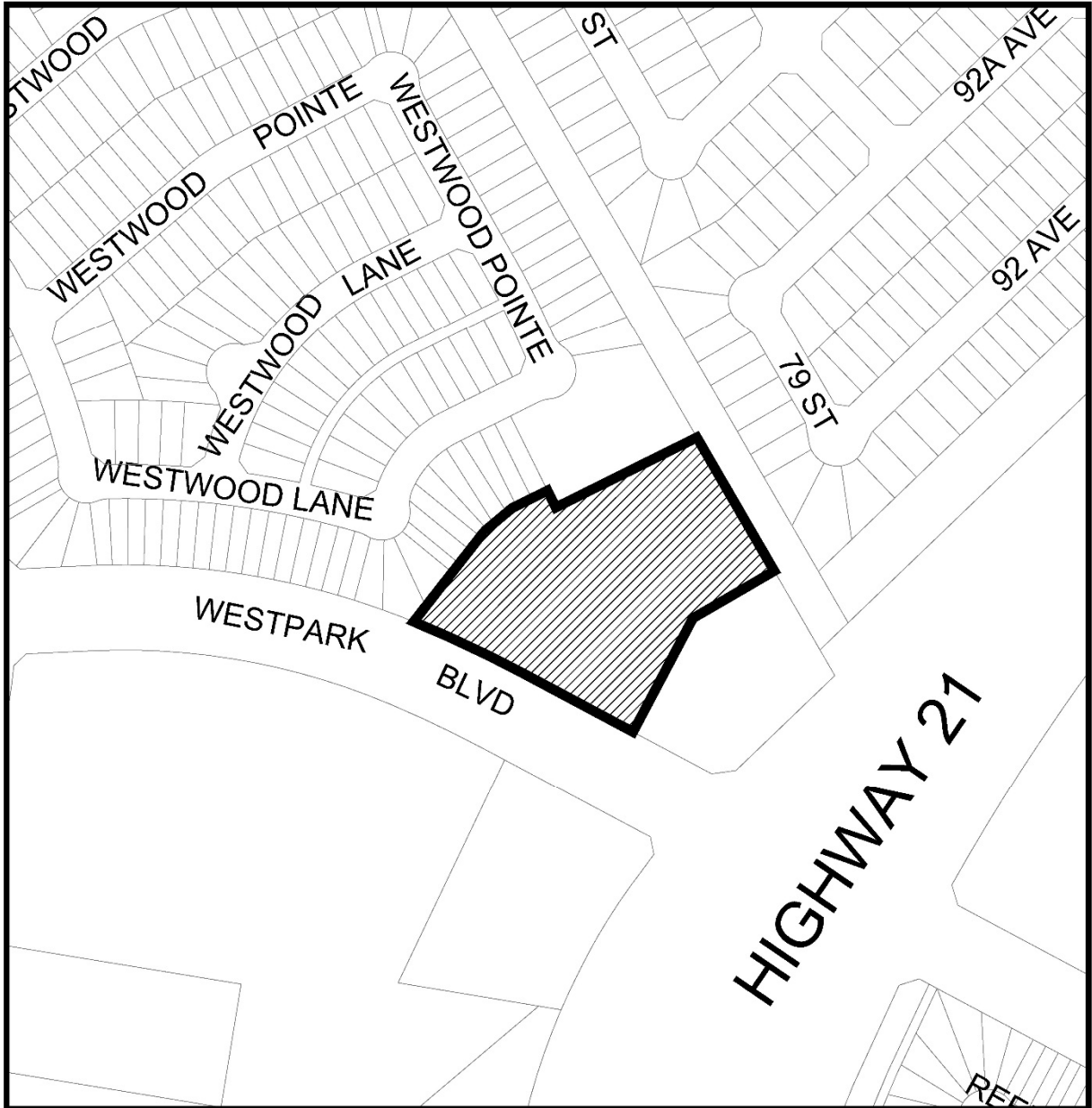
- (a) Freestanding signs shall comply with Part 14 - Signs, and the following additional requirements:
 - i. Freestanding signs shall have a maximum height to the top of sign copy, but not including the architectural frame, of 8.75m; and
 - ii. Where freestanding signs abut or are within 18.3m of a Residential Land Use District, the signage panels shall have non-white backing or non-white background reflector panels on the portion of the sign facing the Residential Land Use District.

11.15.9. Site Access

- (a) The number and design of any accesses provided to a public roadway from a development or service road shall be to the satisfaction of the City Engineer.

Figure 11.15: Applicable Area for DC(A)-12

DC(A)-12
Lot 49, Block 17, Plan 182 1262



SUBJECT AREA

11.16. DC(A)-13 DIRECT CONTROL - URBAN CHARACTER SMALL LOT RESIDENTIAL DISTRICT

11.16.1. Purpose

This District is intended to accommodate street-oriented single detached dwellings on narrow lots with a side yard building setback of 0.0 metres on one side, and rear lane vehicular access. The use of architectural and urban design standards are intended to achieve variety of design and appearance as a way to enhance the pedestrian-orientated streetscape.

11.16.2. Areas of Application

This District applies to:

- i. A portion of NE¼ 20-54-22 W4M, as shown in Figure 11.18a.
- ii. A portion of NW¼ 20-54-22-W4M as shown in Figure 11.18b.
- iii. A portion of SE¼ 19-54-22 W4M, and a portion of Lot 1, Block 1, Plan 022 6974 as shown in Figure 11.18c.

11.16.3. DC(A)-13 Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 11.16.3 (b) and (c) shall ensure:

- i. None

(b) DC(A)-13 Permitted	(c) DC(A)-13 Discretionary
<ul style="list-style-type: none"> - Single Detached Housing - Home Office <p>Accessory development to any use listed in subsection 11.16.3(b)</p>	<ul style="list-style-type: none"> - Bed and Breakfast - Group Home (Limited) - Home Business - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 11.16.3(c)</p>

11.16.4. DC(A)-13 Site Subdivision Regulations

	Interior Site	Corner Site
a) Site Area	258m ² minimum	309m ² minimum
b) Site Width	7.6m minimum 9.3m maximum	9.1m minimum 11.3m maximum
c) Site Depth	34.0m minimum	

11.16.5. DC(A)-13 Site Development Regulations

	Interior Site	Corner Site	
a) Front Yard Setback	3.0m minimum 3.7m maximum	Front	3.7m minimum 4.5m maximum
		Flanking	3.0m minimum 4.5m maximum
b) Rear Yard Setback	8.0m minimum		
c) Side Yard Setback	<p>1.5m minimum;</p> <p>One side yard setback shall be reduced to 0.0m for principal buildings and detached garages where a 1.5m wide private maintenance easement has been registered on the Title of any property adjacent to the reduced setback that:</p> <ul style="list-style-type: none"> a. Authorizes the eaves of the principal building and accessory buildings to encroach 0.3m into the easement; b. Authorizes the footings for the buildings to encroach 0.60m into the easement; c. Authorizes access to the easement area for maintenance of the 		

	<p>property to which the title is registered and the adjacent property where the building setback(s) have been reduced to 0.0m; and</p> <p>d. Prohibits locating air conditioners, accessory uses and buildings, general storage, or landscaping other than ground covering within the easement.</p> <p>Accessory buildings excluding detached garages must meet the requirements of Section 6.2.5.</p>
d) Principal Building	Two and one half (2 ½) storeys not to exceed 10.0m maximum
e) Site Coverage	<p>45% maximum for principal building over one storey, excluding decks</p> <p>53% maximum for principal buildings of one storey, excluding decks</p> <hr/> <p>53% maximum for all buildings and structures where principal building is over one storey</p> <p>57% maximum for all buildings and structures where the principal building is one storey</p>

11.16.6. Architectural and Design Features

- (a) To improve the architectural interest of the streetscape, each principal building shall be individually defined through a combination of architectural features that may include, but are not limited to, variations in architectural styles and rooflines, articulation of the façade, building massing, provision of porches, verandas, and balconies, variation in building materials, colours, and other façade enhancing treatments to the satisfaction of the Development Authority;
- (b) The front façade of the building shall incorporate architectural treatments complementary to the architectural style including features such as open gables, dormer windows, windows with bold trims, shutters or canopies, and accent colours and materials to the satisfaction of the Development Authority;
- (c) Accent materials such as stone, brick or shingles shall amount to a minimum of 4.65m² of the total area of the front façade of a principal building;
- (d) The front façade of a principal building shall provide features such as windows, doors, dormer windows and balconies avoiding extensive blank walls;
- (e) The side façade of a principal building on a corner lot facing a public roadway shall be treated as a front façade;

- (f) Principal buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the road, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority; and
- (g) An accessory building shall follow the same exterior finishes as that of a principal building on the same site and shall be complementary to the principal building in the opinion of the Development Authority.

11.16.7. Fences

- (a) Fences shall only be permitted in the Rear Yard of a Lot.

11.16.8. Additional Development Regulations:

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Sections 11.1 to 11.5 of Part 11 - Direct Control Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs;
- (b) Notwithstanding Section 3.4 of the Bylaw, an application for a Development Permit for a Single Detached Housing shall also include the following:
 - i. Colour elevations for each building facade that faces a public roadway, or a public open space except for a lane.

Figure 11.16a: Applicable Area DC(A)-13- Urban Character Small Lot Residential District (Sienna Stage 7)

DC(A)-13

Part of NE $\frac{1}{4}$ 20-54-22 W4M

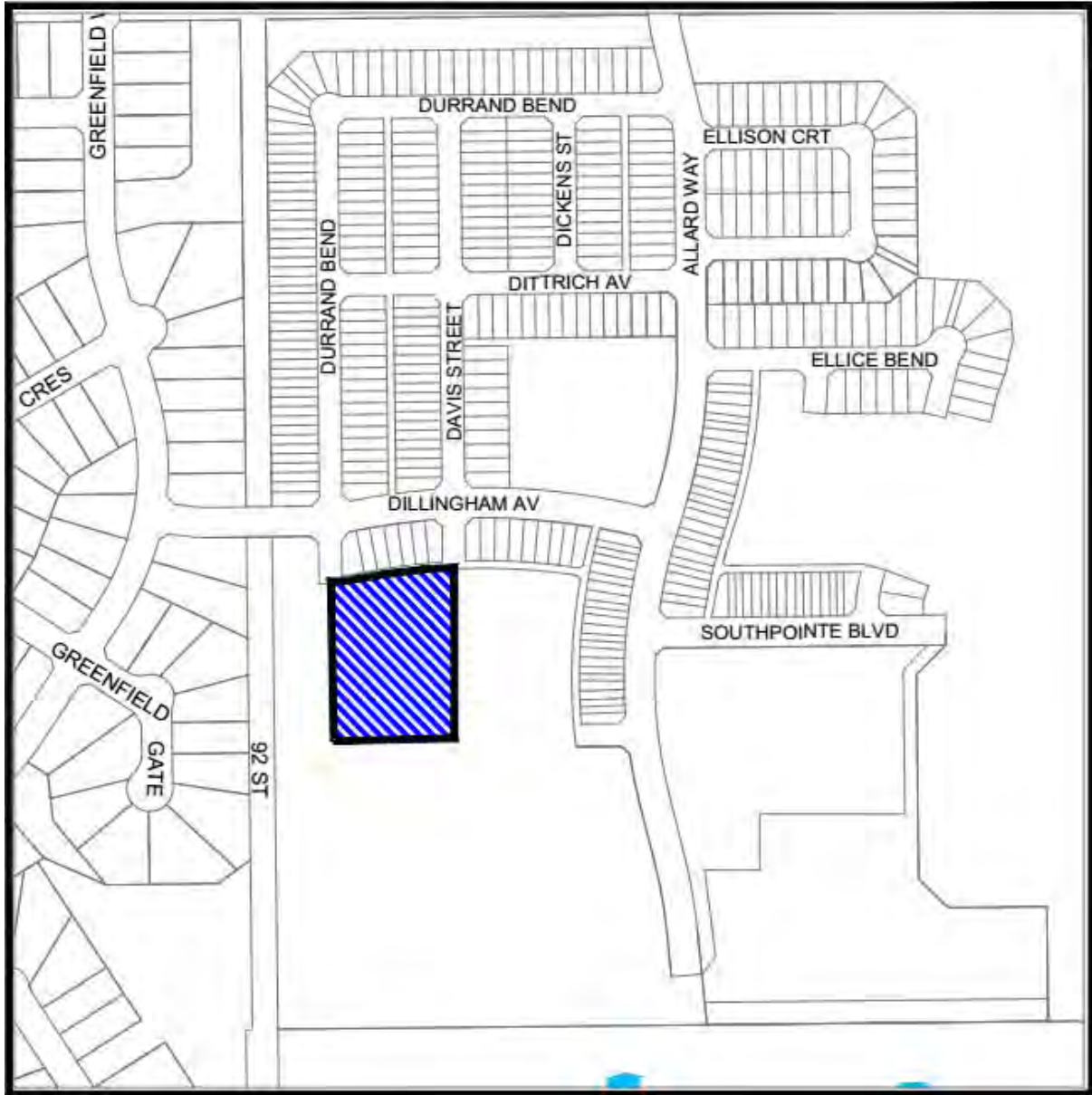


SUBJECT AREA

Figure 11.16b: Applicable Area DC(A)-13- Urban Character Small Lot Residential District (SouthPointe Stages 7C, 7D)

DC(A)-13

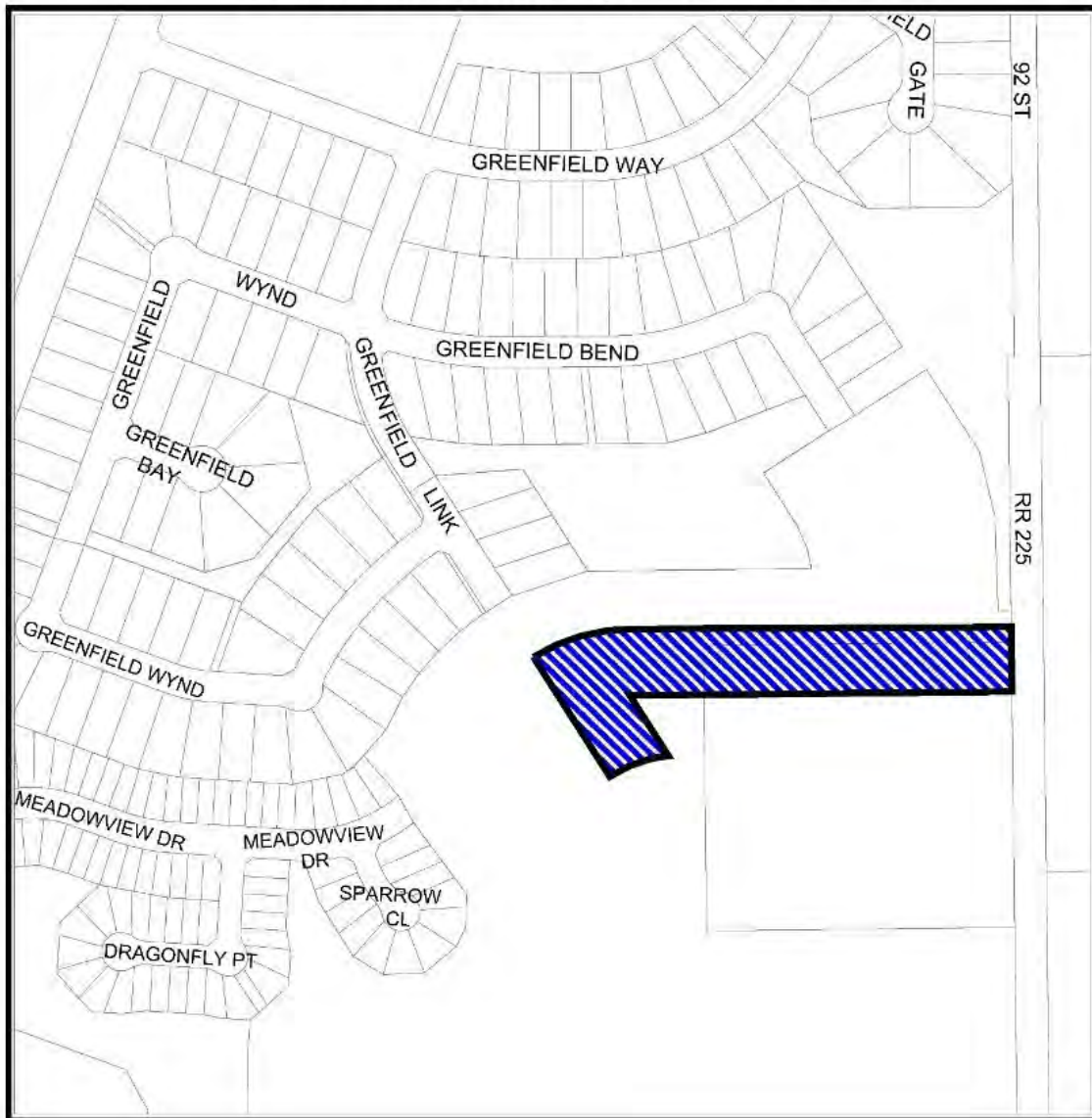
Part of NW¹/₄ 20-54-22 W4M



SUBJECT AREA

Figure 11.16c: Applicable Area DC(A)-13- Urban Character Small Lot Residential District (Southfort Meadows Stage 5B, 5C)

DC(A)-13
Part of SE¹₄ 19-54-22 W4M
Part of Lot 1, Block 1, Plan 0226974



SUBJECT AREA

11.17. DC(A)-14 DIRECT CONTROL - ROSS CREEK CROSSING DISTRICT

11.17.1. Purpose

The purpose of this site-specific direct control district is to provide for high quality residential care, mixed-use, and commercial development. Key attributes of this district include residential care development supplemented by complimentary small scale uses on Lot 2. Commercial development does not include large scale retail developments.

11.17.2. Areas of Application

This Direct Control District applies to Lots 1-3, Plan 162 3438, as shown on Figure 11.17.

11.17.3. DC(A)-14 Uses

- (a) The Fundamental Use Provisions as requisite qualifiers for allowed uses listed within 11.17.3 (b) shall ensure:
- i. That Pet Care Service shall not include any outside enclosures, pens, or exercise areas.

(b) DC(A) - 14 Allowed Uses to be considered at the discretion of the Development Authority

- Apartment
- Assisted Living Facility
- Business Support Service
- Child Care Facility
- Community Garden
- Commercial School
- Community Service Facility
- Eating and Drinking Establishment
- Entertainment Facility, Indoor
- Government Service
- Health Service
- Home Office
- Hotel
- Parking Facility
- Personal Service
- Pet Care Service
- Place of Worship
- Professional, Financial, and Office Service
- Recreation Facility, Indoor
- Retail Store (Cannabis)
- Retail Store (Convenience)
- Retail Store (General)
- Retail Store (Liquor)
- Sign, Electronic Message
- Sign, Fascia
- Sign, Fascia (Limited)

- Sign, Freestanding
- Sign, Freestanding (Limited)
- Sign, Portable
- Sign, Portable (Limited)
- Sign, Projecting
- Veterinary Clinic

Accessory development to any use listed in subsection 11.17.3(b)

11.17.4. DC(A)-14 Site Subdivision Regulations

	Interior or Corner Site	
a) Site Area	Minimum	2,000.0m ²
b) Site Width	Minimum	At the discretion of Development Authority
	Maximum	At the discretion of Development Authority
c) Site Depth	Minimum	At the discretion of Development Authority
	Maximum	At the discretion of Development Authority

11.17.5. DC(A)-14 Site Development Regulations

	Interior or Corner Site	
a) Front Setback	Minimum	3.0m
b) Side Setback	Minimum	3.0m minimum for sites abutting non-residential land Uses. 6.0m minimum for sites abutting residential land Uses.
	Minimum	3.0m minimum for sites abutting non-residential land Uses. 6.0m minimum for sites abutting residential land Uses.
d) Height	Maximum	Eight storeys not to exceed a 26.0m maximum for residential development.
	Minimum	Two storeys, not less than 8.0m.

11.17.6. On-Site Parking

In Accordance with Part 13- Parking and Loading, Assisted Living Facility off street parking shall be a minimum of:

- (a) 1 stall per 2 units; and
- (b) 20 stalls (10 for staff, 10 for visitors).

11.17.7. Residential Care Amenity Area

- (a) Communal indoor amenity area shall be provided within the building for use by residents to the satisfaction of the Development Authority. Such amenity area shall include but not be limited to library, fitness, games, music, arts and crafts, and meeting rooms.

11.17.8. Landscaping and Outdoor Amenity Area

- (a) The minimum landscaped area shall be 20% of the site and shall be subject to applicable provisions under Section 9.3 - Landscaping Requirements for Institutional Land Uses and Section 5.6- General Landscape Requirements of this Bylaw.
- (b) Landscaping shall consider the seasonal appearance of the site.
- (c) Developments must provide a minimum amenity area of 2.5m² per sleeping or dwelling unit to be developed as outdoor communal amenity area with a total not less than 100m² for the benefit of the residents.
- (d) Rooftop gardens shall be considered landscaped area.
- (e) The amenity area may include such elements as street furnishings, hard surfacing, plantings, amenities, art and sculpture, and architectural features to create a strong sense of a communal gathering place, to the approval of the Development Authority.
- (f) The amenity area must also provide for an area of overhead weather protection as a portion of the amenity area.
- (g) Development shall be connected to 86 Avenue via pedestrian walkways to the satisfaction of the Development Authority

11.17.9. Lighting

- (a) All outdoor lighting will be in accordance with Part 5- General Regulations for All Land Use Districts.
- (b) All outdoor lighting within this District shall be of a design and style that are consistent with the purpose of this District to the satisfaction of the Development Authority.
- (c) Outdoor lighting must be provided for all amenity areas, walkways and parking areas to the satisfaction of the Development

11.17.10. Pedestrian Connections

- (a) The Development of Lot 2 shall provide for opportunities for pedestrian circulation throughout the site and between Lots 1 and 3 by connecting walkways between interior roadways, amenity areas, and parking areas while adhering to the principles of Crime Prevention through Environmental Design.

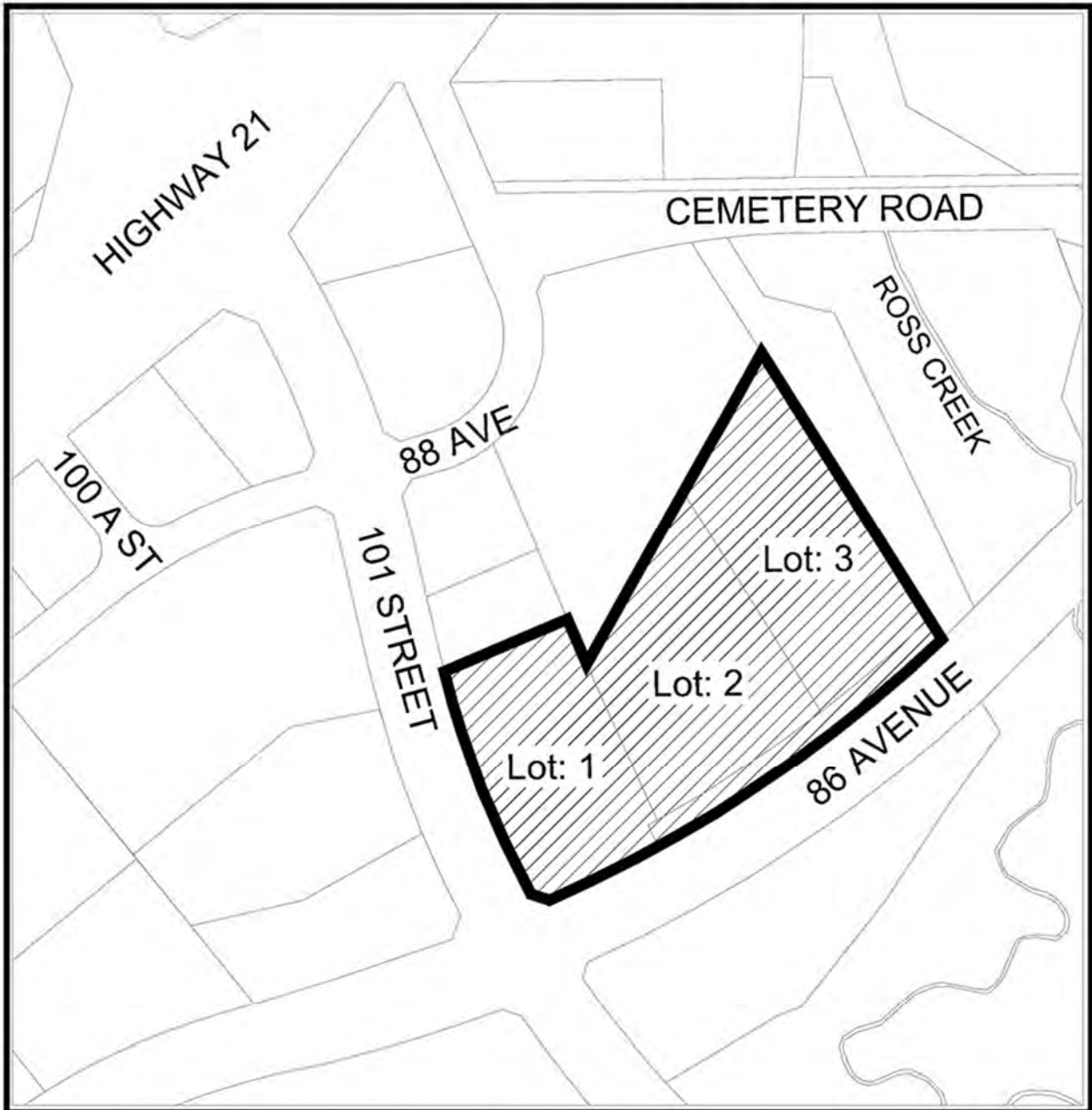
11.17.11. Additional Development Regulations:

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Part 6- General Regulations for Residential Land Use Districts, Sections 7.1 to 7.6 of Part 7 - Commercial Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs.
- (b) The siting and appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority in order that there shall be general conformity with adjacent buildings, and that there may be adequate protection afforded to the amenities of adjacent buildings and sites.
- (c) Where at least 50% of the required parking for a use is allocated in a parking garage, an additional one storey or 4.0m may be permitted in addition to the maximum building height.
- (d) Except for off-street parking, loading areas and approved patios, all business activities shall be carried out entirely within completely enclosed buildings or structures

Figure 11.17: Applicable Area DC(A)-14- Ross Creek Crossing District

DC(A)-14

Lots: 1,2,3, Plan: 1623438



 **SUBJECT AREA**

11.18. DC(A)-15 DIRECT CONTROL - URBAN CHARACTER MIXED SINGLE DETACHED RESIDENTIAL DISTRICT

11.18.1. Purpose

This district accommodates two types of built forms on opposing sides of the street, and optimizes available on-street parking. Key attributes of this district include single detached housing on narrow lots with a side yard setback of 0.0 meters on one side, restrictions on driveway design, and architectural controls to ensure a high-quality and attractive streetscape throughout the district.

11.18.2. Areas of Application

A portion of Lot 5, Block 1, Plan 142 4386, SE ¼-19-54-22-W4M, and Lots 18-19, Block 10, Plan 202 2479 as shown in Figure 11.18b.

11.18.3. DC(A)-15 Uses

- (a) The Fundamental Use Provisions as requisite qualifiers for allowed uses listed within 11.18.3 (c) shall ensure:
- ii. The maximum number of Show Homes shall be limited to two. Only one Show Home shall be permitted on each side of the road.

(b) DC(A)-15 Allowed Uses	(c) DC(A)-15 Allowed Uses to be considered at the discretion of the Development Authority
<ul style="list-style-type: none"> - Single Detached Housing 	<ul style="list-style-type: none"> - Home Office - Home Business - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 11.18.3(c)</p>

11.18.4. DC(A)-15A Site Subdivision Regulations

	Interior Site	Corner Site
a) Site Width	8.3m minimum 10.3m maximum	9.8m minimum 11.8m maximum
b) Site Depth	38.0m minimum	

11.18.5. DC(A)-15A Site Development Regulations

	Interior Site	Corner Site	
a) Front Yard Setback	7.0m minimum	Front	7.0m minimum
	8.0m maximum	Flanking	8.0m minimum
b) Rear Yard Setback	8.0m minimum		
c) Side Yard Setback	<p>1.5m minimum;</p> <p>One side yard setback shall be reduced to 0.0m for principal buildings and detached garages where a 1.5m wide private maintenance easement has been registered on the Title of any property adjacent to the reduced setback that:</p> <ul style="list-style-type: none"> a. Authorizes the eaves of the principal building and accessory buildings to encroach 0.3m into the easement; b. Authorizes the footings for the buildings to encroach 0.60m into the easement; c. Authorizes access to the easement area for maintenance of the property to which the title is registered and the adjacent property where the building setback(s) have been reduced to 0.0m; and d. Prohibits locating air conditioners, accessory uses and buildings, general storage, or landscaping other than ground covering within the easement. <p>Accessory buildings excluding detached garages must meet the requirements of Section 6.2.5.</p>		
d) Principal Building	Two and one half (2 ½) storeys not to exceed 10.0m maximum		
e) Site Coverage	<p>45% maximum for principal building over one storey, excluding decks</p> <p>53% maximum for principal buildings of one storey, excluding decks</p>		

	53% maximum for all buildings and structures where principal building is over one storey
	57% maximum for all buildings and structures where the principal building is one storey

11.18.6. DC(A)-15B Site Subdivision Regulations

	Interior Site	Corner Site
a) Site Width	13.0m minimum 15.4m maximum	14.8m minimum 16.6m maximum
i)	For the purposes of this district, site width is to be determined at the front yard setback 34.0m minimum	
b) Site Depth	34.0m minimum	

11.18.7. DC(A)-15B Site Development Regulations

	Interior Site	Corner Site	
a) Front Yard Setback	6.0m minimum 7.0m maximum	Front	6.0m minimum 7.0m maximum
		Flanking	3.0m minimum 4.5m maximum
b) Rear Yard Setback	8.0m minimum		
c) Side Yard Setback	1.2m minimum		

d) Principal Building	Two and one half (2 ½) storeys not to exceed 10.0m maximum
e) Site Coverage	45% maximum for principal building over one storey, excluding decks 50% maximum for principal buildings of one storey, excluding decks
	50% maximum for all buildings and structures where principal building is over one storey 55% maximum for all buildings and structures where the principal building is one storey 15% maximum total lot coverage for all accessory buildings. Sites under 493.0m ² are excluded from maximum coverage of 15%

11.18.8. Architectural and Design Features

- (a) To improve the architectural interest of the streetscape, each principal building shall be individually defined through a combination of architectural features that may include, but are not limited to, variations in architectural styles and rooflines, articulation of the façade, building massing, provision of porches, verandas, and balconies, variation in building materials, colours, and other façade enhancing treatments to the satisfaction of the Development Authority;
- (b) The front façade of the building shall incorporate architectural treatments complementary to the architectural style including features such as open gables, dormer windows, windows with bold trims, shutters or canopies, and accent colours and materials to the satisfaction of the Development Authority;
- (c) Within DC(A)-15A accent materials such as stone, brick or shingles shall amount to a minimum of 4.65m² of the total area of the front façade of a principal building;
- (d) The front façade of a principal building shall provide features such as windows, doors, dormer windows and balconies avoiding extensive blank walls;
- (e) The side façade of a principal building on a corner lot facing a public roadway shall be treated as a front façade;
- (f) Principal buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the road, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority;

- (g) An accessory building shall follow the same exterior finishes as that of a principal building on the same site and shall be complementary to the principal building in the opinion of the Development Authority;
- (h) Within DC(A)-15A there shall be a minimum of 1.2m of the first storey of the dwelling that directly faces the road, excluding an attached garage;
- (i) Within DC(A)-15A habitable space shall be provided above the attached garage with windows facing the road for a two-storey single dwelling. The second storey above the attached garage shall be setback a maximum of 1.83m from the front façade of the front attached garage, or a front attached garage shall not protrude more than 3.05m from the front façade of the dwelling;
- (j) Within DC(A)-15A high-quality design, streetscape, and driveway grouping shall be enforced to conform or exceed street elevation designs provided in Appendix I at the discretion of the Development Authority;
- (k) Within DC(A)-15B driveways shall be grouped and minimum separation provided as per Figure 11.18.a to maximize on-street parking;

Figure 11.18.a: Grouping of Driveways in District DC(A)-15B

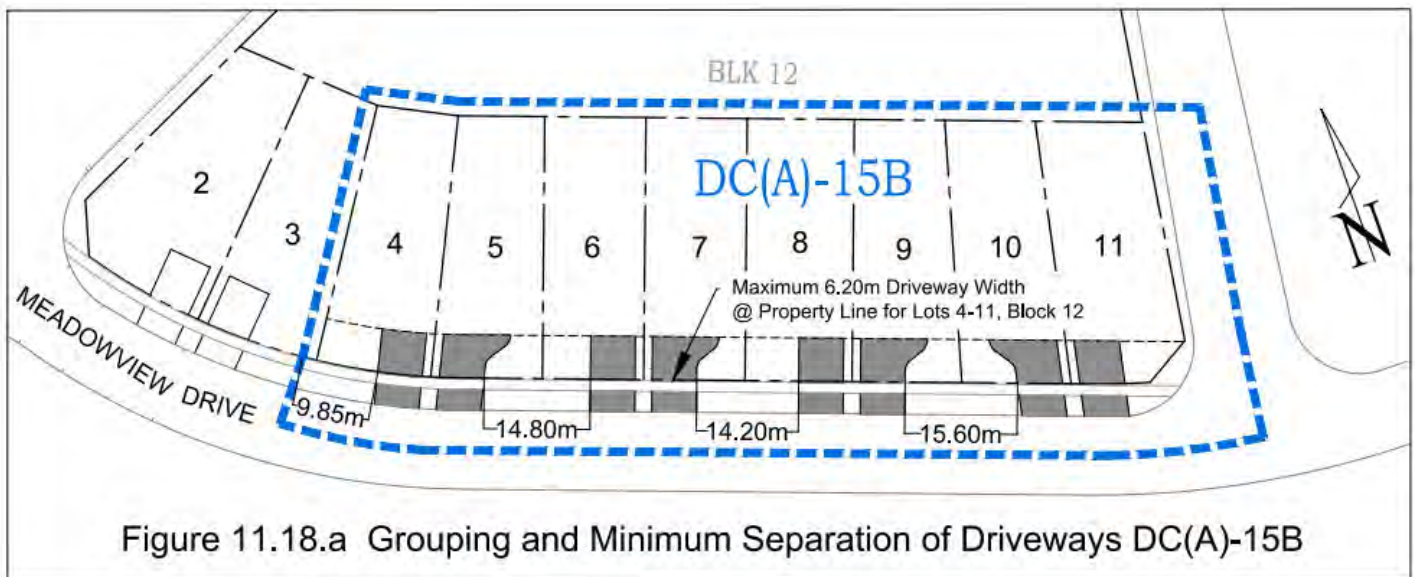


Figure 11.18.a Grouping and Minimum Separation of Driveways DC(A)-15B

- (l) Within District DC(A)-15B, driveways shall be no wider than 6.20m at the property line;
- (m) Driveway width shall not exceed the width of the garage. Variances shall not be granted; and
- (n) Fences shall only be permitted in the Rear Yard of a Lot.

11.18.9. Additional Development Regulations:

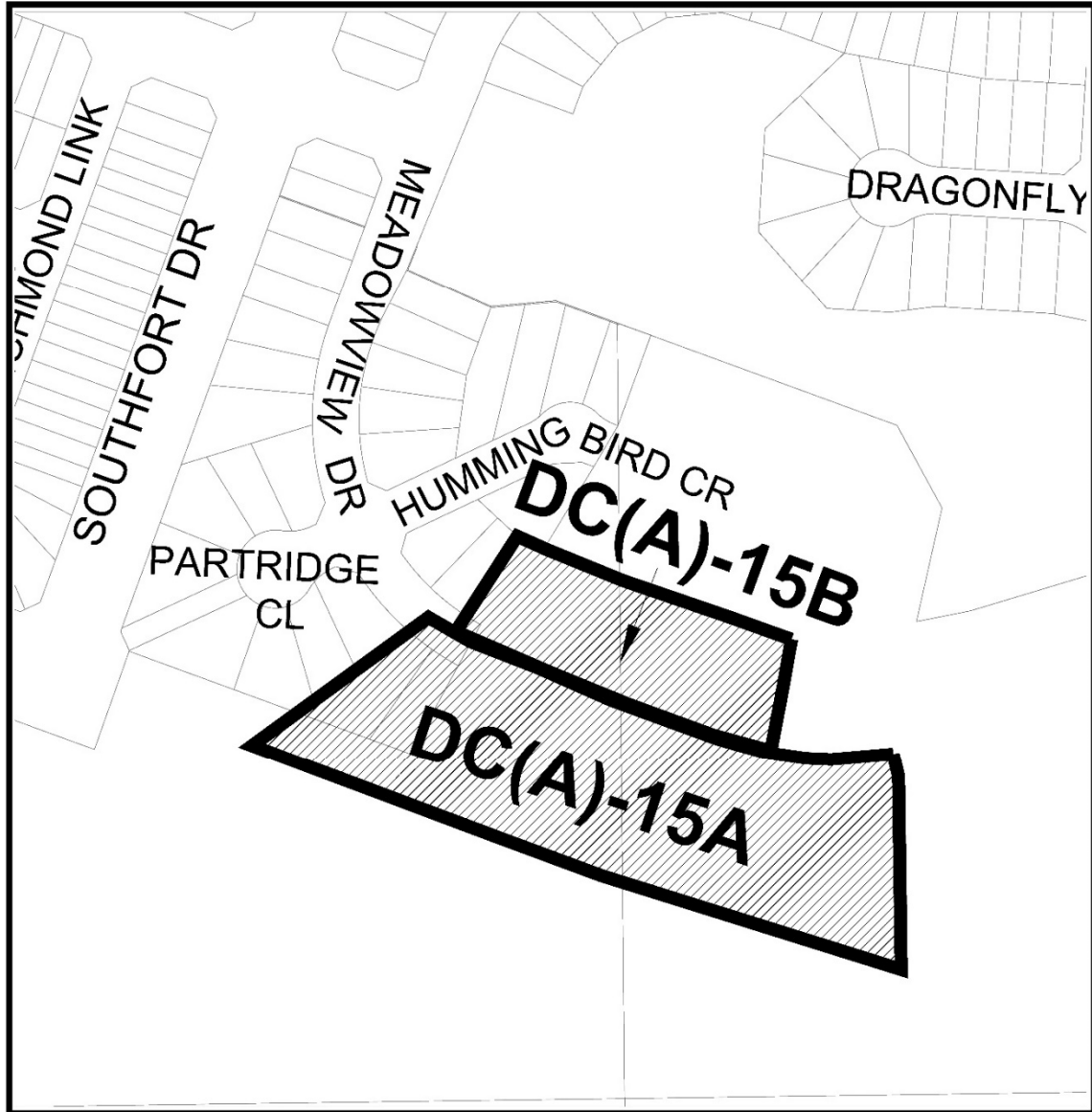
- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Sections 11.1 to 11.5 of Part 11 - Direct Control Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs.
- (b) Notwithstanding Section 3.4 of the Bylaw, an application for a Development Permit for a Single Detached Housing shall also include the following:
 - i. Colour elevations for each building façade that faces a public roadway, or a public open space except for a lane.

Figure 11.18b: Applicable Area for DC(A)-15- Urban Character Mixed Single Detached Residential District

DC(A)-15

Lot: 5, Block: 1, Plan: 1424386, SE¹/₄-19-54-22-W4M

Lots: 18-19, Block; 10, Plan: 2022479



SUBJECT AREA

Appendix I- DC(A)-15 District- Urban Character Mixed Single Detached Residential District-

DC(A)-15 A Streetscape View



11.19. DC(A)-16 DIRECT CONTROL - INNOVATIVE STREET ORIENTED MEDIUM DENSITY HOUSING DISTRICT

11.19.1. Purpose

The purpose of this District is to accommodate street-oriented medium density housing with attached rear garages on lots with significantly reduced rear yard setbacks. Dwellings provide an outdoor amenity area facing the street to support social interaction, and to activate the street. Site design with a maintenance-reduced front yard provides an appropriate transition area to the street.

11.19.2. Areas of Application

A portion of SE19-54-22-W4M, as shown in Figure 11.19a.

11.19.3. DC(A)-16 Uses

- (a) The Fundamental Use Provisions as requisite qualifiers for allowed uses listed within 11.19.3 (c) shall ensure:
- i. The maximum of one Show Home shall be permitted within this district.

(b) DC(A)-16 Allowed Uses	(c) DC(A)-16 Allowed Uses to be considered at the discretion of the Development Authority
- Semi-Detached Housing	<ul style="list-style-type: none"> - Home Office - Home Business - Show Home - Temporary Sales Centre

11.19.4. DC(A)-16 Site Subdivision Regulations

	Interior Site	Corner Site
a) Site Width	7.9m minimum per side of semi-detached dwelling	9.1m minimum per side of semi-detached dwelling
b) Site Depth	22.0m minimum	

11.19.5. DC(A)-16 Site Development Regulations

	Interior Site	Corner Site	
a) Front Yard Setback	3.0m minimum with a lane	Front	3.0m minimum with a lane
	4.0m maximum with a lane	Flanking	2.4m minimum with a lane
b) Rear Yard Setback	1.0m minimum		
c) Side Yard Setback	1.2m minimum;		
d) Principal Building	Two (2) storeys not to exceed 10.0m maximum		
e) Site Coverage	70% maximum for principal building, excluding decks Accessory structures shall not be permitted in this district		

11.19.6. Architectural and Design Features

- (a) Each dwelling is required to have a front porch (minimum size 3.0m x 3.0m) to provide outdoor amenity space on private property;
- (b) If the front porch amenity space is not covered, additional front exterior detailing shall be required such as a hip roof, or a projecting detail with an accent material (ie: stucco, hardie, stone, longboard) to break up any large areas of siding to the satisfaction of the Development Authority;
- (c) Each residential lot shall provide a minimum of 2 trees and 10 shrubs within the private property of each front yard to ensure a high-quality open space experience for sidewalk users;
- (d) Front and side yards to be finished with xeriscape treatments to the satisfaction of the Development Authority;
- (e) Each dwelling unit is to be completed with high quality and durable exterior materials. The front façade of each dwelling unit must have a minimum 7.0m² of brick/stone accent. Additional enhancements to the main floor front elevation include but not limited to: hard-style horizontal siding (such as hardie board) of a

complementary colour, premium soffits for roof overhang, dark framed windows, vibrant coloured front entry doorways, enhanced railing detailing on front porch. Design and materials shall be enforced to conform or exceed the street elevation designs provided in Appendices I-V at the discretion of the Development Authority; and

- (f) The Applicant shall physically delineate the edge of the property to the satisfaction of the Development Authority. Examples may include decorative fencing no higher than 0.61m.

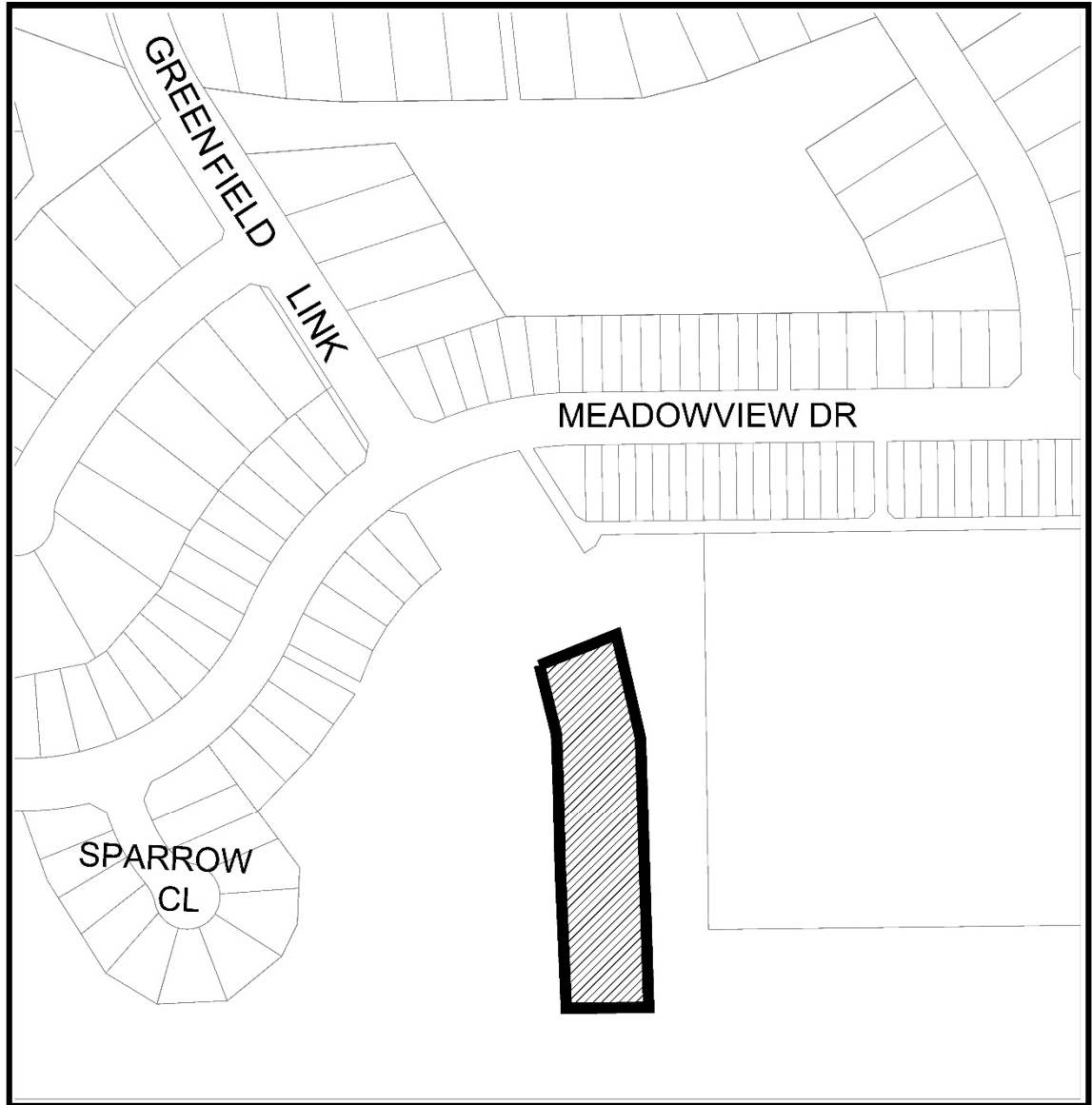
11.19.7. Additional Development Regulations

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Sections 11.1 to 11.5 of Part 11 - Direct Control Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs.
- (b) Notwithstanding Section 3.4 of the Bylaw, an application for a Development Permit for Semi-Detached Housing shall also include the following:
 - i. Colour elevations for each building façade that faces a public roadway, or a public open space except for a lane.
- (c) To ensure the tenets of street-orientated housing is achieved, the Development Authority may exercise discretion to ensure among other things, appropriate transitions between private and public space, and an inviting streetscape and pedestrian experience.
- (d) The developments shall be generally in accordance with Appendices I-V to the satisfaction of the Development Authority.

Figure 11.19a: Applicable Area DC(A)-16- Innovative Street Oriented Medium Density Housing

DC(A)-16

SE¹/₄-19-54-22-W4M



 **SUBJECT AREA**

Appendix I- DC(A)-16- Innovative Street Oriented Medium Density Housing





Appendix III- DC(A)-16- Innovative Street Oriented Medium Density Housing

APPENDIX III



Appendix IV- DC(A)-16- Innovative Street Oriented Medium Density Housing

Parcel Coverage Area		
Name	Imperial	Metric

Unit 2		
Site		
Lot	2215 ft²	205.82 m²
Total Parcel	2215 ft²	205.82 m²
Building		
House	1151 ft²	106.88 m²
Footprint	1151 ft²	106.88 m²
Courtyard	115 ft²	10.68 m²
Amenity	115 ft²	10.68 m²

Unit Areas		
Name	Imperial	Metric

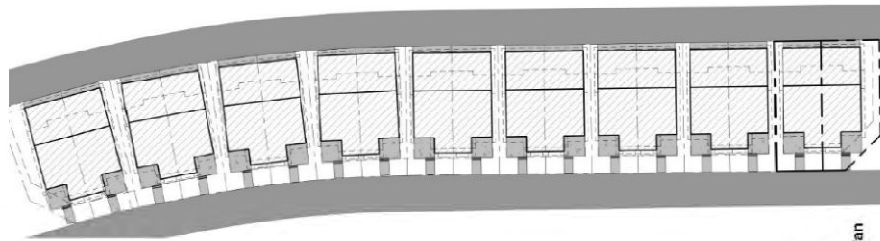
Unit 2		
First	667 ft²	61.95 m²
Second	641 ft²	59.52 m²
Above Grade	1307 ft²	121.47 m²
Courtyard	115 ft²	10.65 m²
Amenity	115 ft²	10.65 m²
Garage	484 ft²	44.97 m²
Other	484 ft²	44.97 m²
	1906 ft²	177.09 m²

Parcel Coverage Area		
Name	Imperial	Metric

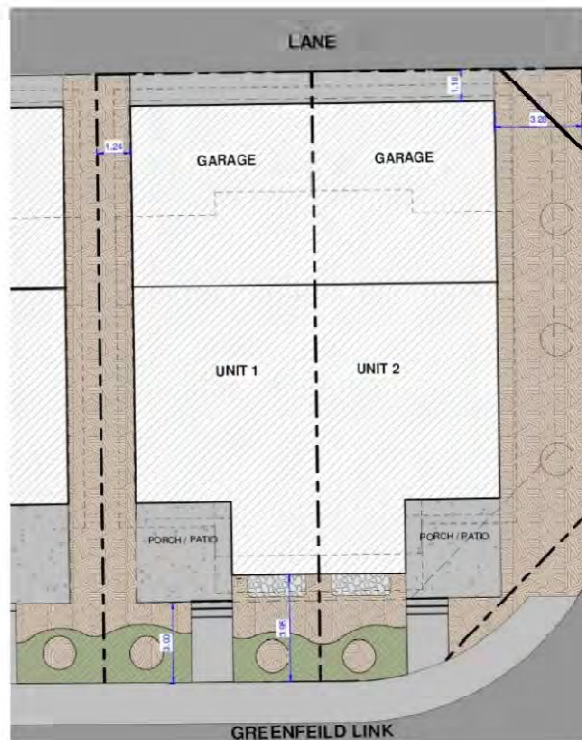
Unit 1		
Site		
Lot	1925 ft²	178.67 m²
Total Parcel	1925 ft²	178.67 m²
Building		
House	1151 ft²	106.88 m²
Footprint	1151 ft²	106.88 m²
Courtyard	115 ft²	10.68 m²
Amenity	115 ft²	10.68 m²

Unit Areas		
Name	Imperial	Metric

Unit 1		
First	667 ft²	61.95 m²
Second	640 ft²	59.50 m²
Above Grade	1307 ft²	121.44 m²
Courtyard	115 ft²	10.65 m²
Amenity	115 ft²	10.65 m²
Garage	484 ft²	44.97 m²
Other	484 ft²	44.97 m²
	1906 ft²	177.06 m²



APPENDIX IV



3x3 Corner Cut

Block Plan

Appendix V



11.20. DC(A)-17 DIRECT CONTROL - TOWN CREST ROAD DISTRICT

11.20.1. Purpose

The purpose of this site-specific direct control district is to provide for high quality residential care, mixed-use, and commercial development. Key attributes of this district include residential care development supplemented by complementary uses that will serve to intensify the Highway 21 corridor.

11.20.2. Areas of Application

This Direct Control District applies to Lots 9 & 10, Block 5, Plan 0920405, as shown on Figure 11.20a.

11.20.3. DC(A)-17 Uses

- (a) The Fundamental Use Provisions as requisite qualifiers for allowed uses listed within 11.20.3 (b) shall ensure:
- i. That Pet Care Service shall not include any outside enclosures, pens, or exercise areas.

(b) DC(A) 17 Allowed Uses to be considered at the discretion of the Development Authority

- Apartment
- Assisted Living Facility
- Business Support Service
- Child Care Facility
- Community Garden
- Commercial School
- Community Service Facility
- Eating and Drinking Establishment
- Entertainment Facility, Indoor
- Government Service
- Health Service
- Home Office
- Hotel
- Parking Facility
- Personal Service
- Pet Care Service
- Place of Worship
- Professional, Financial, and Office Service
- Recreation Facility, Indoor
- Retail Store (Cannabis)
- Retail Store (Convenience)
- Retail Store (General)
- Retail Store (Liquor)

- Sign, Electronic Message
- Sign, Fascia
- Sign, Fascia (Limited)
- Sign, Freestanding
- Sign, Freestanding (Limited)
- Sign, Portable
- Sign, Portable (Limited)
- Sign, Projecting
- Veterinary Clinic

Accessory development to any use listed in subsection 11.20.3 (b)

11.20.4. DC(A)-17 Site Subdivision Regulations

	Interior or Corner Site	
(a) Site Area	Minimum	2,000m ²
(b) Site Width	Minimum	At the discretion of the Subdivision Authority
	Maximum	At the discretion of the Subdivision Authority
(c) Site Depth	Minimum	At the discretion of the Subdivision Authority
	Maximum	At the discretion of the Subdivision Authority

11.20.5. DC(A)-17 Site Development Regulations

	Interior or Corner Site	
(a) Front Setback	Minimum	7.5m
(b) Rear Setback	Minimum	3.0m for sites abutting a non-Residential Land Use District
		6.0m for sites abutting a Residential Land Use District or a public park
(c) Side Setback	Minimum	3.0m for site abutting a non-Residential Land Use District.
		6.0m for sites abutting a Residential Land Use District or a public park.

(d) Height	Minimum	8.0m
	Maximum	26.0m

11.20.6. On-Site Parking for Residential Care

Assisted Living Facility off street parking shall be a minimum of:

- (a) 1 stall per 2 units;
- (b) 10 stalls for staff parking; and
- (c) 10 Visitor parking spaces for the site.

11.20.7. Residential Care Amenity Area

- (a) Apartments and Assisted Living Facilities uses must provide communal indoor amenity areas within the building for use by residents to the satisfaction of the Development Authority. Such amenity area shall include but not be limited to library, fitness, games, music, arts and crafts, swimming pool and meeting rooms.

11.20.8. Landscaping and Outdoor Amenity Area

- (a) The minimum landscaped area shall be 20% of the site and shall be subject to applicable provisions under Section 9.3 - Landscaping Requirements for Institutional Land Uses and Section 5.6- General Landscape Requirements of this Bylaw.
- (b) Landscaping shall consider the seasonal appearance of the site.
- (c) Landscape buffer width along the frontage of Highway 21 shall be to the satisfaction of the Development Authority.
- (d) Developments must provide a minimum amenity area of 2.5m² per sleeping or dwelling unit to be developed as outdoor communal amenity area with a total not less than 100m² for the benefit of the residents.
- (e) Rooftop gardens shall be considered landscaped area.
- (f) The amenity area may include such elements as street furnishings, hard surfacing, plantings, amenities, art and sculpture, and architectural features to create a strong sense of a communal gathering place, to the approval of the Development Authority.
- (g) The amenity area must also provide for an area of overhead weather protection as a portion of the amenity area.
- (h) Parking areas shall be screened from amenity areas to the satisfaction of the Development Authority.

- (i) Pedestrian circulation plan shall be provided for residential uses to the satisfaction of the Development Authority.

11.20.9. Lighting

- (a) All outdoor lighting will be in accordance with Part 5- General Regulations for All Land Use Districts.
- (b) All outdoor lighting within this District shall be of a design and style that are consistent with the purpose of this District to the satisfaction of the Development Authority.
- (c) Outdoor lighting must be provided for all amenity areas, walkways and parking areas to the satisfaction of the Development Authority

11.20.10.Noise Mitigation

- (a) A noise report prepared by a qualified professional may be required submitted prior to the issuance of development permits. This report shall consider appropriate noise attenuation measures in order to mitigate noise from Highway 21 and surrounding commercial activities. Any recommendations from the report shall be implemented by the applicant through the permit approval process.
- (b) The Development Authority may require mitigation measures including and not limited to:
 - i. provision of noise attenuation walls;
 - ii. increased landscaping, including a landscape buffer;
 - iii. relocation of parking areas, loading areas, walkways, business entrances, or other high activity areas away from residential property lines;
 - iv. screening or relocating on-site lighting to avoid spillage onto residential properties;
 - v. restricting the location of outdoor speakers;
 - vi. changing the proposed structure to mitigate noise, light, or glare impacts; and
 - vii. these measures may not be required depending on the findings of a noise report prepared by a qualified professional.
- (c) Except for on-site parking, loading areas, short term marketing promotions, and eating and drinking establishment (outdoor), all business activities shall be carried out entirely within completely enclosed buildings or structures

11.20.11.Additional Development Regulations

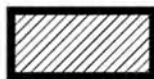
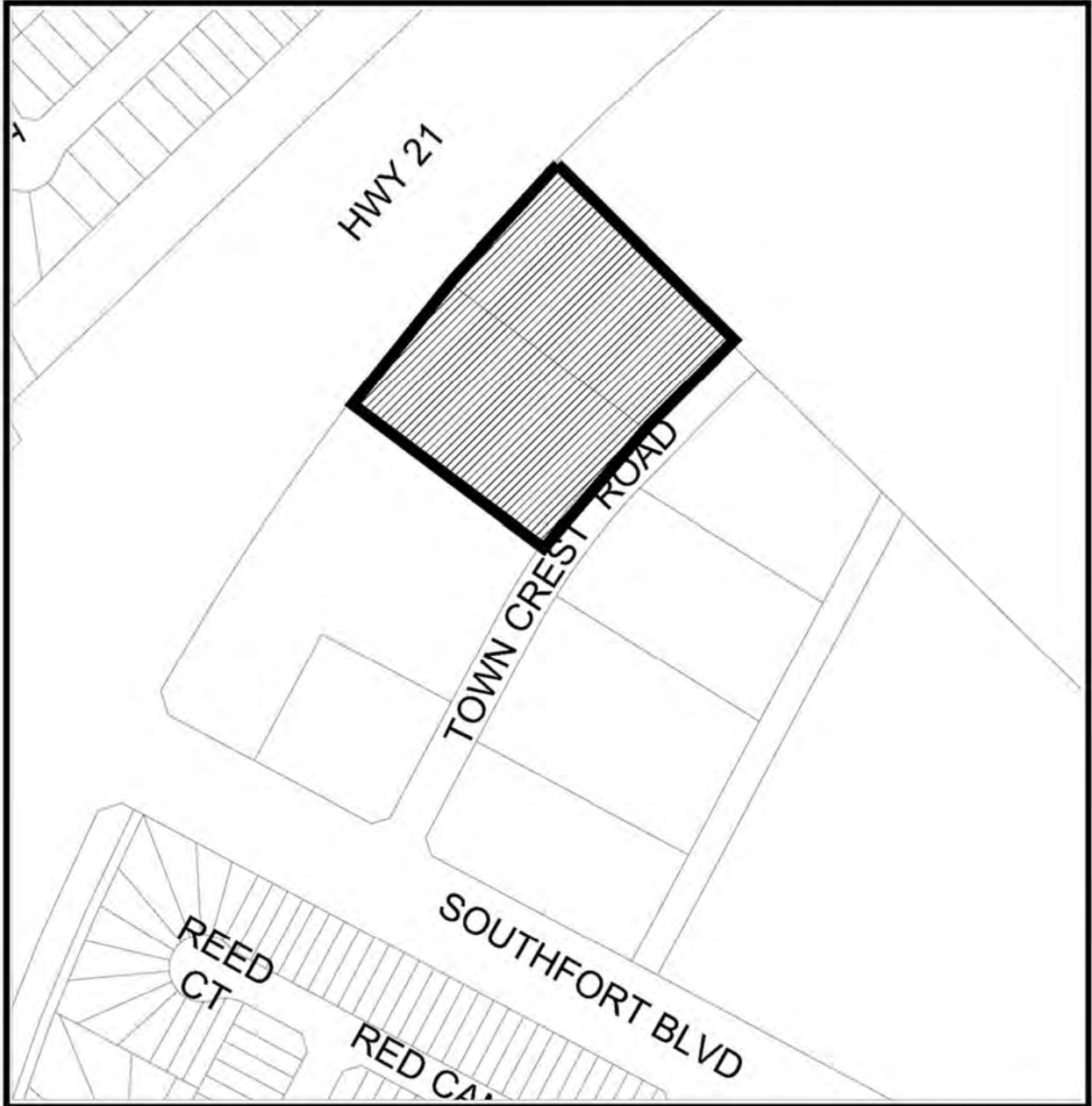
- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.2, 6.7, 6.8, 6.10, and 6.11 of Part 6 - Residential Land Use Districts, Part 7- Commercial Land Use Districts, Sections 7.5.6(c) (e), Part 13 - Parking and Loading, and Part 14 - Signs.

- (b) A conceptual drawing shall be provided at the time of Development Permit application.
- (c) Exterior treatment of buildings such as colour, finish, materials, and texture shall be to the satisfaction of the Development Authority.
- (d) The siting and appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority in order that there shall be general conformity with adjacent buildings, and that there may be adequate protection afforded to the amenities of adjacent buildings and sites. The form and character of buildings shall complement adjacent character of the neighbourhood.
- (e) Where at least 50% of the required parking for a use is allocated in a parking garage, an additional one storey or 4.0m may be permitted in addition to the maximum building height.
- (f) Except for off-street parking, loading areas and approved patios, all business activities shall be carried out entirely within completely enclosed buildings or structures.

Figure 11.20a: Applicable Area DC(A)-17- Town Crest Road District

DC(A)-17

Lots: 9-10, Block: 5, Plan: 0920405



SUBJECT AREA

11.21. REPEALED BY BYLAW C1-25

11.22. REPEALED BY BYLAW C2-25

11.23. DC(A)-20 DIRECT CONTROL - STREET ORIENTED SMALL LOT RESIDENTIAL DISTRICT

11.23.1. Purpose

This District is intended to accommodate street-oriented single detached dwellings on narrow lots with rear lane vehicular access. The use of architectural and urban design standards are intended to achieve variety of design and appearance as a way to enhance the pedestrian-orientated streetscape.

11.23.2. Areas of Application

This District applies to a portion of Lot 1, Block 1, Plan 022 6974 and a portion of SE ¼ Section 19-54-22-4, as shown in Figure 11.23a.

11.23.3. DC(A)-20 Permitted and Discretionary Uses

(a) The Fundamental Use Provisions as requisite qualifiers for allowed uses listed within 11.23.3 (b) and (c) shall ensure:

- i. That garages are not attached to single detached dwelling units.

(b) DC(A)-20 Permitted	(c) DC(A)-20 Discretionary
<ul style="list-style-type: none"> - Single Detached Housing - Secondary Suite - Home Office <p>Accessory development to any use listed in subsection 11.23.3(b)</p>	<ul style="list-style-type: none"> - Bed and Breakfast - Group Home (Limited) - Home Business - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 11.23.3(c)</p>

11.23.4. DC(A)-20 Site Subdivision Regulations

	Interior Site	Corner Site
a) Site Width	7.6m minimum	9.1m minimum
b) Site Depth	34.0m minimum	
c) Subdivision Design	Lots shall abut to a rear lane	

11.23.5. DC(A)-20 Site Development Regulations

	Interior or Corner Site	
a) Front Yard Setback	Front	3.5m minimum
	Flanking	3.0m minimum
b) Rear Yard Setback	8.0m minimum	
c) Side Yard Setback	<p>1.5m minimum;</p> <p>One side yard setback shall be reduced to 0.0m for principal buildings and detached garages where a 1.5m wide private maintenance easement has been registered on the Title of any property adjacent to the reduced setback that:</p> <ol style="list-style-type: none"> a. Authorizes the eaves of the principal building and accessory buildings to encroach 0.3m into the easement; b. Authorizes the footings for the buildings to encroach 0.60m into the easement; c. Authorizes access to the easement area for maintenance of the property to which the title is registered and the adjacent property where the building setback(s) have been reduced to 0.0m; d. Prohibits locating air conditioners, accessory uses and buildings, general storage, or landscaping other than ground covering within the easement; e. No roof leader drainage shall be directed to the maintenance easement; and f. All roof leaders from accessory developments are to be directed to drain to an adjacent lane. 	
d) Principal Building Height	Two and one half (2 ½) storeys not to exceed 10.0m maximum	

e) Site Coverage	<p>38% maximum for principle building over one storey, excluding decks.</p> <p>53% maximum for principle building of one story, excluding decks</p> <p>48% maximum for all buildings and structures where principal building is over one storey</p> <p>57% maximum for all buildings and structures where principal buildings is one storey</p> <p>There shall be a minimum of 30m² permeable surface between the rear of the principle building and the garage or on-site parking.</p>
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11.23.6. Architectural and Design Features

- (a) To improve the architectural interest of the streetscape, each principal building shall be individually defined through a combination of architectural features that may include, but are not limited to, variations in architectural styles and rooflines, articulation of the façade, building massing, provision of porches, verandas, and balconies, variation in building materials, colours, and other façade enhancing treatments to the satisfaction of the Development Authority;
- (b) The front façade of the building shall incorporate architectural treatments complementary to the architectural style including features such as open gables, dormer windows, windows with bold trims, shutters or canopies, and accent colours and materials to the satisfaction of the Development Authority;
- (c) Accent materials such as stone or brick shall amount to a minimum of 4.65m² of the total area of the front façade of a principal building, or to the satisfaction of the Development Authority;
- (d) To ensure design variability the principal building with similar or mirrored front elevations must be separated by a minimum of three lots along the same side of the road;
- (e) The side façade of a principal building on a corner lot facing a public open space or public roadway excluding lanes shall be treated as a front façade; and
- (f) An accessory building shall follow the same exterior finishes as that of a principal building on the same site and shall be complementary to the principal building in the opinion of the Development Authority.

11.23.7. Additional Development Regulations

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Sections 11.1 to 11.5 of Part 11 - Direct Control Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs.

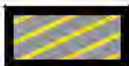
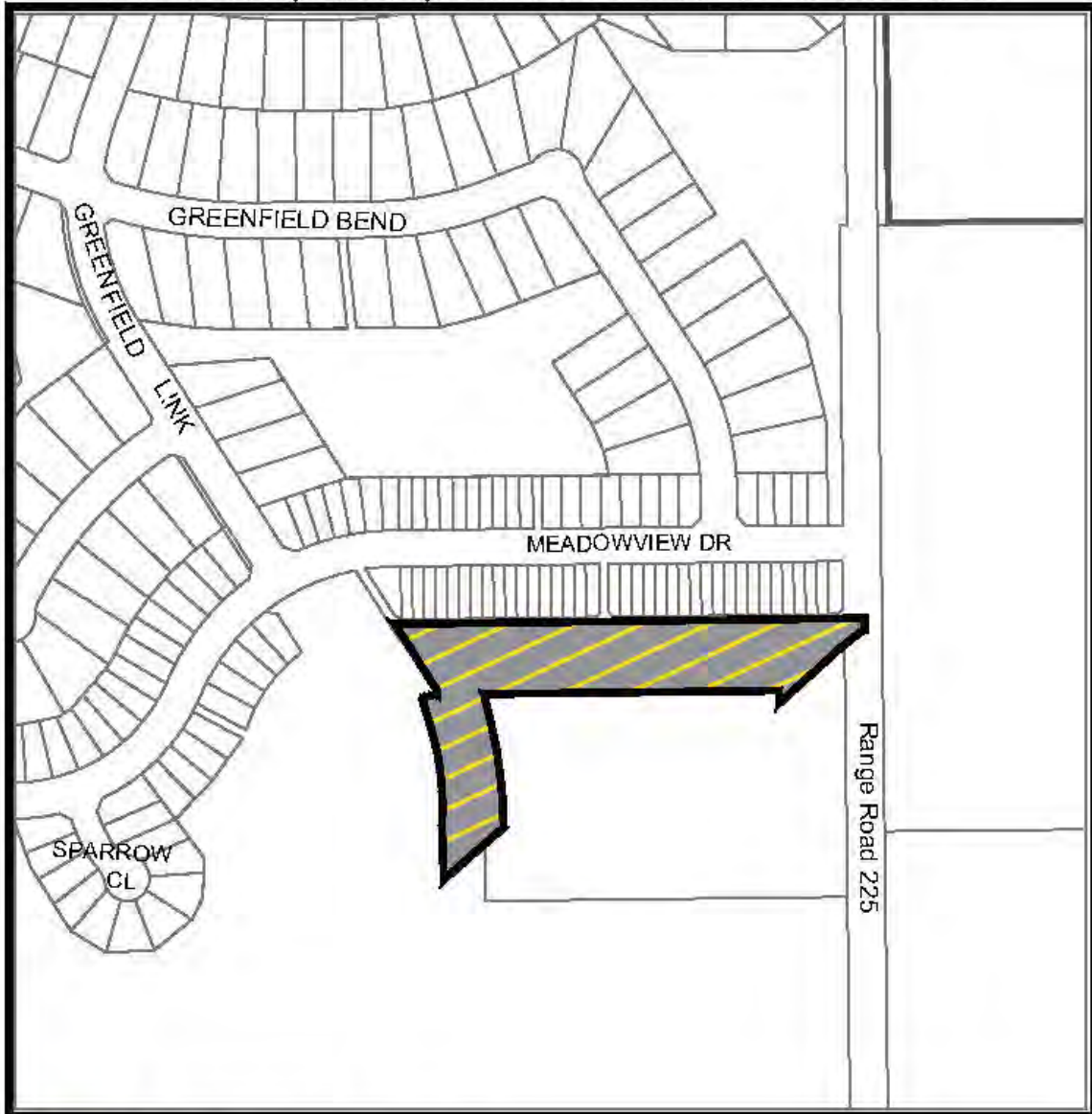
- (b) Attached rear garages shall not be permitted.
- (c) Roof leader connections to underground stormwater systems are not permitted.

Figure 11.23a: Applicable Area DC(A)-20- Street Oriented Small Lot Residential District

Figure 11.23a: Applicable Area DC(A)-20 Street-Oriented Small Lot Residential District

DC(A)-20

Part of Lot 1, Block 1, Plan 022 6974 & SE¹/₄-19-54-22-W4M



SUBJECT AREA



11.24. DC(A)-21 DIRECT CONTROL - INNOVATIVE STREET ORIENTED MEDIUM DENSITY HOUSING WITH SUITES DISTRICT

11.24.1. Purpose

The purpose of this District is to accommodate street-oriented medium density housing with attached rear garages on lots with significantly reduced rear yard setbacks. Dwellings provide an outdoor amenity area facing the street to support social interaction and to activate the street. Site design with a maintenance reduced front yard provides an appropriate transition area to the street. Common access will be provided between buildings with no fences within 1.5m (5') minimum side yards to enhance access to semi-detached suites and usability of the side yard amenity areas.

11.24.2. Areas of Application

This District applies to a portion of SE ¼ Section 19-54-22-4, as shown in Figure 11.24a.

11.24.3. DC(A)-21 Uses

(a) The Fundamental Use Provisions as requisite qualifiers for allowed uses listed within 11.24.3 (b) and (c) shall ensure:

- i. A maximum of one Show Home shall be permitted within this district.

(b) DC(A)-21 Permitted	(c) DC(A)-21 Allowed Uses to be considered at the discretion of the Development Authority
<ul style="list-style-type: none"> - Semi-Detached Housing - Semi-Detached Suite 	<ul style="list-style-type: none"> - Home Business - Home Office - Show Home - Temporary Sales Centre

11.24.4. DC(A)-21 Site Subdivision Regulations

	Interior Site	Corner Site
a) Site Area	180m ²	200m ²
b) Site Width	8.2m minimum per side of semi-detached dwelling	9.1m minimum per side of semi-detached dwelling
c) Site Depth	22.0m minimum	

11.24.5. DC(A)-21 Site Development Regulations

	Interior Site	Corner Site
a) Front Yard Setback	4.0m minimum with a lane	4.0m minimum with a lane
		Flanking is 2.4m minimum with a lane
b) Rear Yard Setback	1.0m minimum	
c) Side Yard Setback	1.5m minimum	
d) Principal Building Height	Two (2) storeys not to exceed 10.0m maximum	
e) Site Coverage	70% maximum for principle building, excluding decks. Accessory structures shall not be permitted in this district.	

11.24.6. On-Site Parking

In accordance with Part 13.2.3 - Parking and Loading:

- (a) Dwelling Semi-Detached off street parking shall be a minimum of:
 - i. 1 stall per dwelling unit.
- (b) Dwelling, Semi-Detached Suite off street parking shall be a minimum of:
 - i. 1 stall per suite.

11.24.7. Architectural and Design Features

- (a) In lieu of a traditional backyard, each unit shall be required to have a porch (minimum width/length of 2.0m; with minimum total area of 9.0m²) to provide outdoor amenity space on private property;
- (b) Side Yards shall be 1.5m minimum width to support comfortable side access to semi-detached suites;
- (c) Private sidewalks between building shall be covered by easement and used as shared accesses and maintained by residents;
- (d) All drainage shall be maintained within each property with no cross-lot drainage within Side Yards;
- (e) Front/Side Yards shall be finished with xeriscape treatments that provide an outdoor maintenance free property; and

- (f) All units shall be completed with exterior materials of high quality and durable materials. In addition to vinyl siding as a primary treatment, each unit must have a minimum 7m² of brick/stone accent. Additional enhancements are encouraged for the front elevation including (but not limited to): horizontal siding of a complimentary color, premium soffits for roof overhang, dark framed windows, vibrant colored front entry doorways, enhance railing detailing on front patio. Design and materials shall be enforced to conform with or exceed the street elevation design provided in Appendices I-IV at the discretion of the Development Authority.

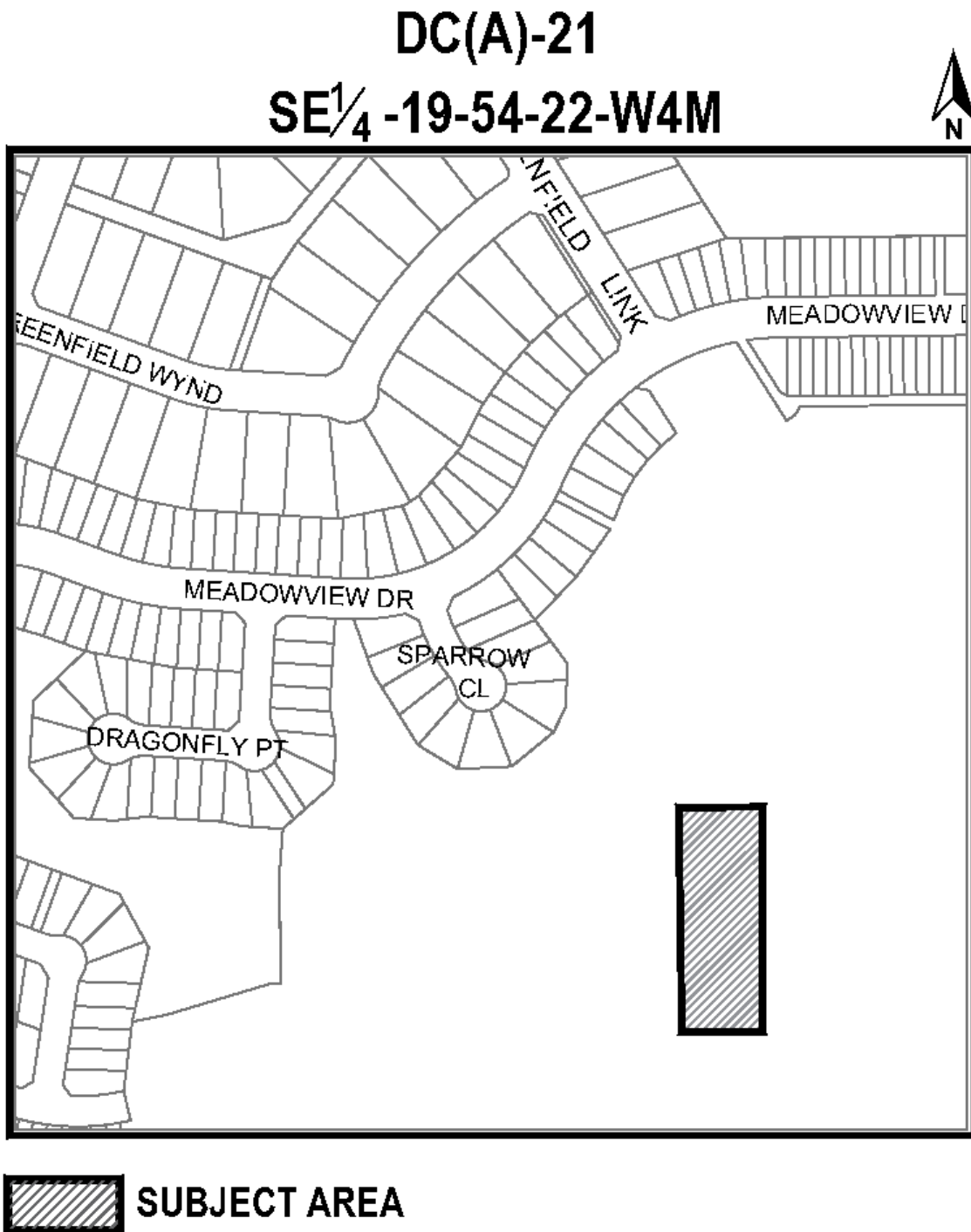
11.24.8. Fences

- (a) Fences shall not be permitted in the Front Yard or shared Side Yard of a Lot. There shall be no variance to this regulation.

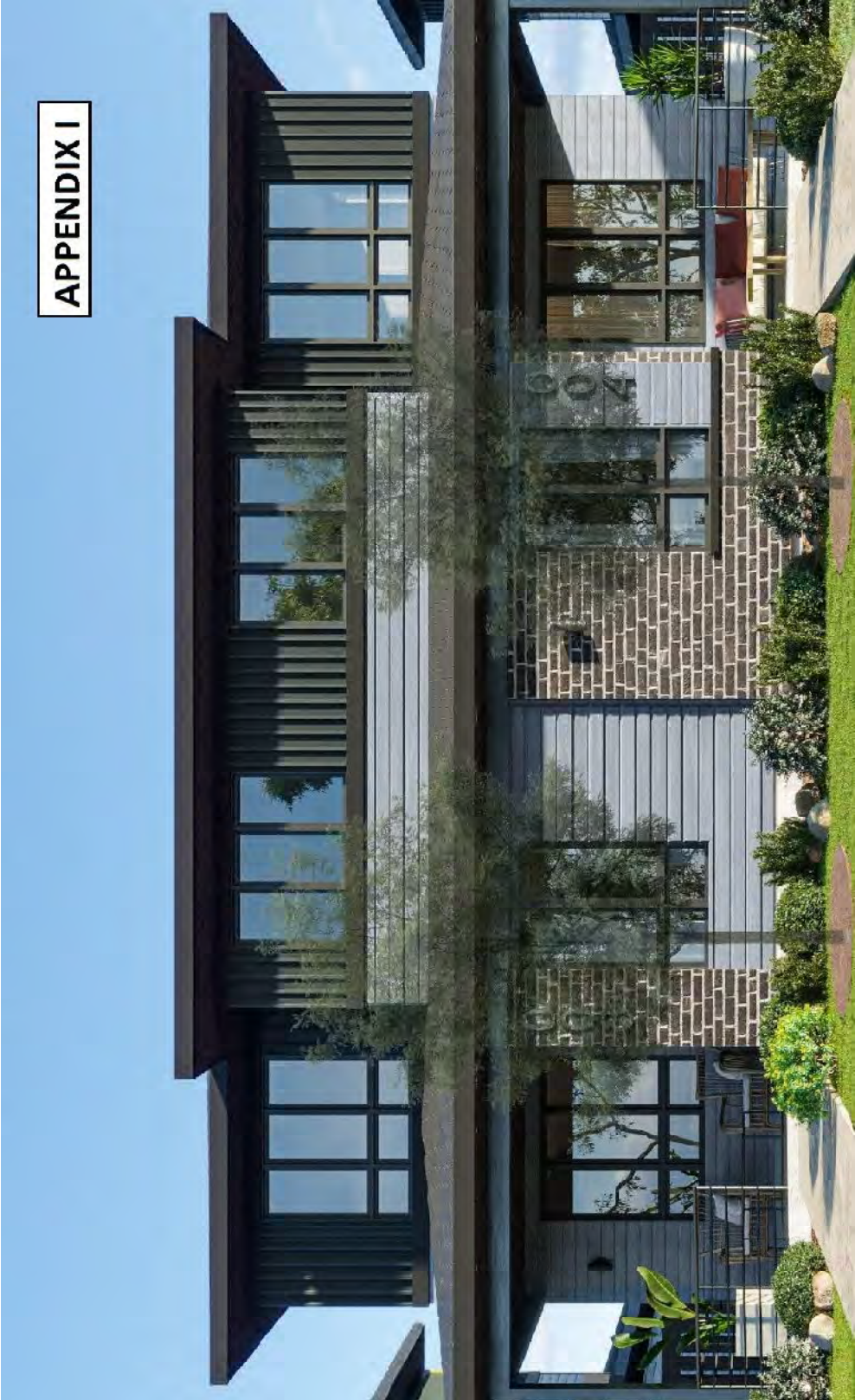
11.24.9. Additional Development Regulations

- (a) The Development Authority may exercise minor variance powers if, in the opinion of the Development Authority, the Development is consistent with the purpose, spirit, and intent of this District and the variance is due to a practical difficulty peculiar to the Use, character, or situation of land or building, which are not generally common to other land in this District.
- (b) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Sections 11.1 to 11.5 of Part 11 - Direct Control Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs.
- (c) Notwithstanding Section 3.4 of the Bylaw, an application for a Development Permit for Semi-Detached Housing shall also include the following:
 - i. Colour elevations for each building façade that faces a public roadway, or a public open space except for a lane; and
 - ii. To ensure 11.24.7 is met, a landscaping plan shall be submitted as part of the development permit application package.
- (d) The development shall be generally in accordance with Appendices I-IV to the satisfaction of the Development Authority.

Figure 11.24a: Applicable Area DC(A)-21- Innovative Street Oriented Medium Density Housing with Suites



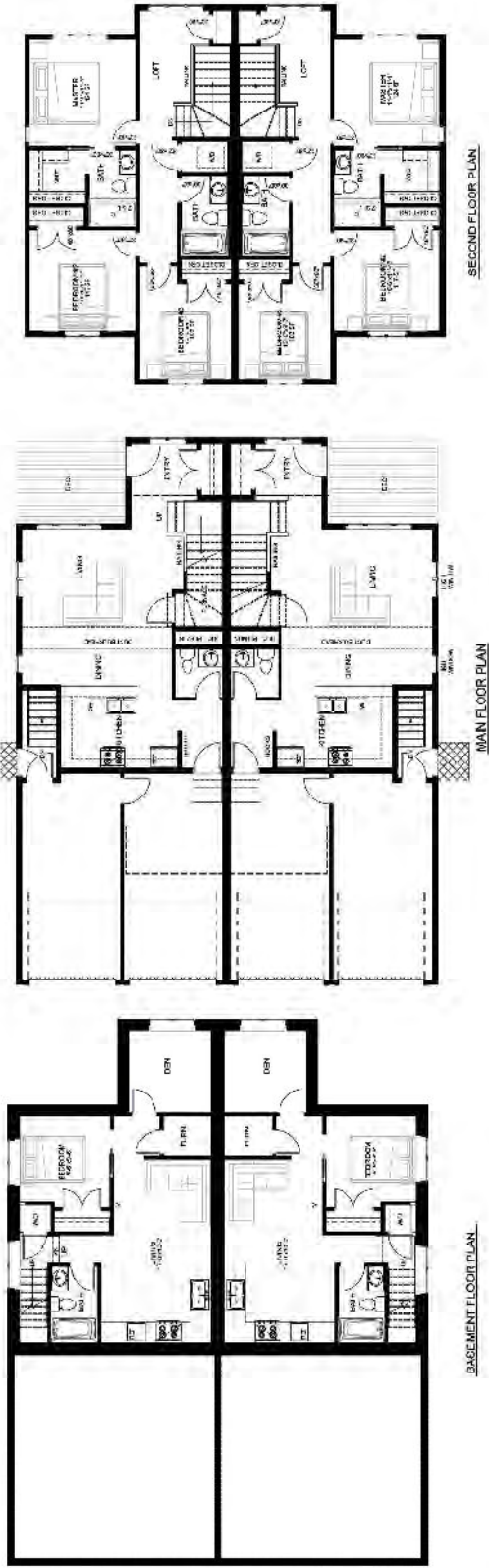
Appendix I- DC(A)-21- Innovative Street Oriented Medium Density Housing with Suite



Appendix II- DC(A)-21- Innovative Street Oriented Medium Density Housing with Suite

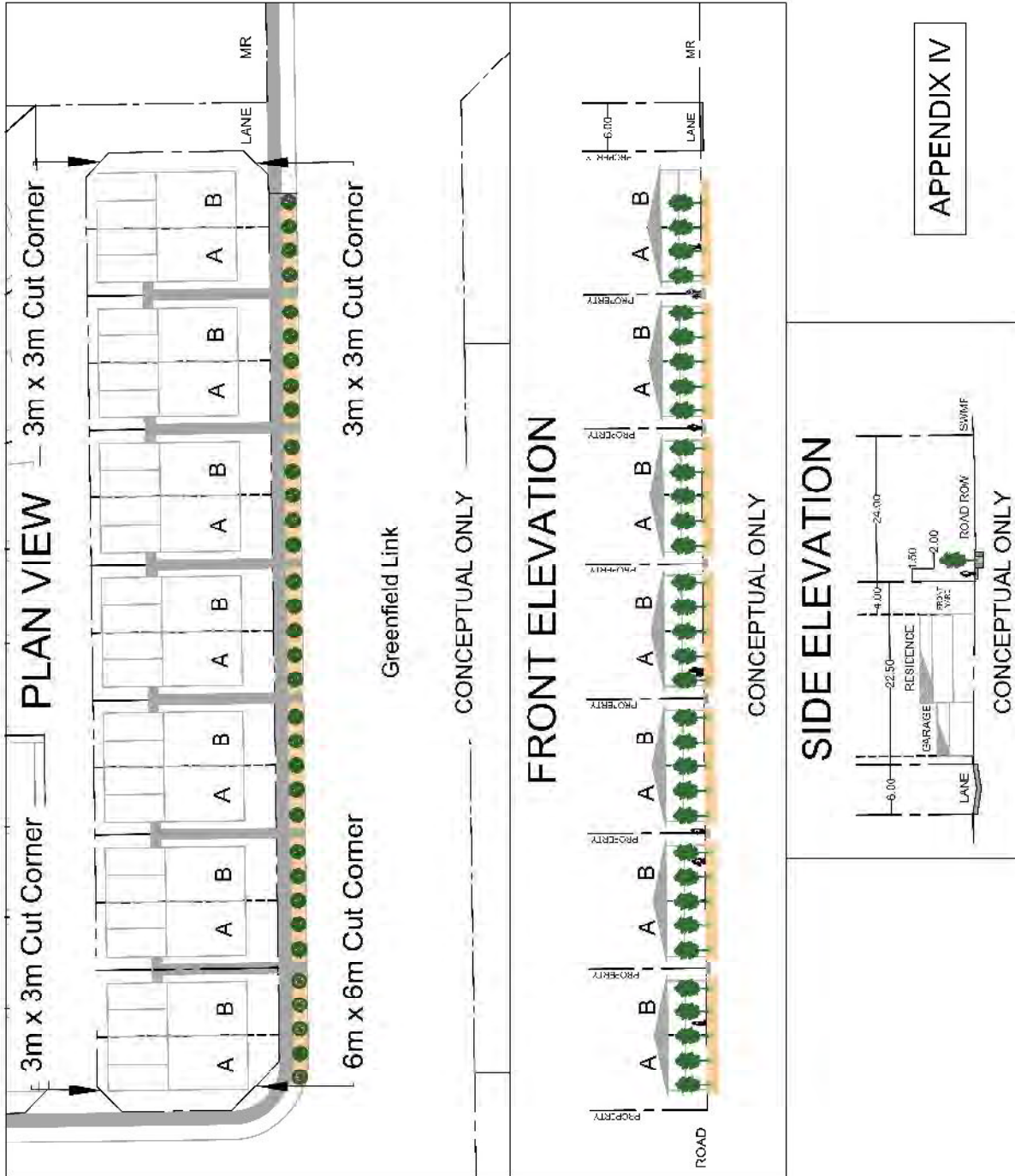


Appendix III- DC(A)-21- Innovative Street Oriented Medium Density Housing with Suite



APPENDIX III

Appendix IV- DC(A)-21- Innovative Street Oriented Medium Density Housing with Suite



11.25. DC(A)-22 DIRECT CONTROL - STREET ORIENTED PUBLIC SERVICE AND COMMERCIAL MIXED-USE DISTRICT

11.25.1. Purpose

The purpose of this District is to provide for street-oriented public and quasi-public development that serves the social, physical, mental, cultural, and religious needs of the community, and is intended accommodate street-oriented convenience commercial and services for the day-to-day needs of residents within the surrounding neighbourhood. Street oriented design includes 4.0m minimum building setbacks adjacent to public roadways to support pedestrian access features and additional landscaping along frontage for an attractive, highly permeable, and comfortable activated urban streetscape.

11.25.2. Areas of Application

This District applies to a portion of SE ¼ Section 19-54-22-4, as shown in Figure 11.25a.

11.25.3. DC(A)-22 Uses

- (a) The Fundamental Use Provisions as requisite qualifiers for allowed uses listed within 11.25.3 (b) and (c) shall ensure:
- i. That Pet care services shall not include any outside enclosures, pens, or exercise areas.
 - ii. That any use which include a drive-through service shall be considered a Discretionary Use.

(b) DC(A)-22 Permitted	(c) DC(A)-22 Discretionary Uses
<ul style="list-style-type: none"> - Apartment - Business Support Services - Child Care Facility - Eating and Drinking Establishment - Government Service - Health Service - Multi-attached Housing - Personal Service - Place of Worship - Professional Service - Professional, Financial, and Office Service - Retail Store (Convenience) - Service Station (Limited) - Sign, Billboard (Limited) - Sign, Fascia - Sign, Fascia (Limited) - Sign, Freestanding - Sign, Portable - Sign, Portable (Limited) 	<ul style="list-style-type: none"> - Community Service Facility - Custom Manufacturing - Funeral Home - Pet Care Service - Recreation Facility (Indoor) - Show Home - Vehicle Wash - Veterinary Clinic <p>Accessory development to any use listed in subsection 11.25.3(c)</p>

<ul style="list-style-type: none"> - Sign, Projecting - - Accessory development to any use listed in subsection 11.25.3(b) 	
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11.25.4. DC(A)-22 Site Subdivision Regulations

	Interior Site	Corner Site
a) Site Area	714m ² minimum	748m ² minimum
b) Site Width	21.0m minimum	22.0m minimum
c) Site Depth	34.0m minimum	

11.25.5. DC(A)-22 Site Development Regulations

	Interior Site	Corner Site
a) Front Yard Setback	4.0m minimum (8.0m max.)	4.0m minimum (8.0m max)
		Flanking is 4.0m minimum (8.0m max)
b) Rear Yard Setback	Minimum of 3.0m or one-half (1/2) the height of the building, whichever is greater.	
c) Side Yard Setback	3.0m minimum	
d) Principal Building Height	14.0m maximum for a principal building up to two (2) storeys.	
e) Site Coverage	60% maximum for all buildings, including accessory buildings.	

11.25.6. On-Site Parking

- (a) To ensure street-oriented development, parking shall not be permitted within a front yard between a principal building and a public roadway or directly adjacent to a public roadway.
- (b) A minimum total of 121 parking stalls will be provide to service the site. The location of parking shall be provided as per Appendix I - Site Plan Concept.
- (c) Off-peak and Sunday Place of Worship parking is complimentary to business hour parking. Shared parking will be permitted at all times due to low risk of conflict. All parking areas shall be accessible between all lots for pedestrians and automobiles

11.25.7. Architectural and Design Features

- (a) All building entrances shall face adjacent public roadways and shall be accessible directly from the street.
- (b) All units are to be completed with exterior materials of high quality and durable materials to the satisfaction of the Development Authority.

11.25.8. Fences

- (a) Fences shall not be permitted in the Front Yard or shared Side Yard adjacent to a public roadway.

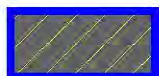
11.25.9. Additional Development Regulations

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Sections 7.1-7.6 of Part 7 - Commercial Land Use Districts, Sections 11.1 to 11.5 of Part 11 - Direct Control Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs.
- (b) The development site layout shall be generally in accordance with Appendix I - Site Plan to the satisfaction of the Development Authority.
- (c) The development architectural treatments shall be generally in accordance with Appendix II - Church Concept to the satisfaction of the Development Authority.
- (d) The siting and appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority in order that there shall be general conformity with adjacent buildings, and that there may be adequate protection afforded to the amenities of adjacent buildings and sites.
- (e) For sites that are adjacent to residential uses and where uses that may in the opinion of the Development Authority, generate negative impacts such as noise, light or odours which may be noticeable on adjacent properties, the Development Authority may exercise discretion to require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including berming or screening, which may exceed the landscaping requirements of this Bylaw; noise attenuation measures such as structural soundproofing; downward direction of all exterior lighting on to the proposed development; and any other measures as the Development Authority may deem appropriate. The Development Authority may exercise minor variance powers if, in the opinion of the Development Authority, the Development is consistent with the purpose, spirit, and intent of this District and the variance is due to a practical difficulty peculiar to the Use, character, or situation of land or building, which are not generally common to other land in this District.

Figure 11.25a: Applicable Area DC(A)-22- Street Oriented Public Service and Commercial Mixed-Use

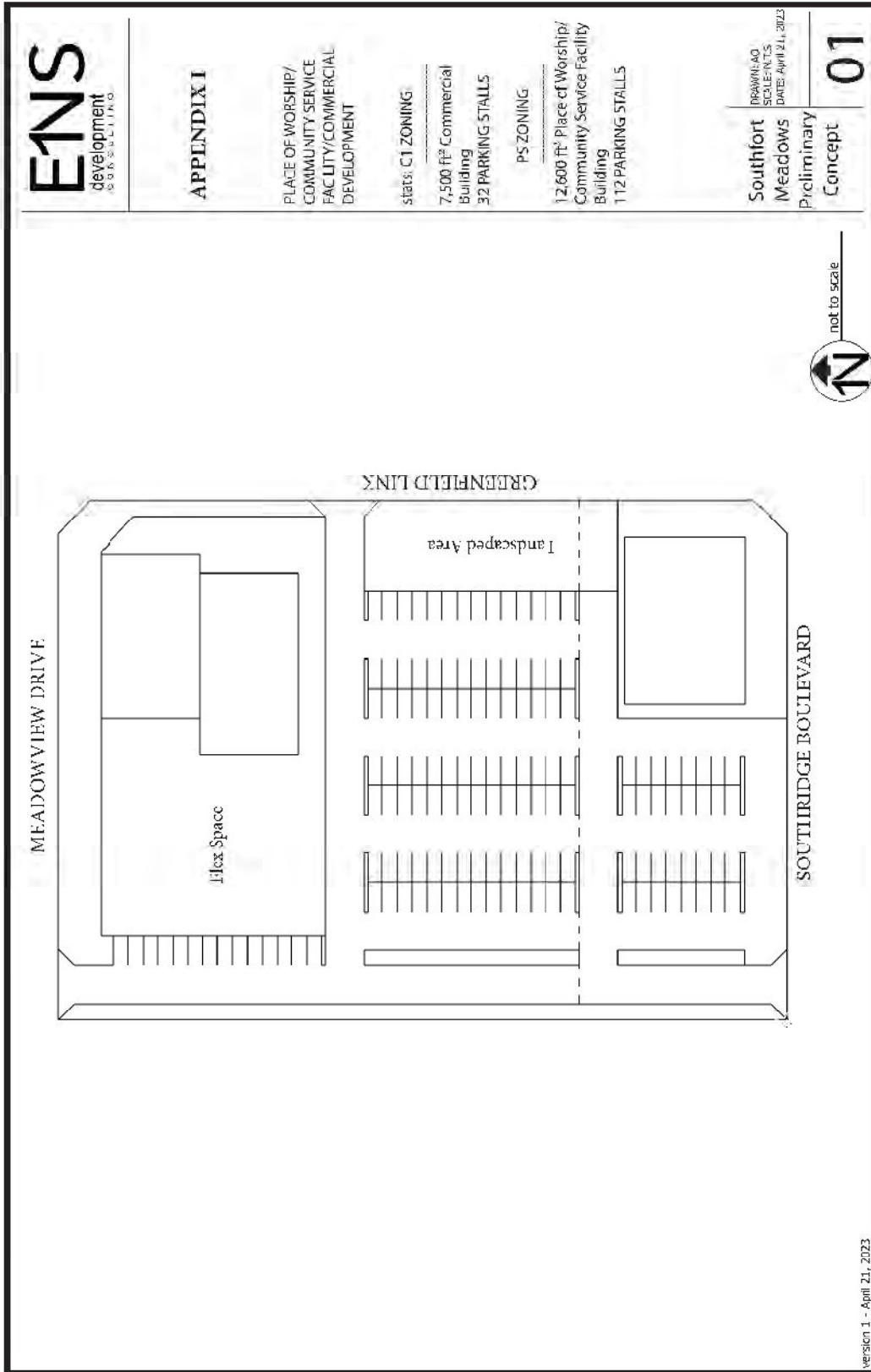
DC(A)-22

Part of SE¹/₄ 19-54-22-W4M



SUBJECT AREA

Appendix I- DC(A)-22- Street Oriented Public Service and Commercial Mixed-Use



ENS
development
CONSULTING

APPENDIX I

PLACE OF WORSHIP/
COMMUNITY SERVICE
FACILITY/COMMERCIAL
DEVELOPMENT

STATUS: C1 ZONING

7,500 ft² Commercial
Building
32 PARKING STALLS

PS ZONING

12,600 ft² Place of Worship/
Community Service Facility
Building
112 PARKING STALLS

Southfort
Meadows
DRAWN: AO
SCALE: N.T.S.
DATE: April 21, 2023

Preliminary
Concept

01

Version 1 - April 21, 2023

Appendix II- DC(A)-22- Street Oriented Public Service and Commercial Mixed-Use



Part 12 – Overlays

12.1. DOWNTOWN PARKING OVERLAY

12.1.1. Purpose

The purpose of this Overlay is to provide for reduced parking requirements in the Downtown Area.

12.1.2. Applicability

This Overlay shall apply to those areas identified on the Land Use Map (Appendix A: Land Use Map).

12.1.3. Downtown Parking Overlay Regulations

- (a) The minimum number of parking spaces required shall be determined by multiplying the minimum number of parking spaces required by this Bylaw by 20%;
- (b) Parking requirements under this section shall apply only to new development, redevelopment, additions or enlargements to existing buildings and not to the existing floor area of developments; and
- (c) The Development Authority may consider a complete relaxation of the parking requirements if it can be demonstrated that the lack of parking will not present a source of inconvenience to the surrounding area. This may require the provision of a parking study prepared by an accredited professional to demonstrate how the availability of parking in the area of the Development is adequate to support the activities of the existing developments in the area, as well as the proposed new development.

12.2. “THE DRIVES” OVERLAY

12.2.1. Purpose

The purpose of this Overlay is to recognize the unique design of The Drives neighbourhood.

12.2.2. Applicability

This Overlay shall apply to those areas identified on the Land Use Map (**Appendix A: Land Use Map**).

12.2.3. “The Drives” Overlay Regulations

- (a) For properties that traditionally provide vehicular access from a lane or from the side of the property facing the rear of the dwelling, the yard adjacent to the lane will be considered the rear yard, and the yard adjacent to the public open space will be considered the front yard;
- (b) In the case of redevelopment, alteration, replacement or upgrading of existing single detached dwellings or vacant single detached dwelling properties, the proposed new development shall be oriented in accordance with the traditional orientation of development in “The Drives” area (i.e. the rear of the dwelling shall orient to the lane or primary access to the Site, and the front of the dwelling shall orient to the public open space or front yard of the site); and
- (c) All redevelopment, alteration, replacement or upgrading of existing single detached dwellings shall be consistent with and sensitive to the form and character of the dwellings in the area surrounding the subject site.

12.3. HIGHWAY 15 VICINITY OVERLAY

12.3.1. Purpose

The purpose of this Overlay is to provide for limited highway commercial uses adjacent to Highway 15 as identified on Land Use Map (**Appendix A: Land Use Map**).

12.3.2. Applicability

This Overlay shall apply to lands districted as IM - Medium Industrial and within the areas identified on the Land Use Map (**Appendix A: Land Use Map**).

12.3.3. Highway 15 Vicinity Overlay Regulations

*Any vehicle oriented use that may result in overnight stays or accommodation and drive through services will not be permitted within the Hwy 15 Vicinity Overlay area.

- (a) All proposed developments within this Overlay may be subject to a Risk Assessment ensuring that they are compatible with adjacent uses;
- (b) At the discretion of the Development Authority or based on the recommendations of a Risk Assessment, additional safety measures may be required by the Development Authority in order to consider a proposed development;
- (c) All site and building designs shall be designed for ease of evacuation, access by emergency services, and mechanical systems to provide protection to occupants in the case of a significant industrial accident; and
- (d) All sites and buildings shall be designed in accordance with the principles of Shelter-in-Place.

12.4. IL LIMITED USE OVERLAY

12.4.1. Purpose

The purpose of this Overlay is to protect the existing residential land uses adjacent to the industrial land uses in this area.

12.4.2. Applicability

This Overlay shall apply to those uses specific in Section 8.9 IL - Light Industrial District where they occur on those lands shown on the Land Use Map (**Appendix A: Land Use Map**) as being within the IL Limited Use Overlay, and when they involve new structures, the expansion of the size of existing structures beyond the present exterior walls or roof line, or addition/expanded uses on the site.

12.4.3. Uses Prohibited within the IL Limited Use Overlay

- (a) The following uses are prohibited on lands located within the IL Limited Use Overlay:
 - i. Kennel; and
 - ii. Service Station or Bulk Fuel Depot

12.4.4. Additional Landscaping Requirements

- (a) In addition to the requirements of Section 5.6 General Landscaping Requirements and 8.4 Landscaping Requirements for Industrial Land Uses, a 3.0m wide landscaping Buffer shall be provided on-site along the entire length of any rear property boundary adjacent to park lands, public utility lots, or reserve parcels. The landscaped Buffer area shall be a grassed or mulched area, containing coniferous tree plantings at a rate of one tree per 3.0 linear meters of the landscaped buffer length, spaced at equal intervals.
- (b) The Rear Yard setback is 9.0m minimum.
- (c) The maximum height for any building or structure is 15.0m.

Part 13 – Parking and Loading

13.1. GENERAL PARKING REGULATIONS

- 13.1.1. The requirements of this Section shall apply to all parking, loading facilities and drive aisles required by this Bylaw. Notwithstanding the requirements of this Section, specific standards specified in any Land Use District may supplement or supersede the parking and loading requirements of this Section. Parking spaces must be provided collectively for each use on a lot in an amount that complies with the regulations in this Section.
- 13.1.2. Where parking and/or loading facilities are required by this Bylaw, the applicant shall provide the required parking and/or loading space prior to the occupancy or commencement of the use for which they are required.
- 13.1.3. All off-street parking areas shall be designed to provide:
- (a) Adequate access to and egress from the parking area for the vehicle it is intended to serve by means of a clearly defined driveway; and
 - (b) Adequate access to and egress from each parking space by means of a clearly defined maneuvering aisle designed to the satisfaction of the Development Authority.
- 13.1.4. The Development Authority may consider a reduction to the parking requirements of this Section, by considering a parking assessment prepared by an accredited professional which assesses the parking demand characteristics of a proposed development. Such an assessment shall be provided at the owner/applicant's expense. Such a reduction to the parking requirements is not a variance.
- 13.1.5. Except in Commercial Land Use Districts, no direct access shall be permitted from a lane to a parking facility with more than three parking spaces unless special circumstances are determined by the Development Authority to warrant such access.

13.2. MINIMUM PARKING REQUIREMENTS

- 13.2.1. The minimum required number of vehicle parking spaces for a use shall be as set out in Tables 13a, 13b, 13c and 13d.
- 13.2.2. Where the calculation of the required number of parking spaces results in a fraction, the next higher number shall apply.
- 13.2.3. Where a proposed development does not directly correlate with the land uses listed in this Section, the Development Authority shall determine a specific number of required parking spaces, having regard to requirements for similar uses provided herein.
- 13.2.4. Visitor parking for multi-unit residential developments shall be made readily accessible and available for visitors to the development, to the satisfaction of the Development Authority.

- 13.2.5. Designated parking spaces for persons with physical disabilities shall be provided in accordance with appropriate provisions of any other Provincial or Federal requirement and shall be included as part of, and not in addition to, the applicable minimum parking requirements.
- 13.2.6. Designated parking spaces for persons with physical disabilities shall be located as close as possible to wheelchair ramps, walkways and entrances. Parking spaces shall not be located within a wheelchair ramp access area.
- 13.2.7. Small car parking spaces may be permitted, provided that:
- (a) Small car parking spaces shall comprise a maximum of 20% of required parking for development in all Land Use Districts except for the R1 - Single-Detached Residential District, R2 - Semi-Detached and Duplex Residential District, RE - Residential Estate Lot District, and RC - Comprehensively Planned Residential District;
 - (b) All small car parking spaces shall be clearly designated with signs reading: "Small car parking only", and
 - (c) All small car parking spaces shall be a minimum of 2.4m by 5.0m.
- 13.2.8. The Development Authority may consider a reduction in the total amount of parking required for a development where a mix of uses creates staggered peak periods of parking demand. The Development Authority may consider the preliminary shared use parking framework in Appendix B to determine an overall site peak parking requirement. In no case shall shared parking include the parking required for residential uses, except in the Downtown Districts.

Table 13a: Minimum Parking Requirements for Residential Uses

Land Use Class	Minimum Number of Parking Spaces
Bed and Breakfast	1 per guest room plus 2 for the principal dwelling
Multi-attached Housing and Apartments with more than four dwelling units	1 per Bachelor dwelling unit 1 per One Bedroom dwelling unit 1.5 per two bedroom dwelling unit 2 per three bedroom dwelling unit Plus 1 for every six dwelling units for visitors Plus for bicycle parking in multi-unit developments that contain more than 7 dwelling units, a minimum of 10% of the required parking spaces or a minimum of 10 bicycle parking spaces shall be provided, whichever is greater
Garden Suite Garage Suite Secondary Suite	In addition to the parking requirements for the principal dwelling unit, 1 stall per suite and can be tandem
Single Detached, Semi-detached, and Duplex Housing Multi-attached Housing with up to four dwelling units	2 per dwelling unit
Assisted Living Facility	0.6 per dwelling unit for staff and visitor parking
Boarding Facilities	Minimum 4 Parking Stalls. No tandem parking will be permitted.

Table 13b: Minimum Parking Requirements for Commercial Uses

Land Use Class	Minimum Number of Parking Spaces
Breweries, Wineries, and Distilleries	1 per 9.6m ² of GFA plus 1 per 100m ² of GFA for staff, providing a minimum of 5 for staff
Business Support Service	2.2 per 100m ² of GFA
Commercial School	3 per 100m ² of GFA for students plus 2.8 per 100m ² of GFA of administrative area, to a minimum of 5, for staff
Child Care Facility	1 per 2 employees plus 10 for patrons
Eating and Drinking Establishment	1 for every 4 seats for customers plus 1 per 100m ² of GFA for staff, providing a minimum of 5 for staff
Entertainment Facility (Indoor and Outdoor)	10 per 100m ² of GFA for customers and staff
Health Services	2 spaces per 45m ² of GFA
Hotel, Motel	1 per room for occupants, plus 1 per 10 rooms to a minimum of 5, for staff
Kennel	2 per 100m ² of GFA for customers (does not include kenneling area), plus 2 for staff
Personal Service	2.2 per 100m ² of GFA for customers and staff plus 7.5 per 100m ² of GFA of reception area (where applicable) for customers
Pet Care Service	Where GFA is less than 2,000m ² , 2.2 per 100m ² of GFA
	Where GFA is between 2,000m ² and 20,000m ² , 3.2 per 100m ² of GFA

	Where GFA is greater than 20,000m ² , 4.3 per 100m ² of GFA
Professional, Financial and Office Service	2 per 100m ² of GFA for customers plus 1 per 100m ² of GFA for staff
Recreation Facility, Indoor	1 for every 5 seats for uses with fixed seating or 1 per 10m ² of GFA for uses without fixed seating Notwithstanding the above, the Development Authority may require additional or different parking requirements based on the individual characteristics or components of the recreation facility
Recreation Facility, Outdoor	At the discretion of the Development Authority
Retail Store (Convenience), (General), (Liquor), and (Cannabis)	Where GFA is less than 2,000m ² , 2.2 per 100m ² of GFA
Retail Store (Convenience), (General), (Liquor), and (Cannabis)	Where GFA is between 2,000m ² and 20,000m ² , 3.2 per 100m ² of GFA
Service Station	
Service Station (Limited)	Where GFA is greater than 20,000m ² , 4.3 per 100m ² of GFA
Vehicle Repair Facility Vehicle Repair Facility (Limited)	1 per 2 employees plus 2 per 100m ² of GFA
Vehicle Sales, Leasing and Rental Facility, Vehicle Sales, Leasing and Rental Facility (Limited)	2.2 per 100m ² of GFA
Veterinary Clinic	2.2 per 100m ² of GFA

Warehouse Sales	Where GFA is less than 2,000m ² , 2.2 per 100m ² of GFA
	Where GFA is between 2,000m ² and 20,000m ² , 3.2 per 100m ² of GFA
	Where GFA is greater than 20,000m ² , 4.3 per 100m ² of GFA

Table 13c: Minimum Parking Requirements for Industrial Uses

Land Use Class	Minimum Number of Parking Spaces
Cannabis Production and Distribution Facility	1 for every 3 employees during the maximum working shift plus 0.6 per 100m ² of GFA
General Industrial Use	0.6 per 100m ² of GFA, with minimum not less than 10
Heavy Industrial Use	At the discretion of the Development Authority
Warehouse, Distribution and Storage	1 for every 3 employees during the maximum working shift, plus 0.6 per 100m ² of GFA

Table 13d: Minimum Parking Requirements for Institutional Uses

Land Use Class	Minimum Number of Parking Spaces
Community Service Facility	2.2 per 100m ² of GFA
Education (Public or Private) - Elementary or Junior High Schools	1 per employee plus 10 additional spaces
Education (Public or Private) - Senior High School or Post-Secondary	1 per employee, plus 1 for every 8 students
Hospital	1 per 4 beds plus 1.5 for every employee on maximum working shift
Place of Worship Funeral Home	15 per 100m ² of assembly area for occupants, plus 2.8 per 100m ² of office area, to a minimum of 5, for staff

13.3. GENERAL PARKING REGULATIONS FOR DOWNTOWN

- 13.3.1. Unless otherwise specified in the Land Use District, structured parking facilities shall generally be provided at locations internal to the site. If such parking facilities are located fronting a public roadway, then the following design considerations shall be utilized:
- (a) Ground floor shall include retail uses positioned adjacent to the public realm with multiple entrances;
 - (b) Entrance to the parking facility shall be designed with special architectural treatment to maintain the integrity of retail frontage; and
 - (c) The façade of the upper storeys of the parking facility shall be designed to reflect residential or commercial building character.
- 13.3.2. All surface parking lots shall be developed in accordance with the general standards Section 13 of the Land Use Bylaw. In addition the following regulations shall apply:
- (a) All surface parking lots shall be hard surfaced.
- 13.3.3. The Development Authority may consider granting additional Floor Area Ratio, if the applicant agrees to provide underground parking stalls to meet all parking requirements of the project. The applicant will be required to provide appropriate parking for the original and additional Floor Area Ratio in accordance with parking standards established within this Bylaw.
- 13.3.4. The Development Authority may consider a reduction in the total amount of parking required for a development where a mix of uses creates staggered peak periods of parking demand. The Development Authority may consider the preliminary shared use parking framework in Appendix B to determine an overall site peak parking requirement.
- 13.3.5. Notwithstanding 13.3.4 above, authorization to share parking spaces may only be granted by the Development Authority in the following circumstances:
- (a) The development sites are within 100m of each other;
 - (b) The demand for parking spaces generated by each development or use is not likely to occur at the same time; and
 - (c) An agreement is signed between the owners of the sites that are sharing the parking spaces for a period of not less than 10 years, and the agreement is registered on the Titles of the properties that are subject to the agreement.
- 13.3.6. Developments within the Downtown Districts shall be subject to the parking requirements established in Table 13e.

Table 13e: Minimum Parking Requirements for Downtown

Land Use Class	Minimum Number of Parking Spaces
Multi-attached Housing and Apartment with more than four dwelling units	Bachelor Unit - 0.75 spaces/dwelling unit One Bedroom Unit - 1 space/dwelling unit Two Bedroom Unit - 1.5 spaces/dwelling unit Three or More Bedrooms - 1.75 spaces/dwelling unit Plus 1 for every seven dwelling units for visitors
Professional, Financial and Office Service	2 spaces / 100m ² of GFA minimum
Eating and Drinking Establishment	1 for every 4 seats plus a minimum of 5 spaces for staff
Retail, Office, and Entertainment	2 per 100m ² of GFA
Retail Store (Cannabis), (Convenience), (General), and (Liquor)	2 spaces / 100m ² of GFA minimum
Other non-residential	Minimum amount of off-street parking shall be as per the parking requirements specified in Tables 13.a-13.e less 20%.

13.4. BICYCLE PARKING REQUIREMENTS FOR DOWNTOWN

- 13.4.1. Sites shall be designed and maintained to provide bicycle parking and amenities to the satisfaction of the Development Authority.
- 13.4.2. The bicycle station should be located where it can be safely and conveniently located to ensure compatibility with the surrounding environment, to the satisfaction of the Development Authority.

13.5. ALTERNATIVE COMPLIANCE FOR MINIMUM PARKING REQUIREMENTS

13.5.1. Upon written request from the applicant and the submission of an Alternative Compliance Parking Plan (parking impact study) prepared by a qualified professional, the Development Authority may consider an alternative parking requirement for non-residential, Community, education and recreation land uses, which may be substituted in whole or in part for the requirements of this Section.

13.5.2. In reviewing an Alternative Compliance Parking Plan, the Development Authority shall consider:

- (a) The number of employees occupying the building or land use and the number of expected customers or clients;
- (b) The availability of nearby on-street parking (if any), the availability of shared parking with abutting, adjacent or surrounding land uses (if any), and/or the provision of purchased or leased parking spaces in a municipal or private parking lot meeting the requirements of the City; and
- (c) Any other factors that may be unique to the applicant's request.

13.5.3. The Development Authority shall only approve an Alternative Compliance Parking Plan if it:

- (a) Does not detract from continuity, connectivity, and convenient proximity for pedestrians between or among existing or future land uses in the vicinity;
- (b) Creates no physical impact on any facilities serving alternative modes of transportation;
- (c) Creates no detrimental impact on natural areas or features; and
- (d) Maintains the ratio of parking spaces for persons with physical disabilities.

13.6. PARKING AND LOADING REQUIREMENTS FOR RESIDENTIAL LAND USES

13.6.1. All parking and loading spaces required by this Bylaw for residential purposes, including all maneuvering aisles and driveways shall be:

- (a) For single detached, semi-detached housing and duplexes:
 - i. Located on the same site as the use requiring them;
 - ii. Hard surfaced prior to occupancy;
 - iii. Where vehicular access is via a public roadway or lane, provided to the rear or side of the principal building;
 - iv. Where there is no lane present, provided to the rear, side or front of the principal dwelling; and

- v. Where vehicular access is via the front only, one side yard shall be a minimum of 3.0m in width to accommodate a driveway for vehicular access to the rear of the property, except where an attached garage is provided.

(b) For multi-attached housing and Apartments:

- i. Paved prior to occupancy;
- ii. Bordered and separated from adjacent areas with concrete curbing; and
- iii. Not located within the required front yard setback area of a site.

13.6.2. In the event that seasonal conditions prevent the completion of paving in accordance with this Bylaw:

- (a) The parking and loading areas shall be compacted and maintained in a manner that allows reasonable access by emergency vehicles. In addition, the paving shall be completed within the construction season of the following year; and
- (b) The owner/applicant shall be required to provide a Security Deposit to guarantee the completion of the paving in accordance with this Bylaw.

13.6.3. Parking stalls provided inside a garage or carport shall have the following minimum dimensions:

- (a) 3.1m in width by 6.0m in depth for the stall within a single garage or carport; or, 3.4m in width by 6.3m in depth for the exterior of a single garage or carport; and
- (b) 2.9m in width by 6.0m in depth for each stall within a double garage or carport; or, 6.1m in width by 6.3m in depth for the exterior of a double garage or carport.

13.6.4. Hard surfaced parking pads intended to accommodate a garage in the future shall accommodate the minimum dimensions noted in Section 13.6.3 above.

13.6.5. For single detached, semi-detached housing, and secondary suites, parking stall dimensions for stalls not inside a garage or carport and not on a parking pad intended to accommodate a future garage shall be 2.75m in width by 5.8m in depth.

13.7. PARKING FOR MULTI-UNIT DEVELOPMENTS

13.7.1. Sites with more than one use shall provide parking and loading spaces equal to the sum of the requirements for the individual uses.

13.7.2. Notwithstanding Subsection 13.7.1 above, parking requirements for individual uses, shall be determined using the calculations in Section 13.2 Minimum Parking Requirements.

13.7.3. At the discretion of the Development Authority, two or more uses may share parking spaces. A maximum of 20% of the required parking for any of the uses may be combined or shared parking.

13.7.4. Notwithstanding Subsection 13.7.3 above, authorization to share parking spaces may only be granted by the Development Authority in the following circumstances:

- (a) The development sites are within 100m of each other;
- (b) The demand for parking spaces generated by each development or use is not likely to occur at the same time; and
- (c) An agreement is signed between the owners of the sites that are sharing the parking spaces for a period of not less than 10 years, and the agreement is registered on the Titles of the properties that are subject to the agreement.

13.8. PARKING AND LOADING FOR NON-RESIDENTIAL USES

13.8.1. At the discretion of the Development Authority, some or all of the parking required pursuant to this Bylaw for a non-residential use may be provided on a site different than the site of the development for which it is required, provided that there is no more than 100.0m between the off-site parking site and the development site.

13.8.2. Off-site parking spaces provided pursuant to Subsection 13.8.1 above shall be:

- (a) Located in a Land Use District that allows for parking Facilities;
- (b) Subject to a Restrictive Covenant registered on the Title to the off-site parking site, which specifies that the parking is to be provided for use of the related development site;
- (c) Used primarily for staff and overflow parking, where a portion of the parking is provided on the development site; and
- (d) Connected to the development site by a public walkway.

13.8.3. Except in the IL - Light Industrial District, IM - Medium Industrial District, IH - Heavy Industrial District and PR - Parks and Recreation District, parking and loading spaces required by this Bylaw for non-residential uses, including manoeuvring aisles and driveways shall be:

- (a) Paved prior to occupancy or commencement of the use; and
- (b) Bordered and separated from adjacent areas with concrete curbing.

13.8.4. Access to and egress from an unpaved area of an IL - Light Industrial District, IM - Medium Industrial District or IH - Heavy Industrial District site directly accessible from a public roadway shall have hard surfacing equal to the width of the access/egress and 15.0m in depth within the site. In addition, the off-site portion of the access/egress shall be hard surfaced to the satisfaction of the City.

13.9. PARKING GARAGES

13.9.1 Parking Garages

- (a) No dangerous or hazardous goods, or flammable or combustible liquids or gases may be permitted within a parking garage, except as contained within a permanently installed tank connected to the fuel system of a vehicle;
- (b) Parking garages and interior stairwells shall be designed for easy observation from other, more public areas. Mechanical rooms, HVAC systems, elevators, stairwells, columns and other visual obstructions shall be located to maximize clear sightlines of the parking spaces and primary pedestrian circulation routes; and
- (c) Transparent panels shall be incorporated into all doors and walls that separate stairwells, corridors and entrances to elevator lobbies from the main parking areas, to allow for clear sight lines.

13.10. PARKING LOTS AND SERVICE AREAS

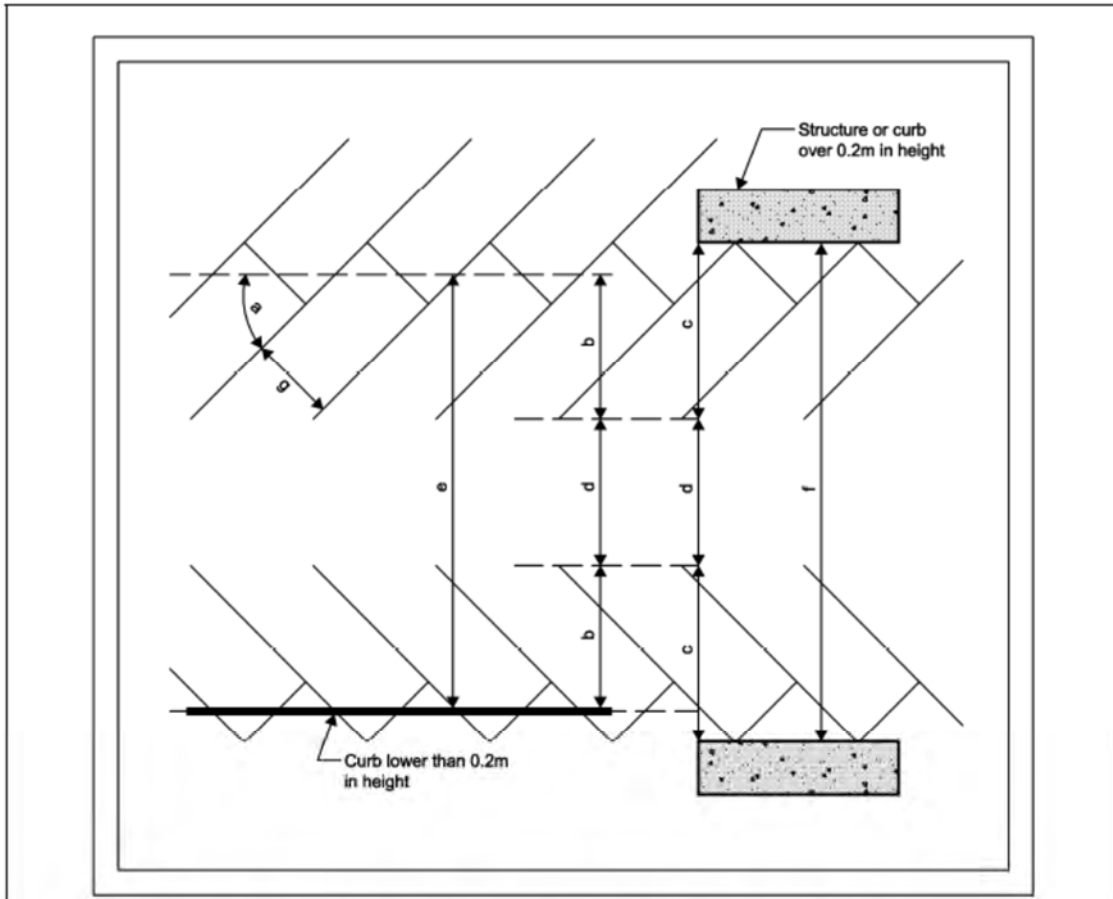
13.10.1. A parking lot shall be designed and located such that it:

- (a) Is accessible to and appropriate for the types of vehicles using it, including but not limited to cars, trucks, buses, bicycles and emergency vehicles ;
- (b) Does not interfere with, or potentially impact, pedestrian or traffic safety travelling on adjacent public roadways;
- (c) Provides appropriate separation between pedestrians and vehicles through the provision of sidewalks or walkways, bollards, special paving, lighting or other means to clearly delineate pedestrian areas;
- (d) Provides pedestrian drop-off areas where necessary, especially for land uses that serve children or the elderly;
- (e) Provides well-defined circulation routes that minimize potential points of conflict between vehicles and pedestrians or bicycles;
- (f) Utilizes landscaped traffic islands, to the maximum extent feasible, with raised curbs to define parking lot entrances, the ends of parking aisles, to delineate circulation routes and to aid in separating pedestrian areas. Parking lots containing more than 20 contiguous parking spaces shall incorporate landscaped traffic islands;
- (g) Large parking lots shall be divided by landscaped areas. Each section shall contain a maximum of 200 parking spaces;
- (h) Parking spaces shall be clear of obstruction, other than wheel stops;
- (i) Parking spaces shall have suitable barriers, such as wheel stops, to prevent vehicles from encroaching off-site and into landscaped areas and to provided separation from fences, walls and buildings; and

- (j) Where wheel stops are provided, they may not exceed 100mm in height above the parking space surface and shall be placed perpendicular to the parking space depth, 0.6m from the front of the parking space.

13.10.2. The size of parking spaces and drive aisles shall be in accordance with (Figure 13).

Figure 13: Parking Space and Drive Aisle Specifications



PARKING STALLS (stall width - g = 2.75 m or (9.0 ft.))

A	B	C	D		E	F
degrees	m (ft.)	m (ft.)	m (ft.)		m (ft.)	m (ft.)
Parking Angle in Degrees	Depth of Stall in Meters (curb overhang)	Depth of Stall in Meters (abutting structure or curb over 2 m (6.6 ft.) in height)	Aisle Width		Centre to Centre in Meters (curb overhang)	Centre to Centre Meters (abutting structure or curb over 0.2 m (0.7 ft.) in height)
			One Way	Two Way		
0	2.8 (9.2)	2.8 (9.2)	3.4 (11.2)	6.7 (22.0)	---	---
30	3.9 (12.8)	4.9 (16.1)	3.6 (11.8)	---	11.4 (37.4)	13.6 (44.6)
45	4.9 (16.1)	5.8 (19.0)	3.6 (11.8)	---	13.6 (44.6)	15.2 (49.9)
50	5.1 (16.7)	6.0 (19.7)	4.3 (14.1)	---	14.5 (47.6)	16.3 (53.5)
55	5.3 (17.4)	6.1 (20.0)	4.9 (16.1)	---	15.5 (50.9)	17.1 (56.1)
60	5.5 (18.0)	6.2 (20.3)	5.5 (18.0)	---	16.5 (54.1)	17.9 (58.7)
90	5.5 (18.0)	5.5 (18.0)	7.0 (23.0)	7.0 (23.0)	18.0 (59.1)	18.0 (59.1)

13.11. ON-SITE LOADING SPACES

- 13.11.1. The minimum required number of loading spaces for a use shall be as set out in (Table 13f).
- 13.11.2. Where the calculation of the required number of loading spaces results in a fraction, the next higher whole number shall apply.
- 13.11.3. A loading space shall be designed and located so that the vehicles using it can be parked and maneuvered entirely within the bounds of the site.
- 13.11.4. Unless otherwise specified in a Land Use District, a loading space shall be a minimum width of 3.1m and a minimum depth of 9.1m with a minimum overhead clearance of 4.3m.
- 13.11.5. At the discretion of the Development Authority, who shall have regard for the types of vehicles that are likely to use a loading space, the minimum loading space dimensions may be adjusted.
- 13.11.6. A loading space shall not be located within a required minimum yard.

Table 13f: Minimum Required Number of Loading Spaces

Land Use Class	Minimum Number of Loading Spaces
Multi-unit Housing with 20 or more dwelling units	1 per building
Vehicle Sales, Leasing or Rental Facility	1 per 9,300m ² of site area
Eating and Drinking Establishment, Funeral Home, Crematorium, Health Service, Hotel, Office, Government Service, Retail Store, Entertainment Facility (Indoor), Warehouse Sales	1 per 9,300m ² of GFA
General Industrial Use, Warehouse, Distribution and Storage, Vehicle and Equipment Storage, Storage Facility	1 per 9,300m ² of GFA

Part 14 – Signs

14.1. GENERAL SIGN REGULATIONS

- 14.1.1. No person shall erect, develop, paint, enlarge, relocate or alter any sign, except as otherwise provided for in this Bylaw without first obtaining a Development Permit.
- 14.1.2. If trees, shrubbery or other landscaping is removed in order to place a sign, the removed landscaping shall be replaced with similar landscaping elsewhere on the site to the satisfaction of the Development Authority.
- 14.1.3. No sign shall be constructed or erected on private property without the owner's permission.
- 14.1.4. To the extent reasonably feasible, any permitted sign shall be placed so as not to obstruct or impair vision, or hinder or interfere with pedestrian or vehicular traffic on abutting roads or walkways.
- 14.1.5. All sign structures shall be securely built, constructed and erected to conform to the standards set forth in this Bylaw.
- 14.1.6. No sign shall be erected, operated, used or maintained that:
 - (a) Due to its position, shape, colour, format or illumination obstructs the view of, or could be confused with, an official traffic sign, signal or device, as determined by the Development Authority in consultation with the Transportation Department;
 - (b) Displays lights resembling the flashing lights usually associated with danger or those by police, fire, ambulance and other emergency vehicles; and
 - (c) Uses spots or reflector lights directed at on-coming traffic or displays travelling or flashing messages that, in the opinion of the Development Authority, create a hazard to traffic on a public roadway from which the sign is visible.
- 14.1.7. For all Development Permit applications for signs, the Development Authority shall have regard for the scale and architectural character of the building and the land use characteristics of the surrounding development. The Development Authority may refuse any Development Permit application for a sign that may adversely impact the amenities or character of the adjacent development.
- 14.1.8. When a sign cannot be clearly categorized as one of the sign types defined in this Bylaw, the Development Authority shall determine the sign type and applicable standards.
- 14.1.9. The Development Authority may attach conditions to a Development Permit for a sign to ensure compliance with the regulations of this Bylaw and to mitigate any effect that a sign may have on surrounding properties. Conditions may relate to the duration that a Permit is valid, the landscaping associated with a sign, the maximum size of a sign, the appearance of a sign, the lighting of a sign, and may require applicants to at any time mitigate safety concerns identified by the City near traffic conflict points.

- 14.1.10. To the extent reasonably feasible, all structural features of a sign shall be covered or finished to the satisfaction of the Development Authority.
- 14.1.11. Illumination of signs shall be subject to review and approval by the Development Authority in conjunction with affected agencies.
- 14.1.12. The illumination for any sign should not create a direct glare upon any residential land use, surrounding sites or roadways.
- 14.1.13. Signs shall not have flashing or running lights.
- 14.1.14. A sign located on or at the rear or side of any building shall not be illuminated if such sign is adjacent to a residential land use.

14.2. APPLICATION FOR SIGNS

- 14.2.1. Applicants shall provide the following information in addition to the requirements of Section 3.4 Requirements for a Development Permit Application when applying for a Development Permit for a sign:
 - (a) All dimensions of the sign structure, including height and projection of sign attached to a building;
 - (b) Area of the copy face;
 - (c) Design of the copy face;
 - (d) Details of sign illumination;
 - (e) Type of construction and finishing;
 - (f) Method of support;
 - (g) Site plan showing sign location in relation to property boundaries and buildings;
and
 - (h) The fees required for the Development Permit.

14.3. RESPONSIBILITIES AND DUTIES OF SIGN OWNER

- 14.3.1. For the purposes of this Section of this Bylaw only, the registered owner of the private property upon which a sign is placed with a valid Development Permit shall be considered to be the owner of the sign. For signs placed on or overhanging public property with a valid Development Permit, the owner of the sign shall be considered to be the signatory of the Public Liability and Property Damage Insurance Policy.
- 14.3.2. Neither the granting of a Development Permit, nor the approval of plans, nor inspections made by the Development Authority shall in any way relieve the owner of a sign from full responsibility for carrying out the work or having the work carried out relating to the placement of a sign in accordance with this Bylaw.

14.3.3. The owner of a sign shall comply with the provisions of this and all other Bylaws of the City and may not deviate from the approved plans, unless such deviation is approved in writing by the Development Authority.

14.3.4. The owner of a sign shall maintain the sign in a proper state of repair and shall:

- (a) Keep it properly painted at all times;
- (b) Ensure that all structural members, guy wires or other methods of support are properly attached to the sign and building;
- (c) Clean all sign surfaces as it becomes necessary due to an accumulation of dust, dirt, and/or other debris; and
- (d) The Development Authority shall have discretion for signage that may be in disrepair.

14.3.5. An applicant or owner shall demonstrate a sign to be safe, functional, properly illuminated, properly constructed and properly affixed to the building and/or site for which it is proposed. The applicant should use a qualified and experienced designer to prepare sign plans.

14.4. BILLBOARD SIGNS

14.4.1. Billboard signs shall not be an Electronic Message sign.

14.4.2. Billboard signs shall be located a minimum of:

- (a) 100m from any other billboard sign facing the same oncoming traffic;
- (b) 25.0m from any freestanding sign facing the same oncoming traffic;
- (c) 5.0m from the property line; and
- (d) 30.0m from an intersection.

14.4.3. Billboard signs shall have a minimum clearance of 1.8m from grade to the bottom of the sign.

14.4.4. The maximum height of a billboard sign located within 200m of a Highway shall be 7.5m above the grade of the Highway, or 15.0m above the grade of the site upon which the sign is located, whichever is less.

14.4.5. The maximum period for which a Development Permit may be issued shall be five (5) years.

14.4.6. All proposed Billboard Sign locations shall be reviewed in context with the surrounding development, such as (but not limited to): the architectural theme of the area; adverse effects on adjacent property; the requirements of any Statutory Plan; any streetscape improvements; and proximity to residential development. The Development Authority may

require revisions to the application to mitigate the impact of a proposed Billboard Sign or may refuse a permit adversely impacts the built environment.

14.5. BILLBOARD SIGNS (LIMITED)

14.5.1. Billboard Signs (Limited) shall be located a minimum of:

- (a) 25.0m from any other sign;
- (b) 1.5m from the property line;
- (c) 3.0m from any access to the site; and
- (d) 5.0m from an intersection.

14.5.2. The top of the sign shall not be more than 2.0m above grade.

14.5.3. Billboard Signs (Limited) may incorporate landscaping and finishing materials complimentary to the architectural character of the building or surrounding area at the discretion of the Development Authority.

14.6. ELECTRONIC MESSAGE SIGNS

14.6.1. An Electronic Message sign shall not be located within a Residential Land Use District and shall not be located within 30.5m of a Residential Land Use.

14.6.2. An Electronic Message sign shall not be located within 300m from any other Electronic Message sign facing the same oncoming traffic.

14.6.3. The maximum period for which an Electronic Message sign Development Permit may be issued shall be three years, upon which re-assessment and a new Permit approval shall be obtained.

14.6.4. Electronic Message signs shall be located such that the sign does not obscure a driver decision point. The Development Authority and Transportation Department shall be satisfied that an Electronic Message sign:

- (a) Shall not physically obstruct the sightlines or view of a traffic control device or traffic control signal for oncoming vehicular traffic;
- (b) Shall not be located in the field of view near or past a traffic control device or traffic control signal in the sightlines of oncoming vehicular traffic;
- (c) Shall not be located in the field of view near or past other traffic conflict points such as intersections, merge points, exit ramps, or curved roadways; and
- (d) Shall not include illumination that may compete with or dull the contrast of a traffic control device or traffic control signal for oncoming vehicular traffic.

14.6.5. Electronic Message signs shall not face a residential use or a Natural Conservation area and shall only be located or constructed such that illumination from the sign does not

project onto any surrounding residential land uses or Natural Conservation Areas, to the satisfaction of the Development Authority.

- 14.6.6. An Electronic Message sign located adjacent to a residential use or a Natural Conservation area shall be turned off between the hours of 11:00 p.m. and 6:00 a.m. on weekdays and between 11:00 p.m. and 7:00 a.m. on weekends.
- 14.6.7. An Electronic Message sign shall not be located on, or attached to, a roof of a building.
- 14.6.8. The design and character of an Electronic Message sign on any site shall be to the satisfaction of the Development Authority who may take into consideration any of the following aspects:
 - (a) Compatibility with the general architectural character and theme of the area; and
 - (b) Streetscape improvements.
- 14.6.9. The Development Authority may require application revisions to mitigate the impact of a proposed Electronic Message sign, and may refuse a Permit that adversely impacts the surrounding area.
- 14.6.10. The electrical power supply to an Electronic Message sign shall be provided underground unless otherwise allowed by the Development Authority.
- 14.6.11. Photovoltaic cells, solar panels or solar collectors and ancillary equipment may be part of the sign structure in order to provide electrical power solely to the copy area. Photovoltaic cells, solar panels or solar collectors and ancillary equipment may extend above the maximum sign height to the satisfaction of the Development Authority. It shall be demonstrated by the applicant that the additional height is required to achieve sufficient solar exposure to provide electrical power to the sign.
- 14.6.12. Digital displays on Electronic Message signs shall comply with the following:
 - (a) Copy shall be static and remain in place for a minimum of six (6) seconds before switching to a new or the next copy;
 - (b) The maximum transition time between each digital copy shall not exceed 0.25 seconds;
 - (c) Transitions between each digital copy shall not involve any visible effects, including but not limited to: action, motion, fading in or out, dissolving, blinking, intermittent or flashing light or the illusion of such effects;
 - (d) Copy shall not be shown on the digital display using full motion video, movies, Motion Picture Experts Group (MPEG) or any other non-static digital format and the copy shall not be displayed using any visual effects, including but not limited to: action, motion, fading in or out, dissolving, blinking, intermittent or flashing light or the illusion of such effects;

- (e) Copy shall not be shown in a manner that requires the copy to be viewed or read over a series of sequential copy messages on a single digital display, or sequenced on multiple digital displays;
 - (f) The sign owner shall ensure that while the sign is in operation with the ambient light sensor, that the light output for the digital display shall be set to operate and not exceed the following levels at all times the sign is operating when measured from the sign Face at its maximum brightness:
 - i. A maximum of 7,500 nits from sunrise to sunset, at those times determined by the National Research Council of Canada (sunrise/sunset calculator);
 - ii. A maximum of 500 nits from sunset to sunrise at those times determined by the National Research Council of Canada (sunrise/sunset calculator); and
 - iii. The sign shall not increase light levels above around the digital display by more than 5.0 LUX above the ambient light level;
 - (g) At any time, should the Development Authority determine that the brightness of the sign should exceed those limits set out in Section 14.6.12(f), the sign owner shall change the brightness as directed by the Development Authority;
 - (h) If any component on the sign fails or malfunctions in any way and fails to operate as indicated on the approved Development Permit plans, the sign owner shall ensure that the sign is turned off until all components are fixed and operating as required; and
 - (i) The sign owner shall provide a name and telephone contact information of a person having access to the technology controls for the sign, who can be contacted 24 hours a day in the event that the sign malfunctions.
- 14.6.13. An electronic message sign shall not project beyond the property upon which the sign is located. The sign shall be wholly situated upon the site that is subject to the advertising displayed on the sign, and the sign shall not be located within 1.5m of any property line, or within 3.0m of any access to the site and not within 5.0m from a corner intersection.
- 14.6.14. The maximum height of an electronic message sign shall be 7.9m. The Development Authority may allow an electronic message sign up to 10.0m in height if a Residential District is not within 60.0m from the Sign location;
- 14.6.15. The maximum allowable copy area for an electronic message sign shall not exceed 32.5m².
- 14.6.16. The height of an electronic message sign shall be measured from the finished grade at the base of the sign column to the uppermost part of the sign. Superficial ornamentation, trim, column or column covers or symbol-type appendages that are non-message bearing shall not be included in determining the height of the sign.
- 14.6.17. More than one electronic message sign may be permitted per site, provided that they are placed no closer than 90.0m apart, providing they do not face the same oncoming traffic.

- 14.6.18. For a site with a frontage less than 30.0m, but not less than 15.0m, one electronic message sign, not exceeding 3.0m in height and not exceeding 3.0m² in area, shall be permitted. An electronic message sign shall not be permitted for a business premise or a site with a frontage of less than 15.0m.
- 14.6.19. An electronic message sign may be located within a yard that separates a building from an adjacent public roadway.
- 14.6.20. An electronic message sign shall have a minimum clearance of 1.8m from grade to the bottom clearance of the sign copy area.
- 14.6.21. An Electronic message sign shall be located a minimum of 90.0m from any freestanding sign.

14.7. FASCIA SIGNS

- 14.7.1 A fascia sign that is an electronic message sign or is illuminated from the inside by an electric device shall have a minimum of 0.9m separation from operable windows in any portion of the building to which the sign is attached, except where mechanical protection is provided to protect persons from coming into contact with electrical components of the sign.
- 14.7.2. A fascia sign located less than 2.4m above the finished grade shall not project more than 0.15m from the wall to which it is attached.
- 14.7.3. A fascia sign located in excess of 2.4m above the finished grade shall not project more than 0.3m from the wall to which it is attached.
- 14.7.4. A fascia sign attached to an exterior wall shall be safely and securely attached to the building by means of metal anchors, bolts or expansion screws. Wooden blocks or anchorage with wood used in connection with screws or nails shall not be permitted, except in the case of a fascia sign with an area of 3.7m² or less that is attached to a wood wall of a building.
- 14.7.5. The following standards shall apply to Fascia signs:
- (a) The Background area of a sign shall not exceed 30% of the building Façade or 4.0m² per lineal meter of the building elevation upon which the sign is placed, whichever is greater;
 - (b) The copy area of the sign may not exceed 50% of the Background area of the sign to which it is applied; and
 - (c) Individual letters may not exceed 30% of the total area of the building Façade to which a sign is applied.
- 14.7.6. The location, height and size of copy area of fascia signs shall be to the satisfaction of the Development Authority.

14.8. FASCIA SIGNS (LIMITED)

- 14.8.1. A Fascia Sign (Limited) that is an electronic message sign or is illuminated from the inside by an electric device shall have a minimum of 0.9m separation from operable windows in any portion of the building to which the sign is attached, except where mechanical protection is provided to protect persons from coming into contact with electrical components of the sign.
- 14.8.2. A fascia sign located less than 2.4m above the finished grade shall not project more than 0.15m from the wall to which it is attached.
- 14.8.3. A fascia sign located in excess of 2.4m above the finished grade shall not project more than 0.3m from the wall to which it is attached.
- 14.8.4. A fascia sign attached to an exterior wall shall be safely and securely attached to the building by means of metal anchors, bolts or expansion screws. Wooden blocks or anchorage with wood used in connection with screws or nails shall not be permitted, except in the case of a fascia sign with an area of 3.7m² or less that is attached to a wood wall of a building.
- 14.8.5. The following standards shall apply to fascia signs:
- (a) The Background area of a sign shall not exceed 30% of the building Façade or 4.0m² per lineal meter) of the building elevation upon which the sign is placed, whichever is greater;
 - (b) The copy area of the sign may not exceed 50% of the Background area of the sign to which it is applied; and
 - (c) Individual letters may not exceed 30% of the total area of the building Façade to which a sign is applied.
- 14.8.6. The location, height and size of copy area of fascia signs shall be to the satisfaction of the Development Authority.

14.9. FREESTANDING SIGNS

- 14.9.1. A freestanding sign shall not project beyond the property upon which the sign is located. The sign shall not be located within 1.5m of any property line, or within 3.0m of any access to the site and not within 5.0m from a corner intersection.
- 14.9.2. The maximum height of a freestanding sign shall be:
- (a) The maximum Height of a Freestanding Sign is 7.9m. The Development Authority may allow a Freestanding Sign up to 10.0m in height if a Residential District is not within 60.0m from the Sign location;
 - (b) The maximum allowable copy area for a Freestanding Sign shall not exceed 32.5m².

- 14.9.3. For Freestanding signs adjacent to Highways 15 or 21, the Development Authority may approve a maximum total copy area of 65.0m² and a maximum height of 12.2m provided that the Freestanding Sign provides multi-tenant panels and is complementary with the site's development theme.
- 14.9.4. For signs adjacent to Highways 15 or 21, Freestanding signs within 30.5m of a residential land use district, the total copy area of a freestanding sign shall be no greater than 9.3m² and the maximum height shall be 7.9m.
- 14.9.5. The height of a freestanding sign shall be measured from the finished grade at the base of the sign column to the uppermost part of the sign. Superficial ornamentation, trim, column or column covers or symbol-type appendages that are non-message bearing shall not be included in determining the height of the sign.
- 14.9.6. More than one freestanding sign may be permitted per site, provided that they are placed no closer than 90.0m apart.
- 14.9.7. For a site with a frontage less than 30.0m, but not less than 15.0m, one freestanding sign, not exceeding 3.0m in height and not exceeding 3.0m² in area, shall be permitted. A freestanding sign shall not be permitted for a business premise or a site with a frontage of less than 15.0m.
- 14.9.8. A freestanding sign may be located within a yard that separates a building from an adjacent public roadway.
- 14.9.9. A freestanding sign shall have a minimum clearance of 1.8m from grade to the bottom clearance of the sign copy area.

14.10. FREESTANDING SIGNS (LIMITED)

- 14.10.1. A freestanding sign shall not project beyond the property upon which the sign is located. The sign shall not be located within 1.5m of any property line, or within 3.0m of any access to the site and not within 5.0m from a corner intersection.
- 14.10.2. The maximum height of a Freestanding Sign (Limited) shall be:
- (a) The maximum Height of a Freestanding Sign (Limited) is 4.5m.
- 14.10.3. The height of a Freestanding Sign (Limited) shall be measured from the finished grade at the base of the sign column to the uppermost part of the sign. Superficial ornamentation, trim, column or column covers or symbol-type appendages that are non-message bearing shall not be included in determining the height of the sign.
- 14.10.4. More than one Freestanding Sign (Limited) may be permitted per site, provided that they are placed no closer than 50.0m apart.
- 14.10.5. A Freestanding Sign (Limited) may be located within a yard that separates a building from an adjacent public roadway.

14.10.6. Signs shall be non-illuminated.

14.10.7. The maximum period for which a Development Permit may be issued shall be one (1) year.

14.11. INFLATABLE SIGNS

14.11.1. Inflatable signs shall not project beyond any property line and shall not be located within 1.5m of any property line or within 3.0m of any access to a site or within 5.0m from a corner intersection unless otherwise specified in this Bylaw.

14.11.2. Inflatable signs shall be a minimum of 150m apart.

14.11.3. A Development Permit for an inflatable sign shall be issued for a maximum period of thirty (30) consecutive days, after which the sign shall be removed for a minimum of thirty (30) consecutive days and a new Development Permit approval shall be obtained prior to the re-placement or placement of any new inflatable sign in the same location. The maximum period for which an inflatable sign may be displayed on a site shall be ninety (90) days in any calendar year.

14.11.4. The maximum height of an inflatable sign, when mounted on the ground, shall be 6.0m.

14.11.5. If mounted on the roof of a building, the maximum height shall be the maximum height permitted in the Land Use District in which the sign is located. The total height shall be measured as the vertical dimension from grade to the uppermost part of the inflatable sign, including the building upon which it is located.

14.11.6. Inflatable signs shall not be permitted on a building or structure with five or more storeys.

14.11.7. Inflatable signs shall be securely fastened to the ground or roof of buildings or structures to the satisfaction of the Development Authority.

14.11.8. Inflatable signs shall not be located within 30.0m of a Residential Land Use District.

14.12. PORTABLE SIGNS

14.12.1. A portable sign shall be wholly located upon the site, and shall not be located within 1.5m of any property line, or within 3.0m of any access to the site, or within 5.0m from a corner intersection.

14.12.2. A portable sign shall not be illuminated and shall not be an Electronic Message sign.

14.12.3. More than one portable sign may be permitted on a site provided that they are placed no closer than 50.0m apart. Two portable signs may be permitted on a corner site, with one on each frontage.

14.12.4. The maximum period for which a portable sign Development Permit may be issued shall be one (1) year.

14.12.5. A portable sign shall not be fastened to the ground on a permanent foundation.

14.12.6 The sign height shall not exceed 3.0m.

14.13. PORTABLE SIGNS (LIMITED)

14.13.1. A portable sign shall be wholly located upon the site, and shall not be located within 1.5m of any property line, or within 3.0m of any access to the site, or within 5.0m from a corner intersection.

14.13.2. A portable sign shall not be illuminated and shall not be an Electronic Message sign.

14.13.3. More than one portable sign may be permitted on a site provided that they are placed no closer than 10.0m apart.

14.13.4. The maximum period for which a portable sign Development Permit may be issued shall be one (1) year.

14.13.5. A portable sign shall not be fastened to the ground on a permanent foundation.

14.13.6. The sign height shall not exceed 3.0m.

14.14. PROJECTING SIGNS

14.14.1. A projecting sign shall be attached to the building or structure to which it refers.

14.14.2. Visible means of support for projecting signs shall be designed to visually integrate with the building on which they are located to the satisfaction of the Development Authority. No framework or other supporting devices (guy wires, cables, etc.) shall be visible.

14.14.3. The minimum vertical clearance from the finished grade under the sign to the bottom of a projecting sign shall be 2.4m.

14.14.4. A projecting sign may project a maximum of 1.5m above the building Façade to which it is attached and shall be set back a minimum of 0.6m from the back of the curb of a public roadway.

14.14.5. A projecting sign shall be placed so that the distance between the nearest edge of the sign and the building to which it is attached does not exceed 0.30m.

14.15. REALTOR CONSOLIDATED SIGNS

14.15.1. A realtor consolidated post sign shall consist of no more than ten individual panels that shall be subject to the following regulations:

(a) Limited to one consolidated post sign per lot

(b) Not exceeding 0.17m² per individual panel sign area

(c) Not exceeding 1.8m in sign height

14.16. REALTOR PORTABLE SIGNS

14.16.1. A Realtor Portable sign shall be wholly located upon the site.

14.16.2. A Realtor Portable Sign shall not be illuminated.

14.16.3. A maximum of one Realtor Portable Sign per site.

14.16.4. Notwithstanding Section 14.16.3, a maximum of two signs may be allowed provided that the second sign is located either in the Front Flanking Yard or in the Rear or Side Yard abutting an EP, PS, PR or PU District.

14.16.5. A Realtor Portable Sign Height shall not exceed 1.5m.

14.17. ROOF SIGNS

14.17.1. A roof sign shall only be located on the site of the use which it advertises.

14.17.2. Roof signs shall be constructed so that it appears as an architectural feature of the building upon which it is located and so that no supporting structure is visible.

14.17.3. Roof signs shall not exceed a height of 5.0m above the building upon which they are located, or the maximum permitted height of a building in the Land Use District in which they are located, whichever is less.

14.17.4. Roof signs shall not exceed an area of 20.0m².

14.17.5. A roof sign shall be set back a minimum of 1.0m from the edge of the building upon which it is located and no portion of the sign shall project beyond any portion of the exterior walls of the building upon which the sign is located.

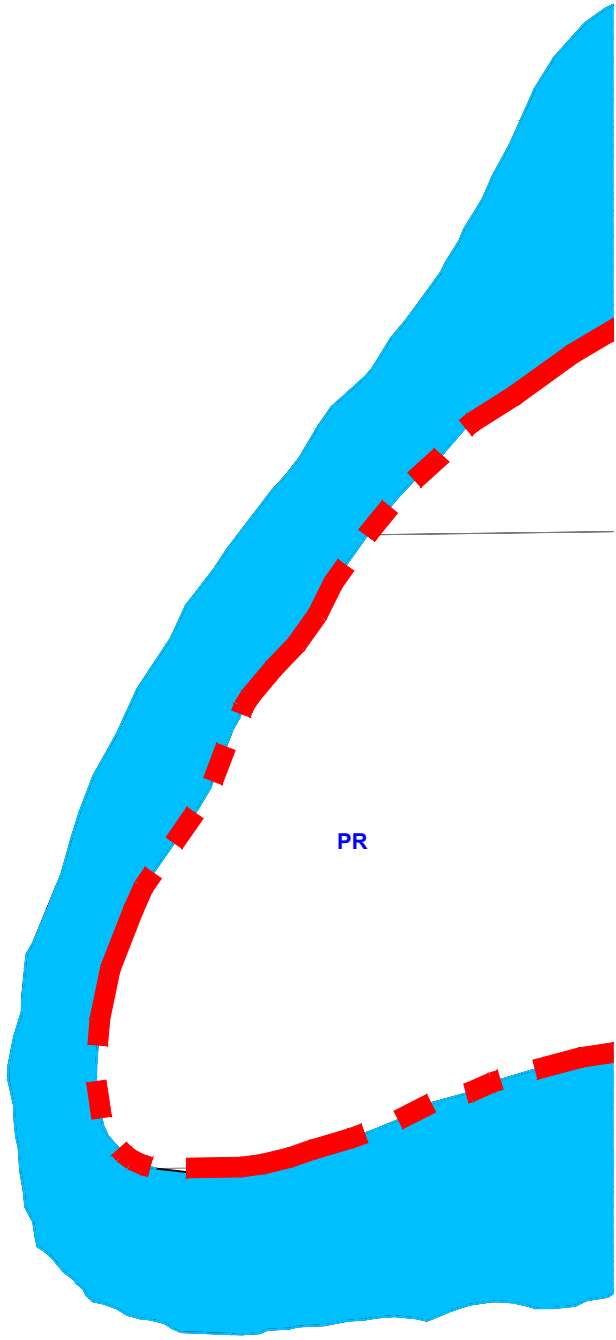
Appendixes

APPENDIX A - LAND USE MAP

APPENDIX B - ALTERNATIVE COMPLIANCE FOR MINIMUM PARKING REQUIREMENTS

APPENDIX C - FINE SCHEDULE

APPENDIX A - LAND USE MAP



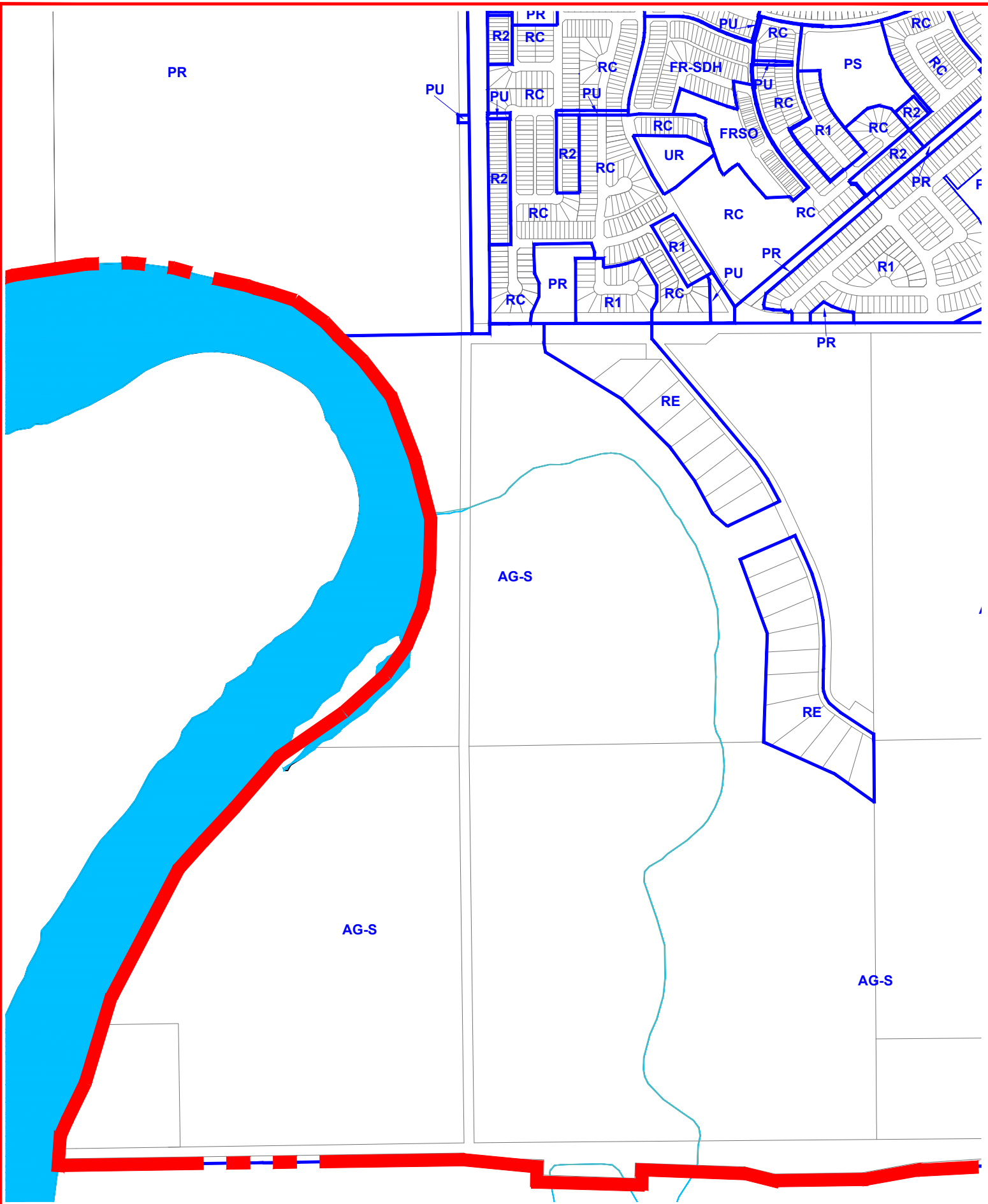
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LAND USE MAP INDEX A1

PLOT DATE: February 24, 2026

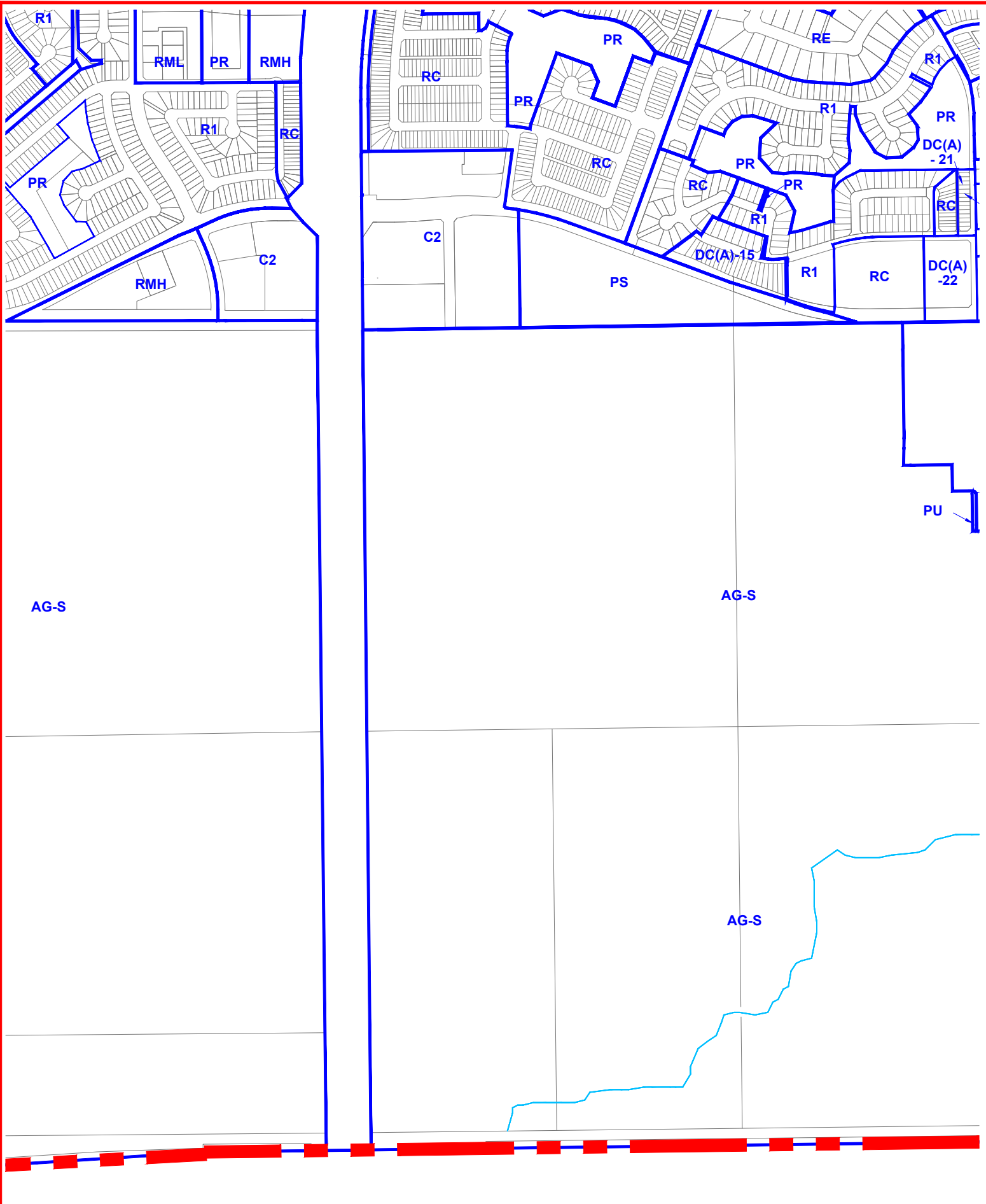
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LAND USE MAP INDEX A2

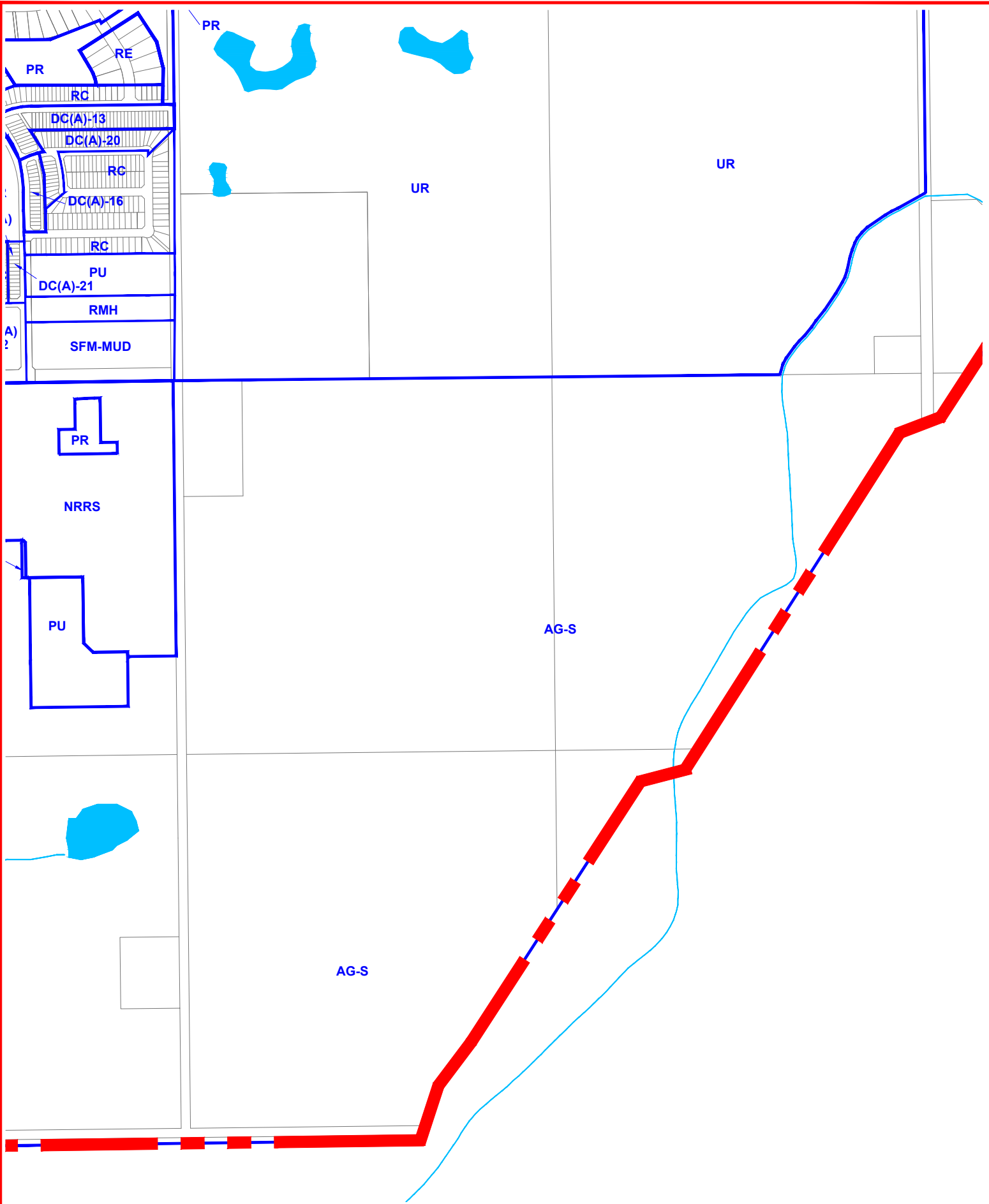
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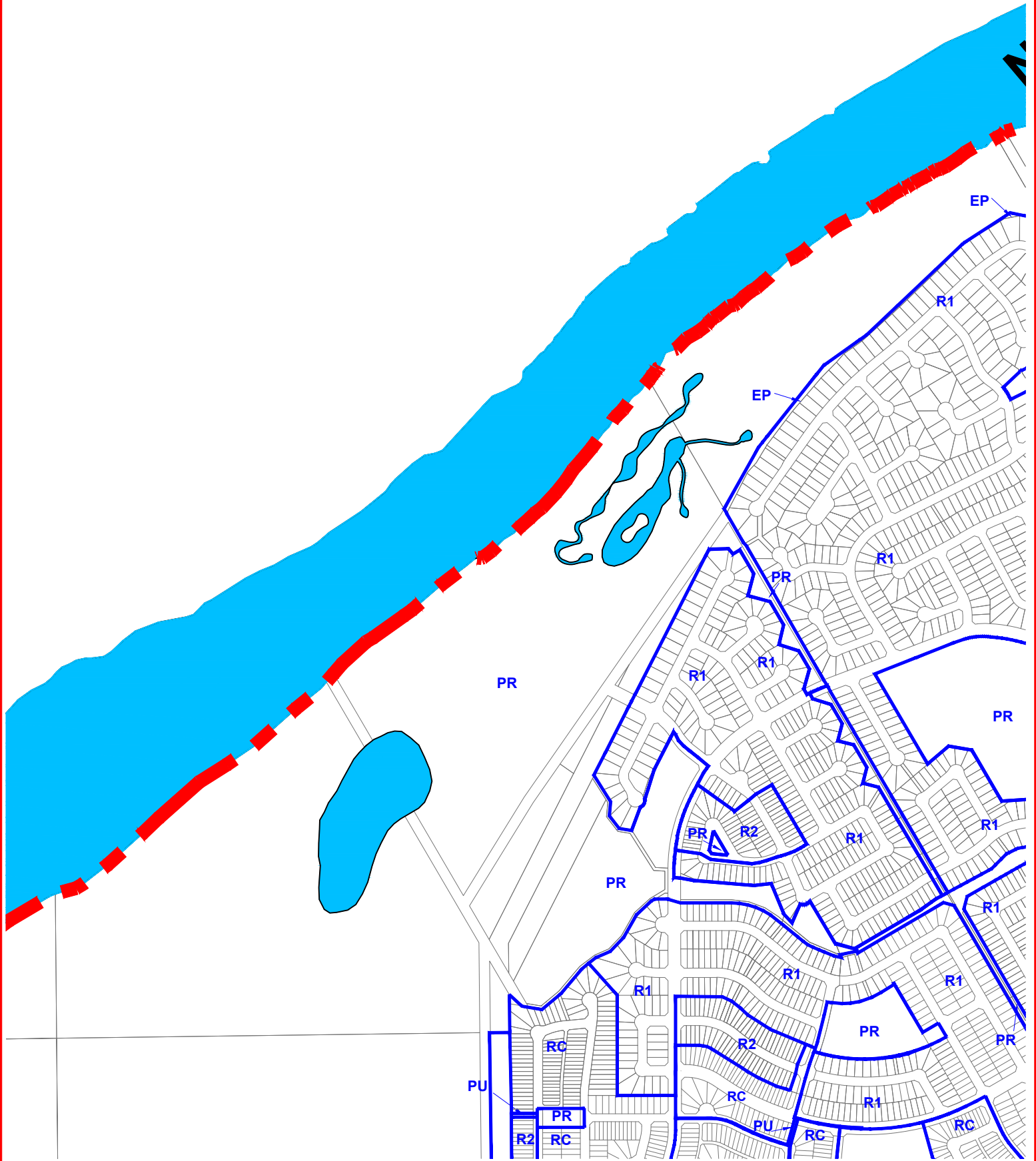
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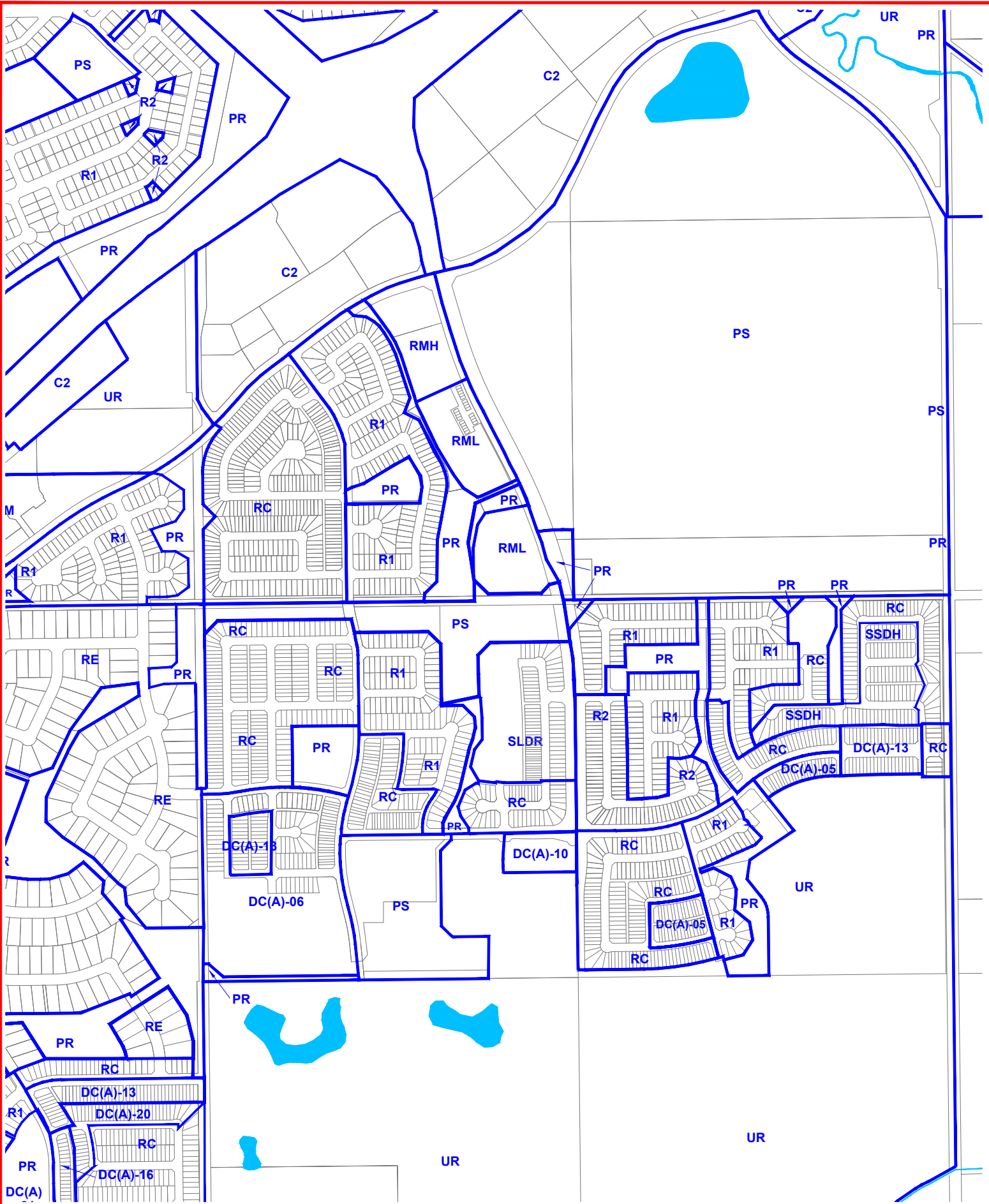
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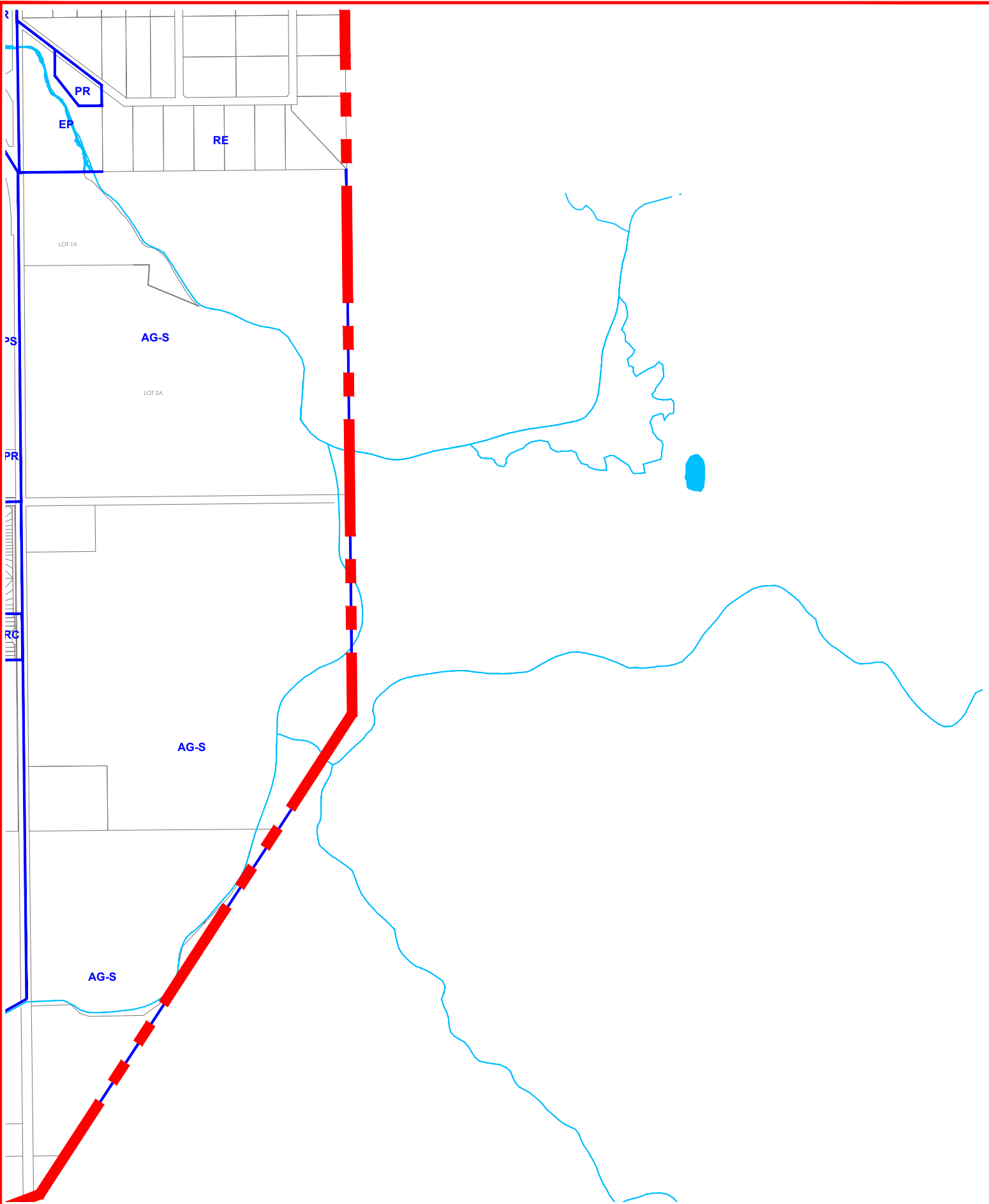
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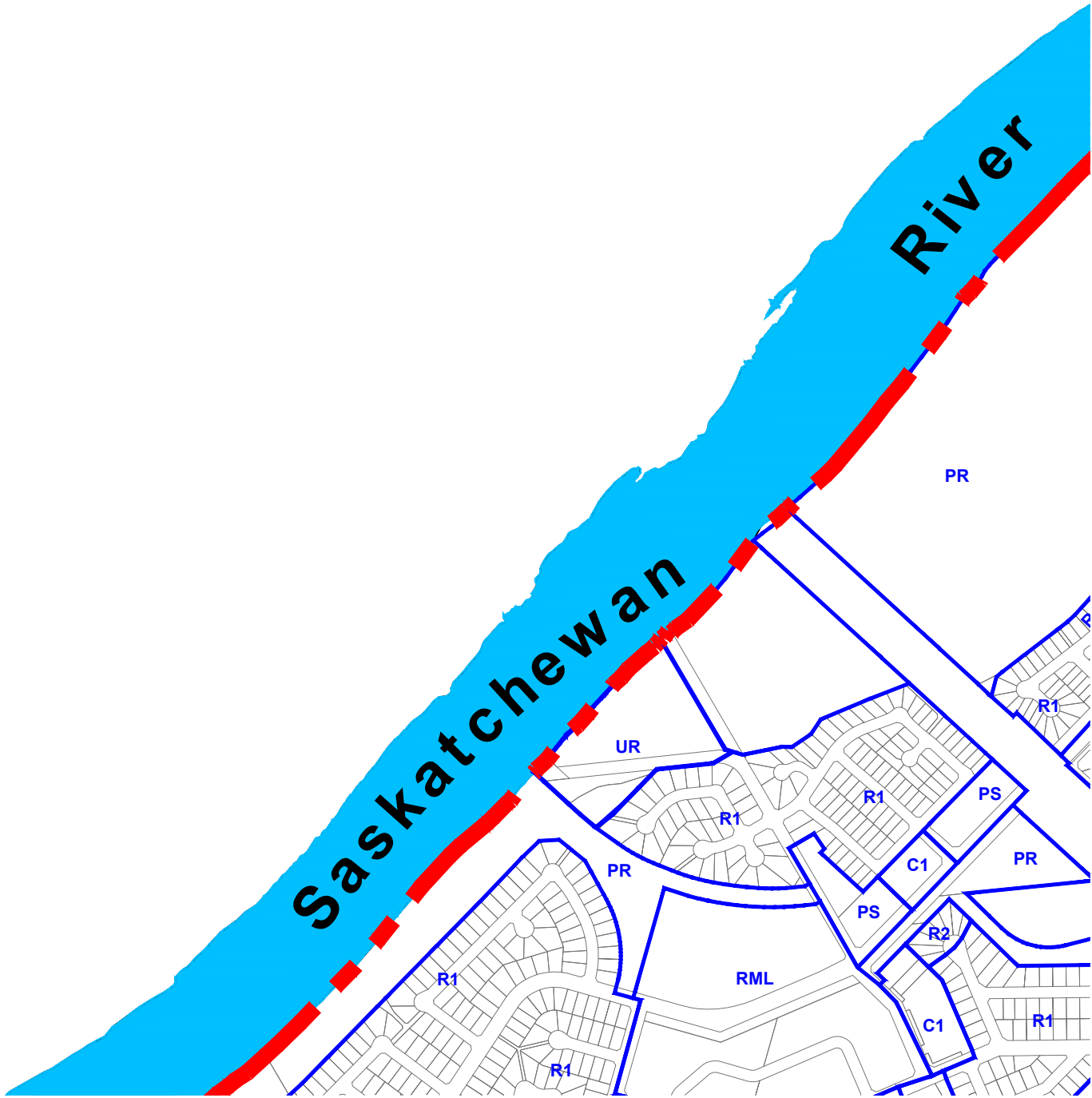
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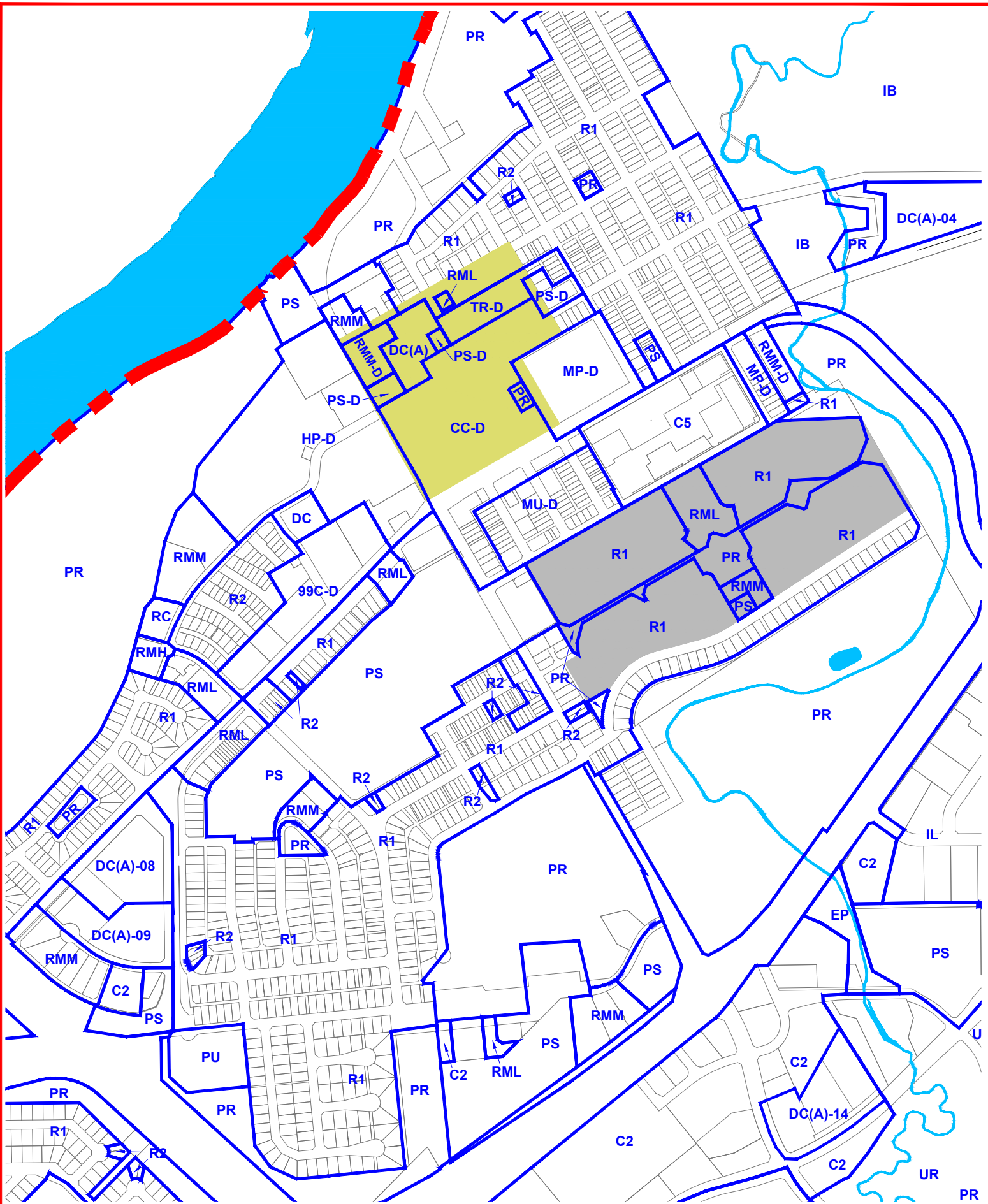
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**LAND USE MAP
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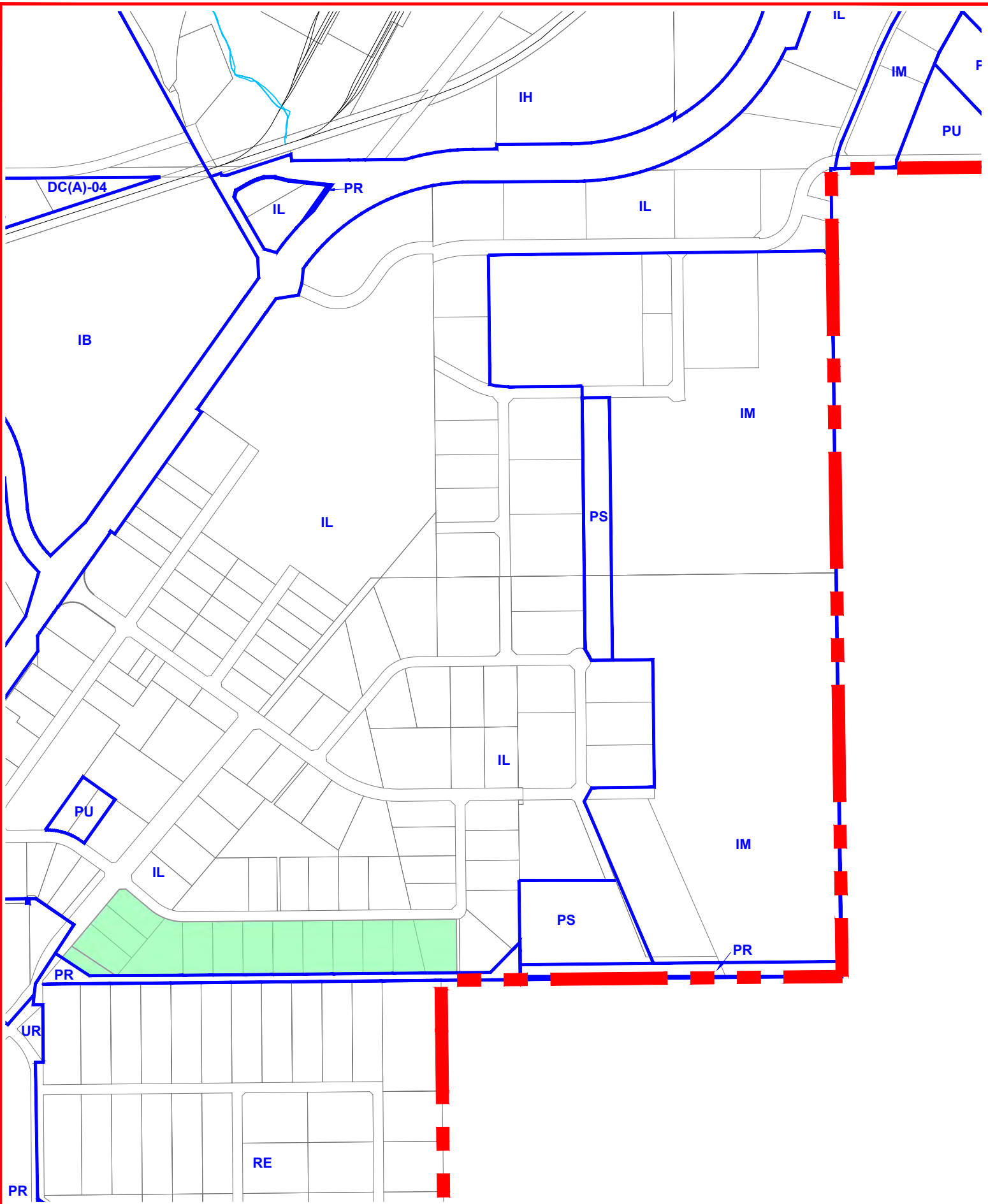
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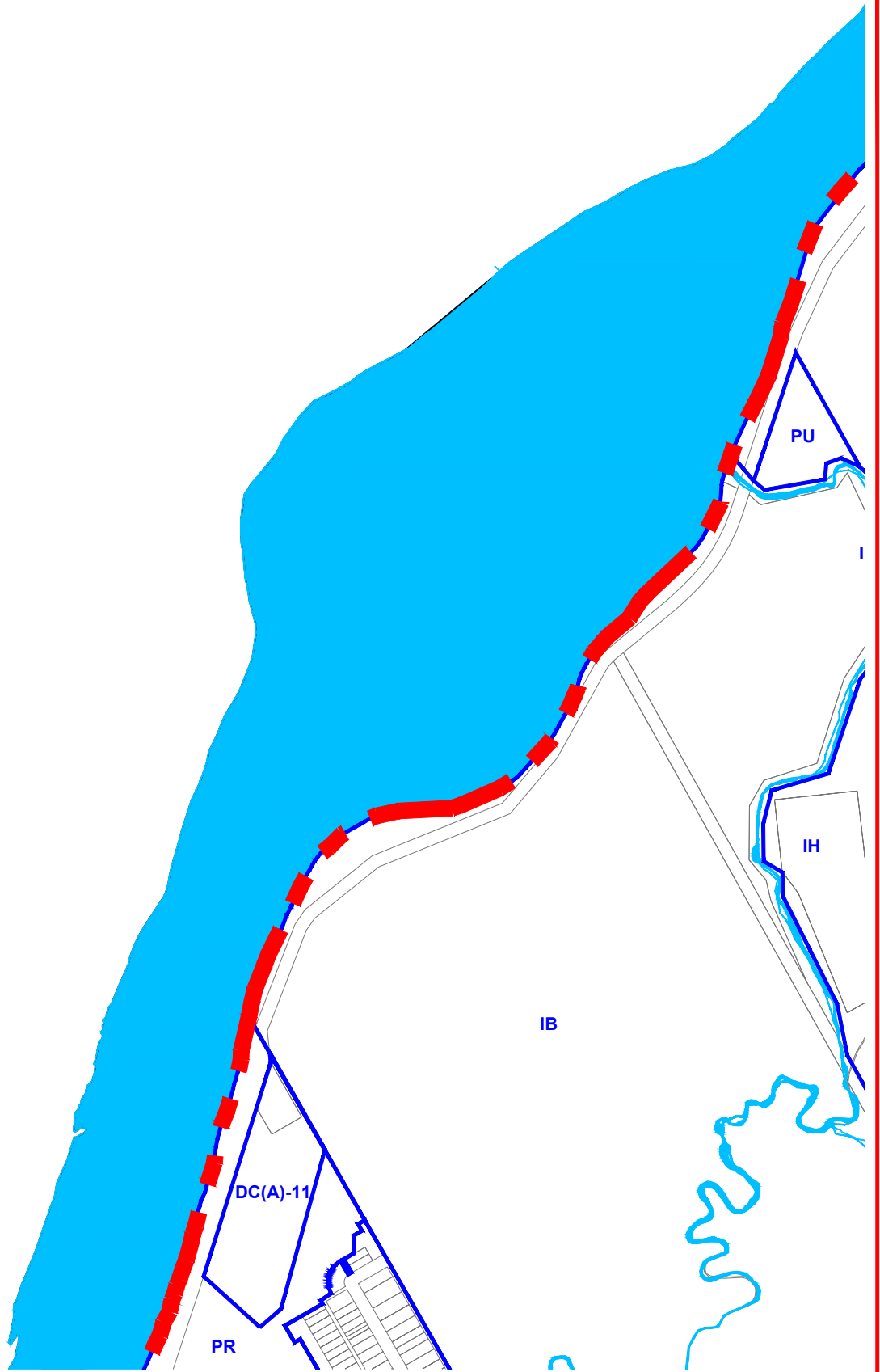
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LAND USE MAP INDEX A11

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LAND USE MAP INDEX A12

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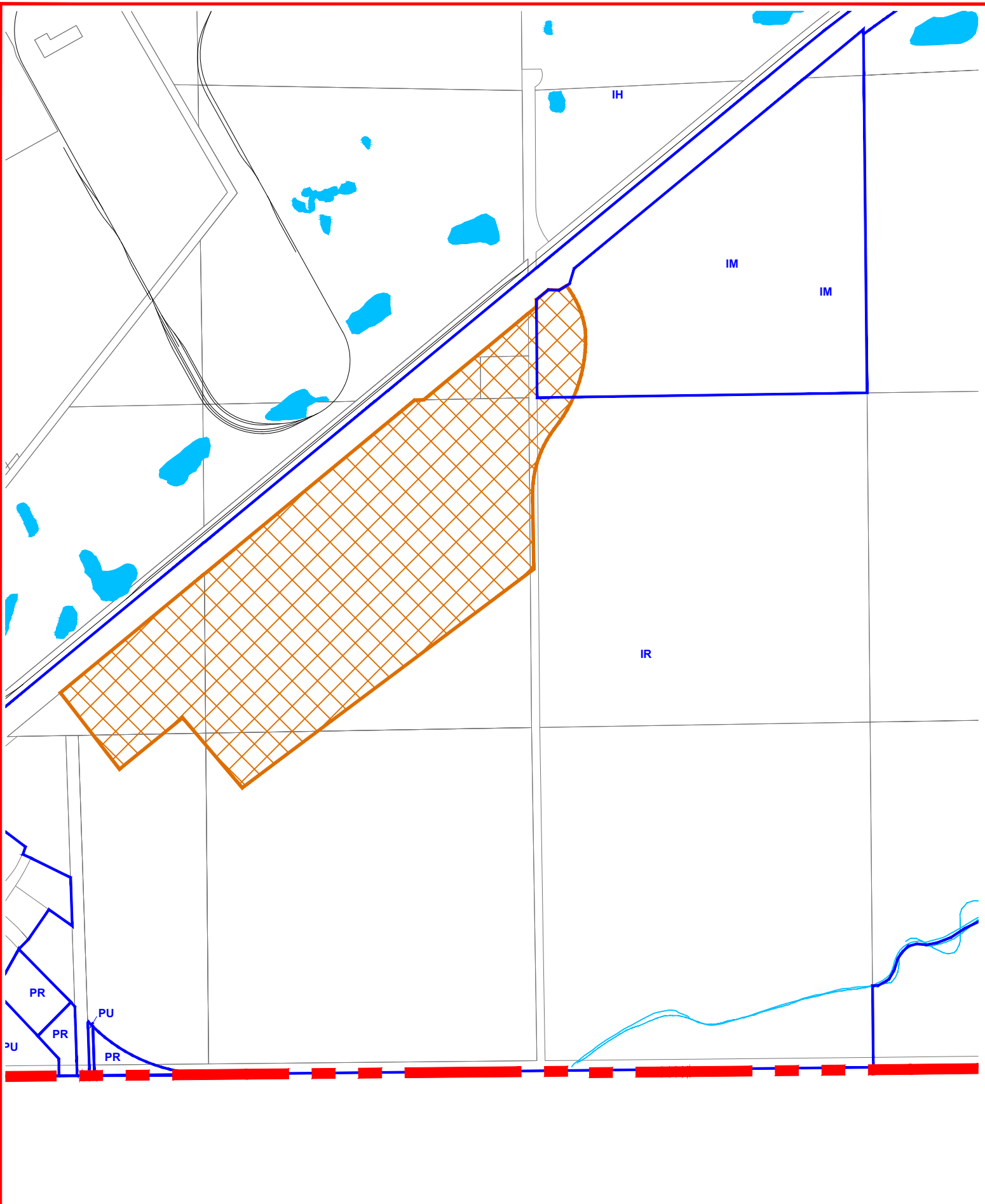
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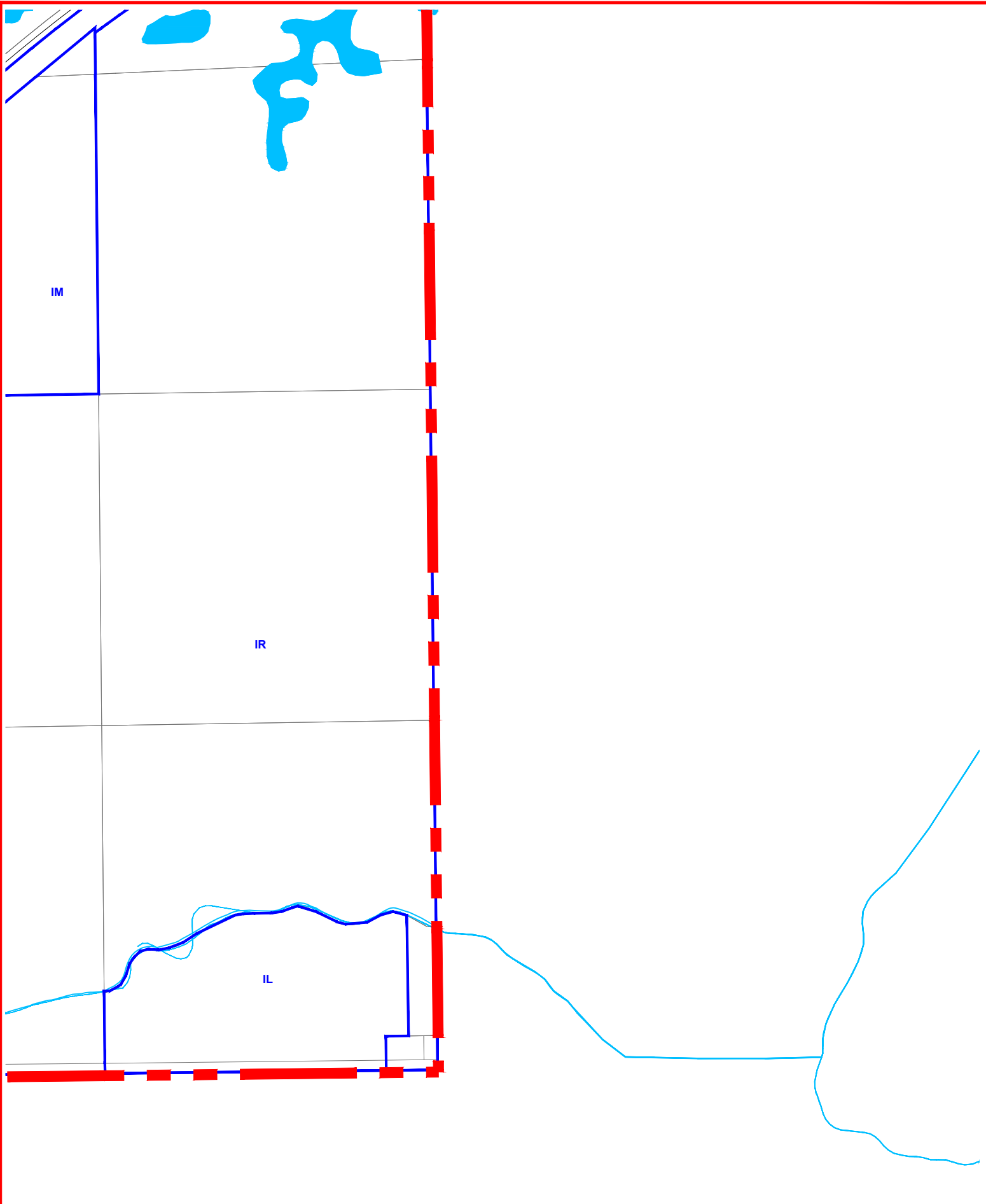
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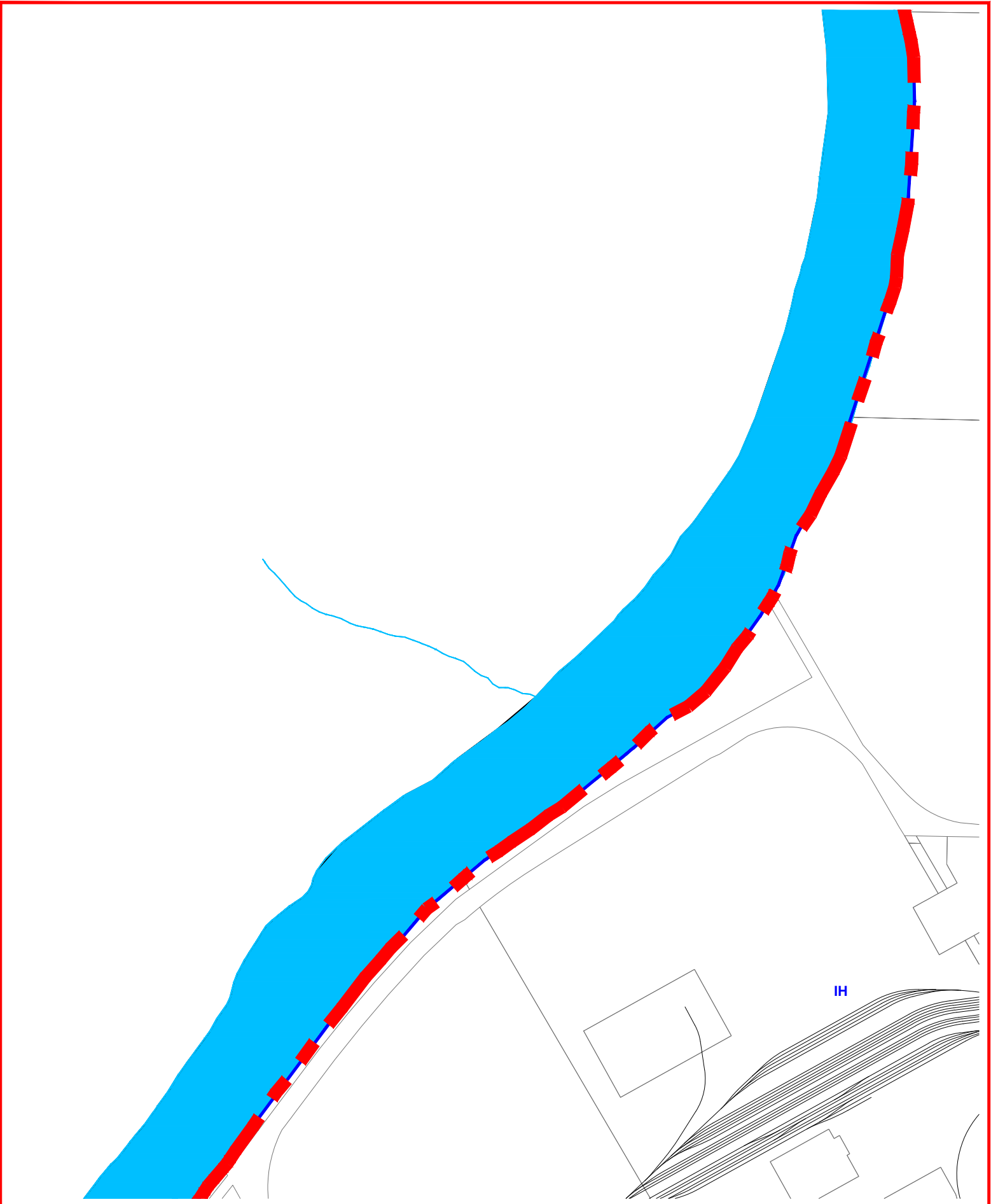
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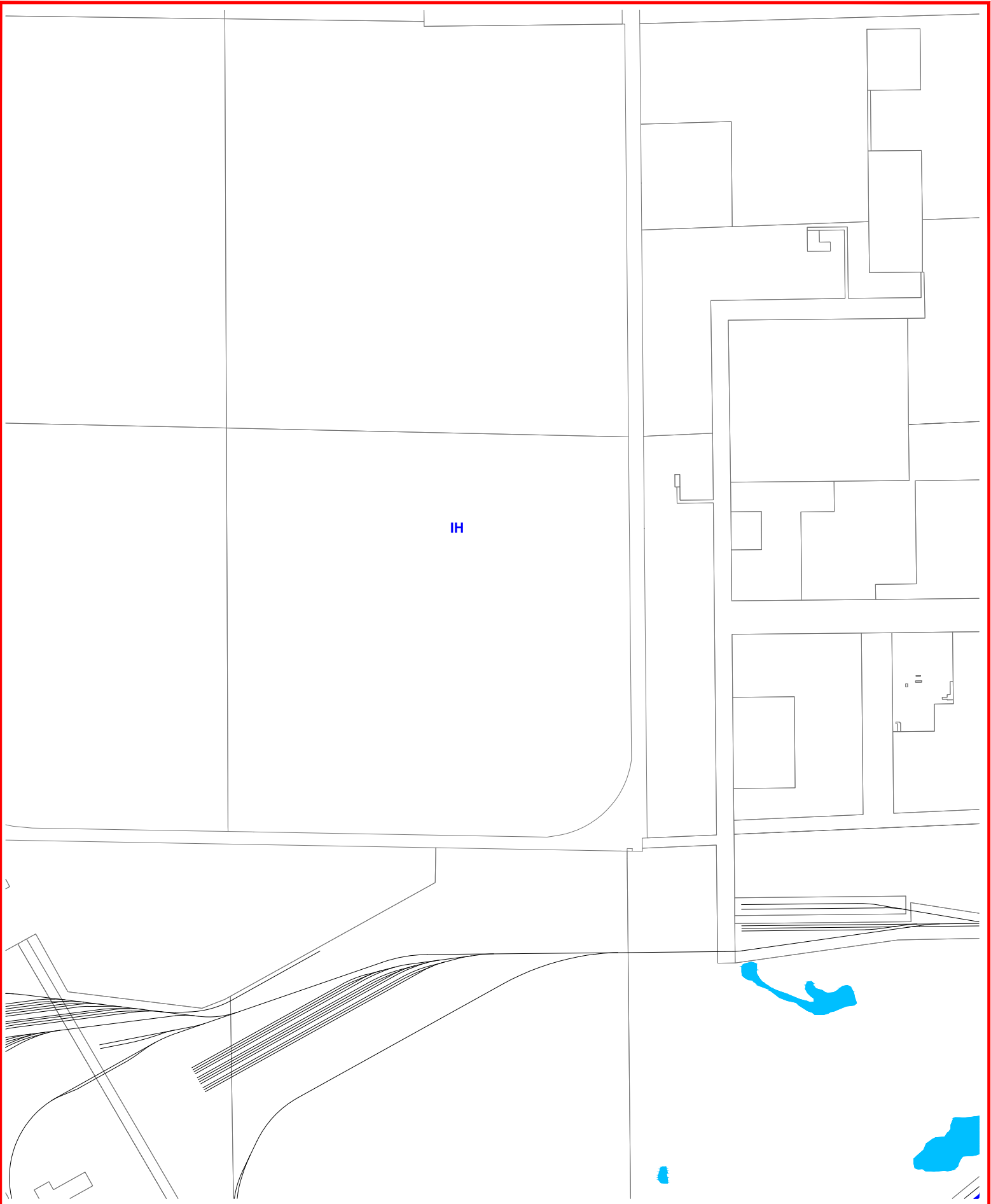
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LAND USE MAP INDEX A17

PLOT DATE: February 24, 2026

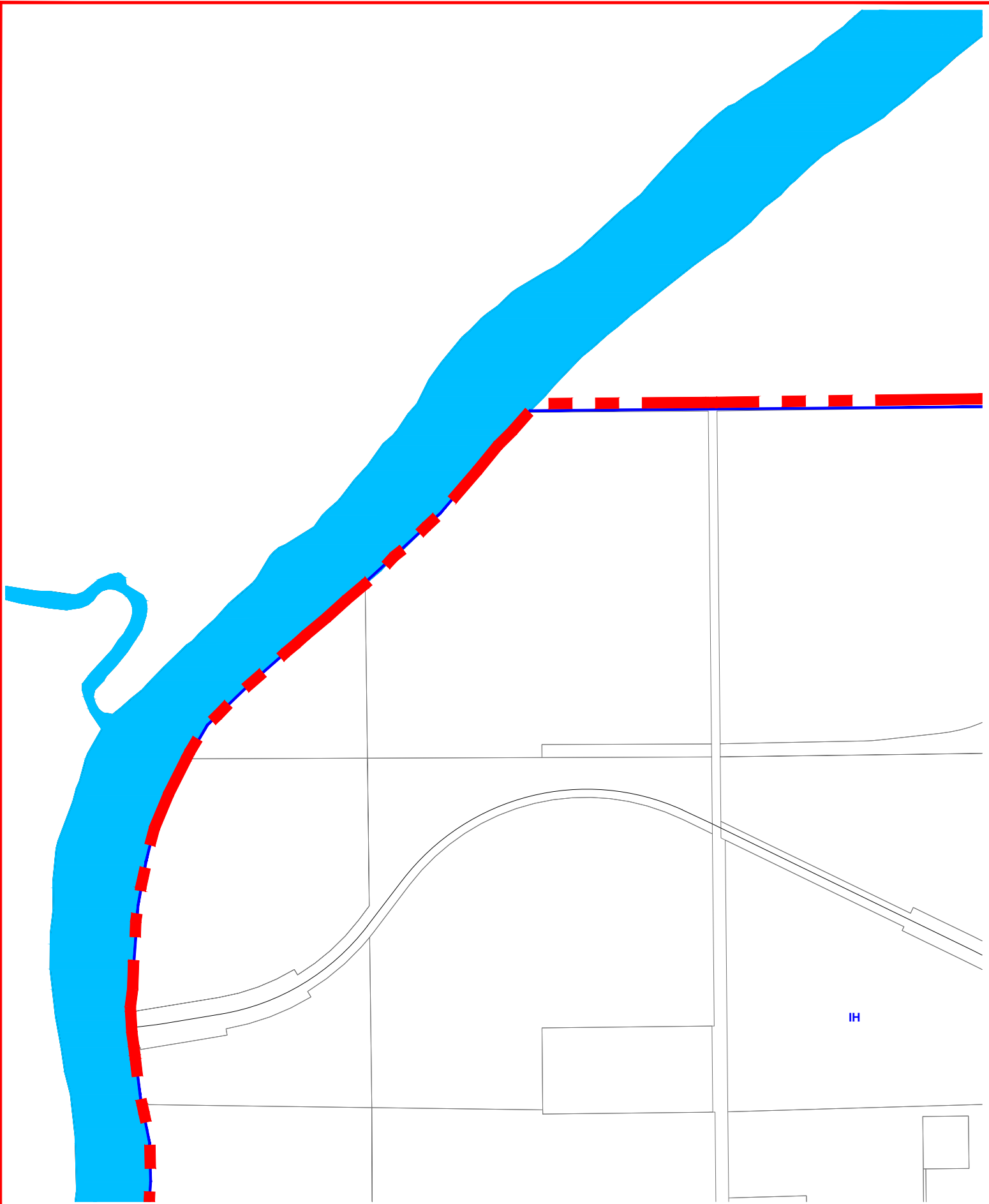
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**LAND USE MAP
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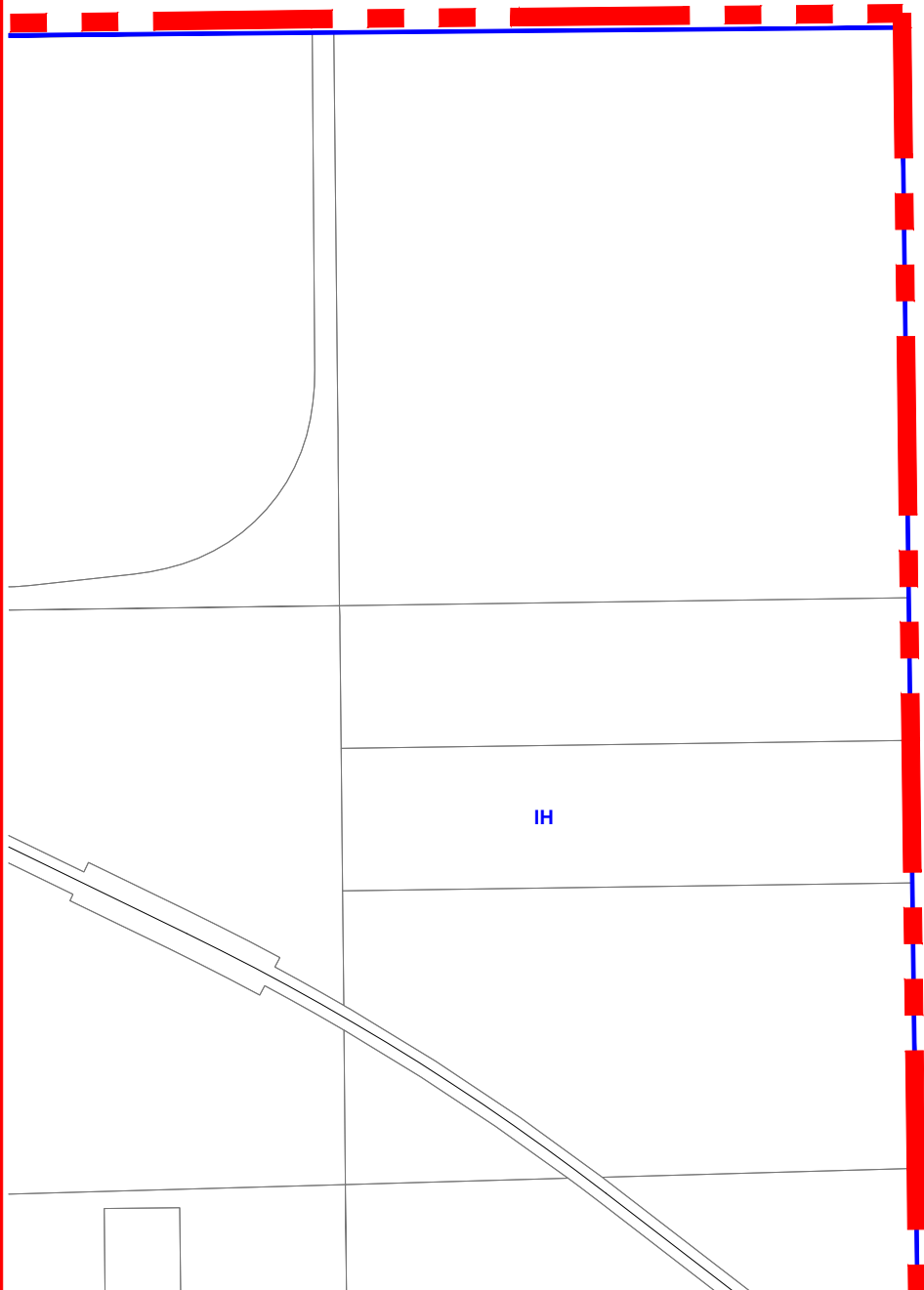
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A14	A15



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LAND USE MAP INDEX A20

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A17	A18

APPENDIX B - ALTERNATIVE COMPLIANCE FOR MINIMUM PARKING REQUIREMENTS

- Table B presents a preliminary shared use parking framework for lands located within the Downtown Districts. The framework identifies a series of complementary land uses and their typical peak period parking demands which can be used to determine an overall site's peak parking demand period and parking requirement.

Table B: Preliminary Determination of Shared Parking Requirements

Land Use	Weekdays			Weekends		
	2:00 AM to 7:00 AM	7:00 AM to 6:00 PM	6:00 PM to 2:00 AM	1:00 AM to 7:00 AM	7:00 AM to 6:00 PM	6:00 PM to 1:00 AM
Professional Office	10%	100%	15%	5%	10%	5%
Health Services	5%	100%	15%	5%	80%	5%
Financial Institution	5%	100%	15%	5%	80%	5%
Hotel						
Restaurant /Lounge	40%	70%	100%	50%	70%	100%
Guest Rooms	100%	60%	100%	100%	60%	100%
Conference Rooms	0%	100%	100%	0%	100%	100%
General Retail	0%	100%	75%	0%	100%	50%
Restaurant	50%	70%	100%	50%	70%	100%
Theatre/ Entertainment	0%	50%	90%	0%	70%	100%
Residential	100%	50%	90%	100%	75%	90%

2. In order to determine the parking requirements for a mixed-use complex:
 - (a) Calculate the number of parking spaces required for each individual land use as if it were the only land use within the development. The basic parking requirements would be based on the parking requirements identified in Table 13e of the Bylaw;
 - (b) Calculate the number of parking spaces required for each individual land use for all six time periods based on the percentage of use;
 - (c) For each time period, total the number of spaces required for all applicable land uses, and;
 - (d) Identify the time period with the highest total parking requirement. The number of spaces identified represents the shared parking requirement.
3. In reviewing an Alternative Compliance Parking Plan, the Development Authority shall consider:
 - (a) The number of employees occupying the building or land use and the number of expected customers or clients;
 - (b) The availability of nearby on-street parking (if any), the availability of shared parking with abutting, adjacent or surrounding land uses (if any), and/or the provision of purchased or leased parking spaces in a municipal or private parking lot meeting the requirements of the City, and
 - (c) Any other factors that may be unique to the development.
4. The Development Authority may approve an Alternative Compliance Parking Plan if it:
 - (a) Does not detract from continuity, connectivity, and convenient proximity for pedestrians between or among existing or future land uses in the vicinity;
 - (b) Creates no physical impact on any facilities serving alternative modes of transportation;
 - (c) Creates no detrimental impact on natural areas or features; and
 - (d) Maintains the ratio of parking spaces for persons with physical disabilities.

APPENDIX C - FINE SCHEDULE

MINIMUM FINE: \$100.00

MAXIMUM FINE: \$10,000.00

Offence	Section	First Offence	Second Offence
Commence Development without a valid Development Permit (Individual)	2.14.1	250.00	500.00
Commence Development without a valid Development Permit (Business)	2.14.1	1000.00	2500.00
Contravene a Development Permit Condition (Individual)	2.14.1(c)	250.00	500.00
Contravene a Development Permit Condition (Business)	2.14.1(c)	1000.00	2500.00
Fail to comply with a Stop Order	2.14.1(d)	1000.00	2000.00
Obstruct or hinder any person in the exercise or performance of their duties, pursuant to the Land Use Bylaw	2.15.1	500.00	1000.00
Provide a designated officer with false or misleading information	2.15.2	500.00	1000.00