

## **PART 8 – INSTITUTIONAL LAND USE DISTRICTS**

### **General Regulations for All Institutional Land Use Districts**

#### **8.1 Accessory Developments in Institutional Districts**

- <sup>1</sup>8.1.1 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.
- <sup>2</sup>8.1.2 The height and setback of institutional accessory buildings shall be at the discretion of the Development Authority, subject to the Alberta Building Code.
- <sup>3</sup>8.1.3 Notwithstanding the above, accessory buildings and uses shall not be located in front of the principal building.
- 8.1.4 Covered decks, hard surfaced brick, concrete or wood terraces or patios shall not be located in any front or side yard setback area.
- 8.1.5 Uncovered decks below 0.6m (2.0 ft) from grade and hard surfaced brick, concrete or wood terraces or patios may be located within a required setback 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 the general public.

#### **8.2 Fences, Walls and Hedges in Institutional Districts**

- 8.2.1 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) 1.8 m (5.9 ft) along a rear or side yard Property line; and
  - (b) 0.91 m (3.0 ft) along the front yard Property line.
- 8.2.2 Fences, walls or hedges within Institutional Land Use Districts, except for Agricultural or Urban Reserve Districts, on corner sites shall be no higher than 1.8 m (5.9 ft) 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 1.8 m (5.9 ft) on the side yard abutting a

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public roadway and lane if, in the opinion of the Development Authority, it will not prejudice the safety or amenities of the Adjoining lot.

<sup>1</sup>8.2.3 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.

<sup>2</sup>8.2.4 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 1.83 m (6.0 ft) or as approved by the Development Authority.

8.2.5 The Development Authority may require fencing or screening of institutional sites where considered necessary.

### **8.3 Landscaping Requirements for Institutional Land Uses**

8.3.1 A minimum of 20% of the site area shall be landscaped, including all areas not occupied by buildings, vehicular access or parking.

8.3.2 Grade level parking areas accommodating 15 or more parking spaces shall incorporate landscaped areas at a minimum of 2.0 m<sup>2</sup> (21.5 ft<sup>2</sup>) for each parking space. Landscaping shall include one tree for each 15.0 m<sup>2</sup> (161.5 ft<sup>2</sup>) and one shrub for each 10.0 m<sup>2</sup> (107.6 ft<sup>2</sup>) of the required landscaping area.

8.3.3 Parking areas may not contain more than 30 contiguous parking spaces without incorporating landscaped traffic islands.

8.3.4 Landscaped buffers between parking, loading or other hard surfaced areas and adjacent public roadways shall be a minimum of 2.0 m (6.6 ft) in width. Landscaped buffers between parking, loading or other hard surfaced areas and adjacent residential sites shall be a minimum of 3.0 m (9.8 ft) in width, or to the satisfaction of the Development Authority.

8.3.5 If existing trees of at least 15.0 cm (5.9 in) are retained on a development site, they may count as double towards the final number of trees required by this Bylaw.

### **8.4 Site Planning and Design Standards for Institutional Land Uses**

8.4.1 Institutional sites shall be planned and designed to:

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- (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.

8.4.2 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.

<sup>1</sup>8.4.3 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.

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## 8.5 EP – Environmental Protection District

### 8.5.1 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.

### 8.5.2 EP Permitted and Discretionary Uses

(a) EP Permitted Uses	(b) EP Discretionary Uses
<ul style="list-style-type: none"><li>- Natural Conservation Use</li><li>- Sign, Billboard</li></ul>	<ul style="list-style-type: none"><li>- Park</li><li>- <sup>1</sup>(Deleted)</li><li>- <sup>2</sup>Accessory development to any use listed in subsection 8.5.2(a) and (b)</li></ul>

### 8.5.3 EP Site Subdivision and Development Regulations

The minimum and maximum site subdivision and site development standards shall be at the discretion of the Development Authority, having due regard for constraints including but not limited to natural areas, wetlands, environmentally significant land and wildlife corridors.

### 8.5.4 Additional Development Regulations for EP

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 - General Regulations for all Land Use Districts, Sections 8.1 to 8.4 of Part 8 – Institutional Land Use Districts, Part 11 - Parking and Loading, and Part 12 – 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.

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<sup>2</sup> C19-15

- (c) Inside or outside storage of chemicals, explosives, flammable liquids, toxic or waste materials shall not be permitted within a Flood Risk area.

**8.6 PS – Public Service District**

**8.6.1 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.

**8.6.2 PS Permitted and Discretionary Uses**

<b>(a) PS Permitted Uses</b>	<b>(b) PS Discretionary Uses</b>
<ul style="list-style-type: none"> <li>- Assisted Living Facility</li> <li>- <sup>1</sup>Assisted Living Facility (limited)</li> <li>- Child Care Facility</li> <li>- Community Service Facility</li> <li>- Education (private)</li> <li>- Education (public)</li> <li>- Emergency Response Service</li> <li>- Government Service</li> <li>- Group Home</li> <li>- Health Service</li> <li>- Indoor Recreation Facility</li> <li>- Natural Conservation Use</li> <li>- Outdoor Recreation Facility</li> <li>- Parking Facility</li> <li>- Place of Worship</li> <li>- <sup>2</sup>Sign, Electronic Message</li> <li>- Sign, Fascia,</li> <li>- Sign, Freestanding</li> <li>- Sign, Identification</li> <li>- Sign, Portable</li> <li>- Sign, Projecting</li> <li>- Public Facility</li> <li>- <sup>3</sup>Accessory development to any use listed in subsection 8.6.2(a)</li> </ul>	<ul style="list-style-type: none"> <li>- Campground</li> <li>- Cemetery</li> <li>- Communication Tower</li> <li>- Communication Tower (limited)</li> <li>- Community Garden</li> <li>- Detention and Correction Service</li> <li>- Eating and Drinking Establishment</li> <li>- Eating and Drinking Establishment (limited)</li> <li>- Funeral Home</li> <li>- Hospital</li> <li>- <sup>4</sup>Recycling drop-off</li> <li>- <sup>5</sup>Retail Store (Convenience)</li> <li>- <sup>6</sup>(Deleted)</li> <li>- <sup>7</sup>Accessory development to any use listed in subsection 8.6.2(b)</li> </ul>

<sup>1</sup> C15-17

<sup>2</sup> C15-17

<sup>3</sup> C19-15

<sup>4</sup> C15-17

<sup>5</sup> C14-18

<sup>6</sup> C19-15

<sup>7</sup> C19-15

### 8.6.3 PS Site Subdivision Regulations

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

### 8.6.4 PS Site Development Regulations

	Interior Site	Corner Site
a) Front Yard Setback	6.0m (19.7ft) minimum	Front: 6.0m (19.7ft) minimum  Flanking: at the discretion of the Development Authority
b) Rear Yard Setback	8.0m (26.2ft) minimum	
c) Side Yard Setback	3.0m (9.8ft) minimum	
d) Building Height	14.0m (45.9ft) maximum for a principal building  30.0m (98.4ft) for towers or structural components of buildings not intended for human occupation	
e) Site Coverage	60% maximum	

### 8.6.5 Additional Development Regulations for PS

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 - General Regulations for all Land Use Districts, Sections 8.1 to 8.4 of Part 8 – Institutional Land Use Districts, Part 11 - Parking and Loading, and Part 12 – Signs; and
- (b) The Development Authority may modify the parking standards for development in the PS – Public Service District set out in Part 11 - Parking and Loading.

**8.7 PR – Parks and Recreation District**

**8.7.1 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.

**8.7.2 PR Permitted and Discretionary Uses in the PR District**

<b>(a) PR Permitted Uses</b>	<b>(b) PR Discretionary Uses</b>
<ul style="list-style-type: none"> <li>- Community Service Facility</li> <li>- Indoor Recreation Facility</li> <li>- Natural Conservation Use</li> <li>- Outdoor Recreation Facility</li> <li>- Park</li> <li>- Public Facility</li> <li>- Sign, Fascia</li> <li>- Sign, Freestanding</li> <li>- Sign, Identification</li> <li>- Sign, Projecting</li> <li>- <sup>1</sup>Accessory development to any use listed in subsection 8.7.2(a)</li> </ul>	<ul style="list-style-type: none"> <li>- Campground</li> <li>- Communication Tower</li> <li>- Community Garden</li> <li>- Eating and Drinking Establishment</li> <li>- Eating and Drinking Establishment (limited)</li> <li>- <sup>2</sup>(Deleted)</li> <li>- <sup>3</sup>Accessory development to any use listed in subsection 8.7.2(b)</li> </ul>

**8.7.3 PR Site Subdivision Regulations**

	<b>Interior or Corner Site</b>
<b>a) Site Area</b>	At the discretion of the Development Authority
<b>b) Site Width</b>	At the discretion of the Development Authority
<b>c) Site Depth</b>	At the discretion of the Development Authority

<sup>1</sup> C19-15

<sup>2</sup> C19-15

<sup>3</sup> C19-15



#### 8.7.4 PR Site Development Regulations

	Interior Site	Corner Site
<b>a) Front Yard Setback</b>	6.0m (19.7ft) minimum	Front: 6.0m (19.7ft) minimum  Flanking: at the discretion of the Development Authority
<b>b) Rear Yard Setback</b>	8.0m (26.2ft) minimum	
<b>c) Side Yard Setback</b>	3.0m (9.8ft) minimum	
<b>d) Building Height</b>	14.0m (45.9ft) maximum	
<b>e) Site Coverage</b>	40% maximum	

#### 8.7.5 Additional Development Regulations for PR

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 - General Regulations for all Land Use Districts, Sections 8.1 to 8.4 of Part 8 – Institutional Land Use Districts, Part 11 - Parking and Loading, and Part 12 – Signs;
- (b) The Development Authority may modify the parking standards for development in the PS – Public Service District set out in Part 11 - 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 8.7.4 above in order to achieve this compatibility.

**8.8 PU – Public Utility District**

**8.8.1 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.

**8.8.2 PU Permitted and Discretionary Uses in the PU District**

<b>(a) PU Permitted Uses</b>	<b>(b) PU Discretionary Uses</b>
<ul style="list-style-type: none"> <li>- Minor impact utility service</li> <li>- Natural Conservation Use</li> <li>- Park</li> <li>- Recycling drop-off</li> <li>- Major Impact Utility Service</li> <li>- Outdoor Recreation Facility</li> <li>- Parking Facility</li> <li>- Recycling Depot</li> <li>- Sign, Fascia</li> <li>- Sign, Freestanding</li> <li>- Sign, Identification</li> <li>- Sign, Portable</li> <li>- Sign, Projecting</li> <li>- <sup>1</sup>Accessory development to any use listed in subsection 8.8.2(a)</li> </ul>	<ul style="list-style-type: none"> <li>- Communication Tower</li> <li>- Communication Tower (limited)</li> <li>- Sign, Billboard</li> <li>- <sup>2</sup>(Deleted)</li> <li>- <sup>3</sup>Accessory development to any use listed in subsection 8.8.2(b)</li> </ul>

**8.8.3 PU Site Subdivision and Development Regulations**

The minimum and maximum site subdivision and site development regulations shall be at the discretion of the Development Authority.

**8.8.4 Additional Development Regulations for PU**

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 - General Regulations for all Land Use Districts,

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Sections 8.1 to 8.4 of Part 8 – Institutional Land Use Districts, Part 11 - Parking and Loading, and Part 12 – Signs;

- (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 11 - Parking and Loading.

## 8.9 UR – Urban Reserve District

### 8.9.1 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.

### 8.9.2 Discretionary Uses in the UR District

<b>(a) UR Discretionary Uses</b>
<ul style="list-style-type: none"><li>- Agriculture</li><li>- Communication Tower</li><li>- Community Garden</li><li>- Natural Conservation Use</li><li>- Sign, Billboard</li><li>- <sup>1</sup>(Deleted)</li><li>- <sup>2</sup>Accessory development to any use listed in subsection 8.9.2(a)</li></ul>

### 8.9.3 UR Site Subdivision Regulations

	<b>Interior or Corner Site</b>
<b>a) Site Area</b>	At the discretion of the Development Authority
<b>b) Site Width</b>	At the discretion of the Development Authority
<b>c) Site Depth</b>	At the discretion of the Development Authority

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<sup>2</sup> C19-15

#### 8.9.4 UR Site Development Regulations

	Interior Site	Corner Site
<b>a) Front Yard Setback</b>	7.0m (23.0ft) minimum	Front: 7.0m (23.0ft) minimum  Flanking: 7.0m (23.0ft) minimum
<b>b) Rear Yard Setback</b>	7.0m (23.0ft) minimum	
<b>c) Side Yard Setback</b>	7.0m (23.0ft) minimum	
<b>d) Principal Building Height</b>	At the discretion of the Development Authority	
<b>e) Site Coverage</b>	40% maximum	

#### 8.9.5 Additional Development Regulations for UR

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 - General Regulations for all Land Use Districts, Sections 8.1 to 8.4 of Part 8 – Institutional Land Use Districts, Part 11 - Parking and Loading, and Part 12 – Signs;
- (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.

## **<sup>1</sup>8.10 SH - Seniors Housing (Site Specific Zoning for Turner Lodge Property)**

### **8.10.1 Purpose**

The purpose of this site specific zoning is to provide for Seniors Housing and supportive uses on a portion of City owned 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. Sustainable site and building design and construction (i.e. LEED) will be encouraged in support of sustainable redevelopment of the surrounding lands within the Old Health Centre Site Redevelopment Plan.

### **8.10.2 Area of Application**

Portion of Lot A, Plan 911NY and a portion of Lot 8, Block 21, Plan 6180NY, located to the north of 94 Avenue between 99 Avenue and 95 Street. The site contains approximately 1.83ha (4.5 acres) of land.

### **8.10.3 SH Permitted and Discretionary Uses**

<b>(a) SH Permitted Uses</b>	<b>(b) SH Discretionary Uses</b>
<ul style="list-style-type: none"><li>- Assisted Living Facility</li><li>- Child Care Facility</li><li>- Sign, Portable</li><li>- <sup>2</sup>Accessory development to any use listed in subsection 8.10.2(a)</li></ul>	<ul style="list-style-type: none"><li>- Retail Store (Convenience)</li><li>- <sup>3</sup>Personal Service</li><li>- Sign, Electronic Message</li><li>- Sign, Fascia</li><li>- Sign, Projecting</li><li>- <sup>4</sup>Accessory development to any use listed in subsection 8.10.2(b)</li></ul>

### **8.10.4 SH Setbacks to External Properties or Public Roadways**

	<b>Interior or Corner Site</b>
<b>a) Front Yard Setback</b>	30.6m (100.4ft) maximum
<b>b) Rear Yard Setback</b>	3.0m (9.8ft) minimum
<b>c) Side Yard Setback</b>	3.0m (9.8ft) minimum adjacent to the west site boundary

<sup>1</sup> C19-14

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	5.9m (19.4ft) maximum adjacent to 95 Street
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#### **8.10.5 SH Building Height**

The maximum building height shall be four storeys not to exceed 18.3m (60.0ft) to provide flexibility for roof designs.

#### **8.10.6 Additional Development Regulations**

- (a) All developments and uses within this Land Use District are subject to the applicable provisions of Part 4 - General Regulations for All Land Use Districts and Sections 9.1 to 9.5 of Part 9 – 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.

#### **8.10.7 SH Landscaping and Amenity Area**

- (a) The minimum landscaped area shall be 20% of the site and shall be subject to applicable provisions under Section 8.3 – Landscaping Requirements for Institutional Land Uses of this Bylaw; and
- (b) Rooftop gardens shall be considered landscaped area.

#### **8.10.8 SH Parking**

- (a) Parking for the residential care facility shall be a minimum of:
  - i. 1 stall per 2 units plus; and
  - ii. A minimum of 10 spaces for staff parking
- (b) <sup>1</sup>10 Visitor parking spaces for the site shall be provided off-street.

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