

What We Heard Report

New Land Use Bylaw: Draft Pineview District Review

Residents' Workshops:

February 24: 1:00 PM - 8:00 PM

February 27: 1:00 PM - 8:00 PM



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Executive Summary

The City of Fort Saskatchewan is creating a new Land Use Bylaw (LUB). This process includes new, place-based Districts, including the draft Pineview District. As part of this effort, the City conducted extensive public engagement with residents of the Pineview neighbourhood to inform the development of the draft Pineview District. This What We Heard Report includes the results of public engagement created for residents of Pineview.

The engagement process was designed to gather resident input on the proposed second draft of a Pineview-specific regulatory framework. Feedback collected will inform updates to the draft Pineview District.

Engagement was advertised by mailing door-hangers containing details of the draft and engagement times to Pineview residents. Large roadside signs were also erected at the three schools in Pineview, advertisements were taken out in the *Fort Record* and *Sturgeon Creek Post* newspaper, and social media posts were made on Facebook and X (formerly Twitter).

The two engagement opportunities involved drop-in, one-on-one discussions between facilitators and attendees. Attendees had the opportunity to discuss the overall changes since the last draft, ask any specific questions, log concerns, and submit feedback forms. Sixty-two feedback forms were received.

The dedicated Pineview webpage was also updated to include an overview of changes. The website featured a narrated presentation, the updated draft Pineview District, and the What We Heard Report from the November engagement. The online engagement period was open from February 18 to March 7, 2025. Residents reviewed materials and submitted feedback by email and through the Fort Report system. As of March 7, 2025, 21 residents submitted feedback via email and through Fort Report.

The feedback collected from in-person and online engagement is summarized in this report. This input will be used to inform updates to the draft Pineview District.

Project Introduction

The City of Fort Saskatchewan is creating a new Land Use Bylaw (LUB). The LUB is one of the most important Bylaws for a municipality. Most planning documents provide goals and objectives to be achieved, thus they plan for the future. The LUB is different in that it is a regulatory document. It regulates the use and development of land as it happens.

This What We Heard Report provides a summary of engagement sessions where the second draft of the Pineview District was discussed. Administration hosted two drop-in engagement sessions. The first session was hosted in the Normandy Room at the Fort Saskatchewan Community Hall and the second session was hosted at the Dow Centennial Centre's Lion's Mane room. At these drop-in engagement sessions, the Project Team was available to answer any questions about the second draft of the Pineview District and explain the Land Use Bylaw process.

A Pineview District summary webpage was also available as an online engagement opportunity for residents. The page featured maps, the draft District, and a presentation outlining key aspects of the district. The webpage provided an opportunity to submit feedback by email.

Our Approach

Methodology

Data Collection

Two drop-in engagement sessions were held from 1:00 pm to 8:00 pm on February 24th and February 27th, 2025. These workshops were informal conversational opportunities for participants to clarify changes, ask questions, indicate their preferences, and provide additional feedback through feedback forms. A total of 62 Feedback Forms were received.

An online engagement period ran concurrently, with submissions open from February 18th to March 7th, 2025. During this period, residents could access the summary presentation, maps, and draft regulations on the project website. Participants submitted feedback through email or the Fort Report system. This resulted in 21 residents submitting an electronic submission.

Data Analysis

All input gathered was quantified and categorized by themes to identify common concerns, preferences, and suggestions. Submissions were synthesized to create an understanding of resident perspectives. The summary analysis of comments was based on feedback from written and electronic submissions.

Promotional Activities

The workshops were promoted through:

- Portable signs located at each of the Pineview School sites; (Appendix C)
- Mailed door hangers to Pineview residents;
- Advertisements in the Fort Record and Sturgeon Creek Post for the week of February 9, 16, and 23; and
- Social media posts, including Facebook and X (formerly Twitter) published on February 5 and 18.

Drop-in Engagement Sessions and Online Engagement

Drop-in sessions to gather feedback from residents were held in the Fort Saskatchewan Community Hall Normandy Room, and the Dow Centennial Centre Lion's Mane, on February 24 and 27 respectively. There was no limit to attendance, and individuals were welcome to drop in at their convenience between 1:00 pm and 8:00 pm on either or both days.

A total of 124 residents signed in to the two sessions.

The Drop-in sessions were informal, with Planners available to discuss the overall LUB process, changes from the November draft (Appendix D), drop-in engagement activities, and any other questions that arose.

Residents were encouraged to fill out Feedback Forms which were made available to the workshop attendees on every table and at the check-in counter.

Online engagement supplemented the in-person drop-in sessions. A short summary presentation and the draft Pineview District were posted online for residents' review and comments from February 18 to March 7, 2025. This information was posted on the City's website and promoted via City's social media accounts and local newspaper. Residents were able to provide feedback on this material via email or through Fort Report. The Pineview page was viewed 1,294 times from 721 Users as of April 3, 2025, with 21 residents submitting 26 online feedback submissions.

Key Takeaways:

- 19% (12 out of 62) of feedback form submissions and 69% (18 out of 26) electronic submissions indicated that maximum building heights throughout the neighbourhood should be lower than 10 metres, with many respondents suggesting an 8 metres maximum building height.
- Participants indicated a range of opinions about building type, including support for duplexes (3 out of 62 feedback forms), opposition to apartments (4 out of 62 feedback forms), opposition to 'skinny' homes (4 out of 26 electronic submissions), and opposition to anything but single detached residential in Pineview (5 out of 26 electronic submissions).
- 48% of submissions (30 out of 62 feedback forms) noted positive comments about the engagement process, including integration of past feedback and the one-on-one engagement format.

Comments Summary

Feedback Forms – Comments

A total of **62 of the 124 residents** (50% of attendees) that signed in submitted feedback forms. The comments have been categorized as they relate to the dominant themes: Building Regulations and Standards, Neighbourhood Character, Other, and Workshop Feedback. The entirety of the feedback comments can be found in Appendix A.

The word cloud below represents some of the most common words mentioned from the forms submitted.



Theme	Feedback
Building Regulations & Standards	Participants suggested that the current maximum height of 10 metres was too tall, and suggested 7.6, 8.0, 8.5, and 9.0 metre maximum heights as more appropriate maximum heights for Pineview. (12)
	Participants showed support for the current 10.0 metre maximum height and increasing the maximum height. (2)
	A participant suggested that duplexes and townhouses should have further size restrictions. (1)
	A participant noted that the secondary suite dwelling size of 30.0m ² may not be practical. (1)
	A participant noted that 13.0 metres would be too high in the Node and that an additional buffer to adjacent residences would be required. (1)
Neighbourhood Character	Participants requested that Pineview be kept in a similar style. (5)

Theme	Feedback
	Participants expressed that duplexes fit into the community, and that they could work quite well (3).
	Participants opposed apartments. (4)
	Participants opposed townhouses, duplexes, and fourplexes. (2)
	Participants noted that units appropriate to seniors are needed. (2)
	A participant noted a desire to retain the Pineview North and Pineview South division that had been presented in the first draft. (1)
	A participant noted that green spaces should be kept as they are. (1)
Other	A participant noted the importance of maintaining drainage plains. (1)
	A participant noted challenges to road construction impeding emergency vehicles, the impact of density on insurance costs, and basement stair construction challenges. (1)
	A participant noted the importance of the fire department and indicated a desire for more commercial units in the city. This participant also noted the need for seniors support. (1)
	A participant expressed no lot splitting or reduce lot width to split. (2)
Workshop Feedback	Participants expressed thanks and indicated they believed the workshop was well-run (24).
	Participants appreciated that concerns raised in November engagement were satisfactorily addressed. (6)
	Participants noted they were satisfied and expressed approval for the current draft. (4)
	Participants suggested that maps should be printed larger and available online. (2)
	Participants requested written breakdowns of changes from the current Land Use Bylaw to the new draft. (2)
	Participants noted that advertisement was well-done, in particular through brochures sent to homes. (2)
	A participant suggested that unfacilitated tables should be made available for sitting and note-taking. (1)
	A participant indicated concern that the process had wasted money and suggested a survey would be more appropriate. (1)
	A participant noted that trust had been eroded through the engagement process. (1)
	A participant requested that the purpose of the engagement should be more clear. (1)

Online Engagement – Comments

A total of **26 electronic submissions** were received through fortplanning@fortsask.ca and Fort Report. The communications have been categorized as they relate to the dominant themes: Building Regulations and Standards, Neighbourhood Character, Other Regulatory Comments, Subdivision Regulations, Road Classifications, and Process-Related Feedback. The entirety of the communications can be found in Appendix B.

The word cloud below represents some of the most common words mentioned in the online engagement communications.



Theme	Electronic Submission Feedback
Building Regulations and Standards	Participants noted a preference for 8.0 metre or two storey maximum heights. (18)
	Participants indicated dissatisfaction with the current 10.0 metre height regulation. (5)
	One participant suggested 6.0 metre heights should be the tallest allowed. (1)
	One participant would like to see all new building categories as discretionary. (1)
Neighbourhood Character	Participants opposed residential housing other than single detached housing, such as duplexes, apartments, townhomes, and fourplexes. (5)
	Participants opposed 'skinny' homes. (4)
	Participants expressed they did not want to see change in the neighbourhood. (2)
	A participant indicated that townhomes be limited to lots #5 and #6 in the draft, and that apartments be removed. (1)
Other Regulatory Comments	A participant sought clarification on the use of both metric and storeys in height regulations. (1)

Theme	Electronic Submission Feedback
	A participant indicated that Clause 3 under Duplex Development was too general and subjective. (1)
	A participant indicated that Townhomes and Duplexes should be allowed in numbered lots #5 and #6 per the draft map to provide privacy for homes backing onto Westview Plaza. (1)
Subdivision Regulations	Two participants opposed the subdivision of residential lots. (2)
Roads	Two participants suggested that 96 th Ave should not be classified as Ring Road. One of those participants suggested it should perhaps be called a Collector Road. (2)
	One participant indicated concern with children walking to school along 99 th avenue due to speeds. (1)
Process-Related Feedback	Participants expressed appreciation for engagement activities, advertisement, and integration of comments from past engagements. (3)
	Participants expressed doubts about quantitative results of past engagements. (2)
	A participant requested that maps should have street names. (1)
	One participant requested the publication of this What We Heard Report. (1)
	One participant requested that the new LUB should not be brought to the current Council. (1)

Other Feedback – Comments

In addition, to the feedback forms and online submission, additional comments regarding the Pineview District were received. The comments have been categorized as they relate to the dominant themes: Roads, General Application Review, Uses and Typology, Mixed Use Development, Building Height Regulations and Standards, District Format, Bike Amenities, and Subdivision Regulations. The entirety of the feedback comments can be found in Appendix E.

Theme	Additional Feedback
Roads	That the Ring Road should be called a Collector Streets.
	Updating the regulations regarding Duplex Development to review the cumulative impact of driveways in regard to safety, parking, neighbourhood character, and other factors.
General Application Review	Changing how applications are evaluated by the Development Planner. Instead of separate regulations that are for Discretionary Use applications, regulations should apply for all application types.
	That size, height, architectural character, building design, rooflines are to be compatible with the surrounding development for all applications.
Uses and Typology	Adjust the Permitted and Discretionary classification for Building Types within the district.
Mixed Use Development	Additional regulations for Mixed Use Development applicable to specific locations within Pineview.
Building Height Regulations and Standards	8.0 m maximum permitted building height of a Detached, Duplex, and Stacked Duplex on Collector Streets and Local Streets.

Theme	Additional Feedback
	Development of a Detached, Duplex, and Stacked Duplex on Collector Streets and Local Streets greater than 8.0 metres to a maximum of 10 metres shall require a variance contingent on satisfying the requirements of the development planner. Additional building height regulations for low profile homes and higher profile homes.
District Format	Re-labelled and moved sections to have a consistent sectioning in the document.
Bike Amenities	Adding additional regulations for bike amenities as part of Urban Design and application review process.
Subdivision Regulations	That the Lot Depth be increased to 34.0 m.

Appendix A: Feedback Forms

Feedback Form Number	How did you hear about the Workshop?	The Venue for the Workshop was convenient.	Information provided at the Workshop was clear and easy to understand.	Opportunities to ask questions and give input were provided.	Do you have any suggestions for the Workshop format?	Do you have any comments that weren't included at the Workshop?
1	Doorhanger ad.	Agree	Agree	Agree		Very Accommodating.
2	This has been an awful, awful process, stress for no reason. Send out a survey next time & save us money	Somewhat Agree	Disagree	Somewhat Agree	Save a ton of money next time & just put a survey out instead! This has been a serious waste of money, this whole process Purpose of Workshop. Should be more clear.	Ask clear questions! <u>Pineview nothing are 10m!</u> How about leave pineview alone Size restrictions for duplexs [sic] and townhouses.
3	John Mack newsletter	Somewhat Agree	Somewhat Agree	Agree	OK.	Keep the area in a somewhat similar style.
4	Mail	Agree	Somewhat Agree	Agree		
5	Mail/door hanger, email	Agree	Somewhat Agree	Agree		
6	Email, Posters, Street Boards, Local Media	Agree	Agree	Agree	Provide a separate area to fill out feedback so as to free up tables to address issues. Need space for comments that are "positive" improvements.	Very good process of: planning, public engagement (as in November), modifications due to feedback, redraft of plan. More requests for more feedback. Another round of face to face opportunity. "GREAT" effort to arrive at a finished product despite knowing many "don't like change" and no matter what you do, it won't satisfy. Well done! Great example of a complete process: good idea, initial plan engagement, follow-up. As a taxpayer, very pleased with the plan + use of tax dollars with an eye to the future!
7	Newsletter from John Mack, Mail	Agree	Agree	Agree		
8	Recorded	Agree	Agree	Agree		Very satisfied

Feedback Form Number	How did you hear about the Workshop?	The Venue for the Workshop was convenient.	Information provided at the Workshop was clear and easy to understand.	Opportunities to ask questions and give input were provided.	Do you have any suggestions for the Workshop format?	Do you have any comments that weren't included at the Workshop?
9	Signage	Agree	Somewhat Agree	Agree	Comparison from <u>existing</u> Bylaw, <u>to proposed</u> with direct side by side examples ie present - 10m max heights Proposed - 13m max heights	
10		Agree	Agree	Agree	10metre too high for Pineview Tallest home = 7.6 metres Max of 8 metres required for Pineview to preserve the character of Pineview 8 metres easily managed and will allow for faster densification	Potential exists with a dwelling being built not compatible with neighbourhood properties Permitted build - no specific easily identifiable restrictions to prevent a 10m dwelling from being built besides bungalow (4.5m) or 2 storey home (7.6m) because it is not a discretionary Other tall neighbourhoods as in bylaws 68-22, 67-22, 65-22, CB-22 all have "10m max 2 1/2 story [sic]" for their dwelling heights. These neighbourhoods are all taller and nothing like Pineview so its impossible to have 10 metres in Pineview
11		Agree	Agree	Agree		
12	Email from City & Jon Mac	Somewhat Agree	Somewhat Agree	Agree		Thank you for listening + hearing our concerns.
13	Fort Sask Informed	Agree	Somewhat Agree	Agree	None	
14	Post	Agree	Agree	Agree		

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15	Email/placard	Agree	Agree	Agree		I disagree with having any Nodes, or more high density of any kind in Pineview. We are established & MATURE. We don't want any disruption of any apartments or higher than 8metre housing. Duplexes, townhouses could be okay. Thank you for the placard sent to all the homes. That is a great source of communication.
16	Local paper and email	Agree	Agree	Agree	Larger maps of the area.	Please leave green spaces as they are. We do not want apartments.
17	Flyer	Agree	Agree	Agree		I would suggest that the width of a lot that would be allowed to be split (skinny homes) be reduced. Edmonton is splitting 50x100 lots in Glenora. This would allow more opportunity to densify older neighbourhoods. Height not an issue go high as you want.
18	Email + tag on door + Paper	Agree	Agree	Agree		
19	Email Fort Record Signs Door handle notice	Agree	Agree	Agree	This was a good format 1 on 1 engagement much better advertising to the public	Although height restriction lowered to 10 metres, I want it to be a maximum of 8.5 to fit in, so that no new build is taller than what now exists.
20	Facebook.	Agree	Somewhat Agree	Agree	I would like to see the information sheets show what is currently in the bylaw and what they would like to change it to. (ex - max height for all buildings 10M - changin to node 13m) Label the maps where parks/schools are (easier to identify)	I do not agree with 13 meter height in Node. I would like to see max 10 (or 11 to accommodate townhouses). Please include <u>mandatory</u> buffer from houses on 91 street to possible new buildings in Node. Example - 6 meters is not enough of a buffer between backyards and possible 2 story [sic] (or higher) buildings in node (specifically #5).

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21	Flyer in my mail box	Agree	Agree	Agree		Would like to see smaller units for seniors
22	Card in mail Signs throughout Fort Email from city	Agree	Agree	Agree	No, really nice to have someone with the city to go thru [sic] the draft with you	No I think the draft looks good. I approve.
23	Fort Sask Informed - Facebook	Agree	Agree	Agree	I liked the one-on-one concept.	
24	door hanger.	Agree	Agree	Agree	Nope.	No. Very happy to see the one "node" and it being in a more commercial area. Also very happy to see heights lowered. Thank you for listening to us!
25	My wife		Agree	Agree		
26	local newspapers, city website, mail "drop-in engagement session" door knob hanger	Agree	Agree	Agree	1. Good locations 2. Well advertised 3. One on one questions and answers were good 4. [sic]	I feel the initial attempts by Planning identified different Pineview features - north and south. South Pineview, established in the early 1970's [sic], was developed as a bungalow [sic] community with structures approaching 8 metres high. North Pineview, was developed later with higher designs approaching 10 metres. Perhaps a south Pineview community can be classified as R1: maximum height of 8 metres. Any structures exceeding this height could be recognized as single detached with a minor variance [sic] registration.
27	Received a email	Agree	Agree	Agree	Format convenient.	Good to see concerns were taken into consideration.

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28	I think signage	Agree	Somewhat Disagree	Somewhat Agree Still don't think anybody actually listened. Often were formulating the answer Before the question was asked	Trust has been eroded or destroyed due to inaccurate [sic] recording of feedback and pivoting on Questions [sic] to give a reasonable sounding answer but it doesn't actually answer the original question	30m2 secondary dwelling might not be practical. Not sure if this is correct forum but [sic] There needs to be rules regarding the maintenance of the drainage plains I would like it if the height [sic] restrictions were <10m with existing buildings that may already exceed [sic] 8m being grandfathered in. or no new development to exceed the height of the tallest existing building.
29	News	Agree	Agree	Agree	No the ability to have one on one talks was great.	Nope.
30	Door Hanger	Agree	Agree	Agree	-	-
31	door hanger	Agree	Agree	Agree	No	No
32	Email	Agree	Agree	Agree	Format utilized on Feb 27 session was great! There was more time for uninterrupted discussion.	
33	Have had an ear on this from the start.	Agree	Agree	Agree	I feel that the pineview area needs to stay the way it is. We know that the area will get "old" but its [sic] easy to tear down and then... heres the kicker... keep the lots all single, no splitting , and the house being built to conform to the same size as the one that was taken down.	No lot splitting 10m max height
34	Facebook, signage	Agree	Agree	Agree	Like the drop in session better. Faster - less time spent here -	Would like to see 8m height for the area. For the houses/buildings that are currently 9pm - if it possible to "grandfather" those lots (if they wish to do a major reno in the future).that would be great.

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35	Sturgeon Post	Agree	Agree	Agree	No	No option to make no changes I do not want any <u>apartment blocks, townhouses or Duplexes or 4Plexes</u> in the Pinview District Any changes should be like the houses we already have in the Pineview District We moved here 30yrs ago because of the <u>great location + neighbourhood and nice lot sizes</u> Leave Westview plaza at single storie [sic] bussiness [sic]
36	Newspaper	Agree	Somewhat Agree	Agree	Time when at the table for discussions then having someone talk in front of us	Houses (esp. in Pineview) should not be higher than 25 feet. Definitely not 32 feet.
37	Fort Record Sturgeon Post Sandwich boards on roads in Pineview	Agree	Agree	Agree	No.	Acknowledge that for families downsizing - > single family home, that a duplex works quite well, as an apartment is "not quite yet the time." A duplex works well as a "starter" to get in to the market, as well as a piece of property that does not demand maintaining a larger yard and often times paying higher utility bills. It is nice to be able to make a choice - depending on individual circumstances -as to a single family home or duplex home. Which Pineview presently offers.
38	Online	Agree	Agree	Agree	N/A	N/A
39	F.B.	Agree	Agree	Agree	No higher than 8m High	color coded map should be online.
40	Signage by James Mowat	Agree	Somewhat Agree	Agree		

Feedback Form Number	How did you hear about the Workshop?	The Venue for the Workshop was convenient.	Information provided at the Workshop was clear and easy to understand.	Opportunities to ask questions and give input were provided.	Do you have any suggestions for the Workshop format?	Do you have any comments that weren't included at the Workshop?
41	email, signage by James Mowat School	Agree	Agree	Agree	None	I appreciate the changes from the November draft to keep the green spaces around the schools. My priority is to make sure that the building restrictions keep future builds within the proportions of the homes already in Pineview. Want new builds to look in proportion to the homes on collector streets and local streets.
42	The Record Newspaper	Agree	Agree	Agree	It is good to have these sections & more are needed - changes in the New Land Use Bylaw happen. I would like to see in Pineview to be left as is. <u>No</u> smart city/15 min city/community/C40 City the same idea & are very harmful. Will look like getto's [sic] - same building structure. I hope this will never come to pass. Thanks for your time though!	
43	email + mail	Agree	Agree	Agree	No. This format was good.	We appreciate that feedback from previous engagement was considered and the updated plan is agreeable to us.
44	Email. Previous via word of mouth & then city website	Agree	Agree	Agree		
45	Fort Record, Posters	Agree	Agree	Agree	No	No

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46	Local Newspapers, City website, doorknob hanger	Agree	Agree	Agree		Pineview is a unique community constructed over a period of years with differing structural designs from initial to final development stages. <u>South</u> Pineview homes are under 6 metres height. The 10 metre height is 66% beyond the status quo that homeowners have cherished and invested a lifestyle. A maximum height of 8 metres is a more sensible proposal for a <u>South</u> Pineview community. Note: Attached picture showing height comparisons.
47	News.	Agree	Agree	Agree	No	No
48	mailout, signage	Agree	Somewhat Agree	Agree		<u>No skinnies!!</u>
49		Agree	Agree	Agree	Good.	Good time spent
50	Brochure delivered in the mail	Agree	Agree	Agree	Well done + opportunity to ask questions	None
51	By mouth. The paper	Agree	Somewhat Agree	Agree	No	No
52	Meet the police meeting	Agree	Agree	Agree	No - well done	Road construction (parking on street) impeding emergency vehicles Housing density affecting insurance costs for owners and also affect taxes Basement stair construction - current practises affect safe exit from basements Not totally against duplexes stacked side by side.
53	Mailbox	Agree	Agree	Agree	None	Good to see and hear concerns with original plans were addressed in revised plans.

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54	Email	Agree	Agree	Agree		Not for the workshop But City needs to move forward on fire department & more commercial such as shoe, clothing stores etc. in city. More help for seniors in seniors homes for different stages. Thank you for the info on pineview project. Has cleaned up many thought [sic] on this project.
55	Email/paper/spouse	Agree	Agree	Agree	None, I feel I was helped very well.	None. I received all the info I needed. Thanks for taking time to address concerns.
56	Mail box flyer	Agree	Agree	Agree		
57	Paper	Agree	Agree	Agree	No.	We would like to have the 10 metre high [sic] in the bylaw changed to a max of 8 metres for all of Pineview!!! We do not need any 2 1/2 stories [sic] in Pineview subdivison. Thanks! We also need more seniors housing in Fort Sask!
58	Signs on road.	Agree	Agree	Agree		I would just like the max height of homes to not be more than 9 metres Yes, houses along 100 ave are higher, but please don't sacrifice the rest of the city for this one street of houses.
59	Sign by James Mowatt	Agree	Agree	Agree		
60	Sturgeon Post	Agree	Agree	Agree	None	I would not like to see any apartment blocks, duplexes, 4plex [sic] or townhouses in any residential area allowed. On the larger lots especailly corner lots than [sic] no skinny homes will be built.
61	Fort Record, Post, neighbor	Agree	Agree	Agree		
62	record, mailbox, street sign, facebook, e-mail	Agree	Agree	Agree		

Appendix B: Emails & Fort Report

Feedback Submission Number	Date	Request
1	05-02-2025	I STRONGLY WANT the Pineview District to stay the way it is, if a new house is built, it is like for like or very close to it, a bungalow for a bungalow, a 4 level split for a 4 level split etc. And DEFINITELY NO 2 skinny homes on a signal lot or apartment blocks. We have been living at 8206 95 A Ave. for 30 years and LOVE it the way it is and moved here because of the GREAT LOCATION and housing layout and NEIGHBORHOOD. DO NOT CHANGE ANYTHING. PS Please reply
2	05-02-2025	Tiago, This report is showing that only 45% of the attendees to the workshops are against having apartments in Pineview. I somehow cannot believe that this is a correct number. I believe there has been more feedback to the councillors and the planning department since the workshops indicating that there be NO apartments allocated to the Pineview neighbourhood. We do not want apartments or eight plexes or four plexes as infill next to any of our existing homes. Last night there was a feature on CTV about a neighbourhood in Edmonton where a home owner has an eight plex looming over her home and her lot. Pineview neighbourhood does not want this to happen. We do not want apartments, four plexes or eight plexes. I'd like to see the responses sent to the councillors and the planning department following the workshops included in your report please. 168 people is not a good representation of a neighbourhood of 6000+ residents. A suggestion I'd make is that much more interaction needs to occur with the neighbourhood so there is a better representation of Pineview before a final land use bylaw is drawn up or the public hearing which gives us only five minutes to speak. What I would also like to know is "what is the driving force behind wanting to disrupt a totally mature and established neighbourhood." I can't recall if were told the real reason behind this undertaking. Is this a directive from FCM or ICLEI or some other Non Governmental Organization? What am I missing? Thanks so much.
3	05-02-2025	Thank you for your email Tiago. Would it be possible for me to pick up a printed copy of this entire report? Thanks so much.
4	06-02-2025	I have reviewed the "What We Heard Report" and cannot find a letter that I had sent November 27, 2024, addressed to Craig Thomas with a copy sent to Brian Kelly. Both acknowledged receiving it. Another concern I have with the report is that it's stated that fewer than half of respondents objected to apartment buildings., yet it appears to me that no one is in favour of apartments. I question the validity of the report in general. As a long-term resident, I look forward to further expressing my concerns at future engagements.
5	19-02-2025	Craig. Your planning group did a great job on the 2nd draft Pineview LUB. I am pleased your heard the residents feedback well. You also got rid of some fluff words that really didn't do anything for the document which simplifies the document and you also simplified the dwellings vs areas spreadsheet grid. The Pineview LUB looks good with one exception that we spoke about but didn't get put in this draft. You mentioned in our meeting with Janel that after you drove through Pineview and observed that even a 10m dwelling height is too much for Pineview. I agreed to that observation. A 10m height may be good for other taller neighbourhoods but not in Pineview. The 10 m height would not preserve the character of the neighbourhood and should be revised based on your observations when you went through the neighborhood. The height needs to be 8m, maybe possibly 9m but that is still on the tall side for Pineview. Definitely not 10m. I drew the typical Pineview bungalow and 2 story homes to scale alongside the 10m height in the LUB and what you saw during your observations driving through the neighborhood matches what I see in the sketch attached. I also created a Pineview website that can be used by any person to fully understand the uniqueness of the Pineview neighbourhood. It's the only neighbourhood in Fort Sask that has unique characteristics due to the central location of the neighbourhood among many other things documented on the website. Who ever planned Pineview when it was built in the 1970s 1980s and completed in the 1990s did a really good job. fortsaskpineview.ca Thanks to your team.
6	20-02-2025	It would be great on the map if there were some streets in avenues Or at least the main street so we can find our places
7	22-02-2025	I'm really not in favour of having 2 and a half story houses in the Pineview neighborhood. I would prefer that the bylaw be changed to only allow 2 story houses in the neighborhood

Feedback Submission Number	Date	Request
8	22-02-2025	Mayor Katchur Councilors Craig Thomas I would like to recognize the great work done by the Planning Department in their revisions with the creation of the 2nd draft of the Pineview Land Use Bylaw. It has been simplified and very close to being a practical usable document today and for the long term future. There is only one revision that I can see that needs to be corrected and I think it has probably been included in the document in error. It was discussed but for some reason didn't make it into the document. The error is the dwelling height for detached, duplex and stacked duplex on collector streets and local streets being equivalent to 2 and a half story homes (10 metres) and was most likely incorrectly stated in the 2nd draft of the Pineview Land Use Bylaw even though it was discussed. Pineview only has bungalows (4.5 metres) and 2 story homes (7.5 metres) on the collector and local streets. Pineview does not have 2.5 story homes (10 metres). Read the details under the tab called "Dwelling Heights" on the Pineview neighbourhood website located at: fortsaskpineview.ca A more accurate and usable max height for Pineview is 8 Metres as shown and described on the Pineview website. If this was fixed on the LUB document it would be completely practical and usable as the LUB specifically for the neighbourhood of Pineview and preserve the character but still allow for starting sensitive densification today and for the long term future. Thanks,
9	22-02-2025	The Max building height for any new home built in Pineview needs to be stated as 8metres not 10 as stated by the revised Pineview Land Use Bylaw. 10 metres is too tall for the Pineview area. Thank you.
10	23-02-2025	To all Concerned, I am writing to all to voice my opposition to the proposed building height of 10 metres in the Pineview neighborhood. It should remain at 8 metres to preserve the aesthetic of this beautifully established neighborhood. I definitely would not like a 10 metres building potentially being erected next to my property and am opposed to this. 10 metres may be aesthetically pleasing in the newer developments where that is the norm, but not in an established neighborhood that is predominately bungalows. Once again I would like to state that it should be changed to 8 metres in the proposed land use bylaw. Thank you,
11	23-02-2025	Mayor Katchur Councilors Craig Thomas I have reviewed 6 land use bylaws in taller neighbourhoods for example such as Forest Ridge, Southfort Meadows, and Sienna. All of these taller neighbourhoods had the max dwelling stated as "2 1/2 Story Max 10 metres." In their LUB. In the Pineview LUB you stated the max dwelling height as: "10 metres" Why did you not state "2 1/2 story max 10 metres" in the Pineview LUB like the other 6 LUB that I reviewed? This is extremely deceiving to the Pineview residents to not indicate "2 1/2 Stories 10 Metres max." The tallest homes in Pineview are 2 Stories. 8 metres Max. The bylaw needs to be rewritten and re-engage the residents again with the max height stated as: "2 1/2 Story Max 10 metres" so the residents will know that their neighbourhood has max height in the bylaw that is taller than any homes in the neighborhood. If this is not done the engagement process is not effective. If you don't want to revise the wording to be forthright with the Pineview residents and reengage with them you could just change the Pineview LUB to 2 Stories 8 metres Max which will preserve the character of Pineview's 2 story homes. "2 Stories 8 metres" is a correct way to state 2 story homes to put in the Pineview LUB as I saw that text written that way in C30-20.
12	24-02-2025	Upon reviewing the revised Pineview Land Use Bylaw of February 18, 2025, it states that homes of a max 10 metres can be built on any collector street or local street, in other words, on any street in Pineview, and that a developer could buy a house beside me and build a 2.5 story house. First of all, THERE ARE NO 2.5 STOREY HOMES IN PINEVIEW and secondly, this is a HUGE CONCERN TO ME. Having lived here for over 40 years in Pineview, having the appreciation and gratitude of open space and privacy, I would not appreciate having a 2.5 storey home built beside me, blocking my view and someone staring down on me in the privacy of my yard and home. It would not be aesthetically pleasing to the Pineview area. The max building height for any new home built in Pineview needs to be stated as a "max " of 8 metres in the Pineview Land Use Bylaw. Regards

Feedback Submission Number	Date	Request
13	25-02-2025	I attended the information session at the Legion Community hall yesterday and found it quite informative. The information and one on one consultation were much better than the initial information session that I had attended in November. Also, the notification of the event was better publicized. I have three concerns over the revised LUB that I think should be addressed: firstly, the maximum height proposed of 10 meters I believe is much too high for this neighbourhood. I don't believe that there are any existing structures of this height. I think the tallest buildings in the Pineview neighbourhood are 7.5 to 8 meters in height. If a building of 10 meters were to be allowed next to a lower building (through your own research predominately exist) would block the sun and could destroy the esthetics of the neighbourhood. Secondly, I know we discussed this at the session, I would like assurances that subdividing existing residential lots be prohibited for any circumstance. Lastly is the designation of 96 Ave. and 86 St. as a Ring Road. This route is removed from the road that encircles the neighbourhood and is narrower than the true Ring Road. There are several other streets that "collect" Cul - du - sacs that aren't designated as such, and I think it is unfair to classify this one street . Sincerely,
14	26-02-2025	We attended the workshop at the Normandy Room on February 24. We found the session informative and liked the one on one format. We have a real concern about the proposed 10 metre height for future home builds in Pineview. This certainly would not conform to the height of the existing homes in Pineview and would drastically change the appearance of our neighborhood as well as blocking sunlight. At the session it was mentioned that it is difficult to change the 10 metre height. The new proposed bylaw includes changes (frontal and side yard). We therefore cannot see why the height restriction cannot be lowered to 8 metres. Stan and I would like to see a clause in the bylaw restricting the subdividing of existing residential lots Our street has been classified as a Ring Road. During Stan's 35 plus years working in the transportation field he has not seen a plan describing this type of road with this designation. We feel a collector road better describes this road with the amount of traffic flow. We are respectfully submitting our thoughts on your proposals and hope that you will take some of our feedback into consideration. Yours truly
15	27-02-2025	Hello, Please take this email as our concern for changing the land use bylaw in the Pineview neighbourhood. We moved to this neighbourhood three years ago because we like the older homes. We do not want to have a neighbour build a tall skinny home where they can look down into our yard. We chose to live in a more mature neighbourhood because we don't like the newer style homes. Please reconsider the residents of this area of the Fort. We chose to live here because we don't want to live in tall skinny homes. We want character and space and privacy. Please respect our decision to purchase specifically not in a new area for this exact reason. Changing the bylaw to be 10m high is unacceptable and disrespectful to Pineview's long term residents and its newer ones too. Sincerely, Sent from my iPhone
16	28-02-2025	Please find attached comments that were conveyed at the Feb. 27 Engagement session. Thank you for revising the LUB and limiting townhouses and apartments to the single designated node. The statistical information that only 45% of participants opposed apartments is not only inaccurate but is very misleading. Data has been inappropriately manipulated. It is not a true representation of the actual feeling of the participants or homeowners. Although the 10m restriction on height may not be a change from the current LUB, it is still an excessive height and it should be further reduced to 8m. This would complement the height restriction of a dwelling over a garage. There are currently a small number of residences that would exceed the 8m height and these residences should be grandfathered, Do not "penalize" the vast majority of homeowners with a 10m height just to accommodate the very few that currently exceed the 8m height (but are still under the 10m height). An alternate way of approaching this, although there would still be exceptions to deal with, is to divide the district into Pineview North and Pineview South. Grandfathering would still be the better approach. The LUB emphasizes that the intent is to preserve low density residential character and yet there is an emphasis on intensification. Allowing duplexes and especially stacked duplexes in any area is intensification and contradicts the intent of maintaining low density residential character. Clause 3 under Duplex Development is too general and too subjective. It becomes a decision at the discretion of the Development Planner and does not reflect or carry any weight from the homeowners in the area. Further to this, the Requisite Qualifiers for Duplexes and Stacked Duplexes are listed as Permitted and thus the homeowners have absolutely no recourse. Although it is preferred not to increase the number of duplexes and stacked duplexes going forward, as an absolute minimum the qualifiers for these developments should be modified from a "P" to a "D" for "Ring Road" and "Local Street". I have lived in Pineview that is a single detached residential area (bungalows) for over 40 years. I moved to this area as I had and no longer wanted to live in an area that has apartments or duplexes. Please do not change the "rules" to my detriment that would allow increased duplex development of any kind. Regards,

Feedback Submission Number	Date	Request
17	05-03-2025	I have been advised that you need feedback on what current residents of Pineview want for height of residential homes. I thought this had already been established that people who attended the land use bylaw meetings wanted the height to remain at 8 metres vice 10 metres. So please add me to the list of people who want no change and the building height to remain at 8 metres. Thanks
18	05-03-2025	Good Evening, I am emailing to share my disapproval to the development in the Pineview area. I do not approve of 10 metre high dwellings as we currently are a low height neighborhood. I feel it would lose character, privacy issues, over crowding, parking and traffic concerns, etc. Thank you
19	05-03-2025	I am a Pineview resident. Please stop trying to change our community. We moved here in this because of the old charming feel. We do not want infill in our community. Stop trying to change so you can make a buck. We are perfect the way we are.
20		Hello. I am an owner of a residence in Pineview. I do not want a 10 meter residence built beside mine or anyone else's bungalow. I feel the height should stay at the 8 meters already instituted in this area. I fthere is already an 8 meter dwelling on both sides of a new construction & they want to them be 10 meters I think that's reasonable but NOT next to a single story bungalow. You place 10 meter tall house on either side of a bungalow & we lose all sunlight & privacy. I don't want any 10 meter buildings beside my bungalow. Or frankly anywhere in my neighborhood. A Pineview resident who doesn't pay taxes just to have no voice or say in my own neighborhood.
21	06-03-2025	This is . My home is in . I built this home in 1977. I would like to see the height restriction held at 8 metres as originally planned. Thank you for considering this very logical option. Sent from my iPhone
22	06-03-2025	Good afternoon, Both my husband and I attended the Pineview engagement session at the DCC Lions Mane. We are a family of five, with adult children and are very much opposed to the allowing of 10 metre tall homes, instead of the allowed 8 metre tall homes. In my discussion with the city planner, I was surprised that she was not familiar enough with Fort Saskatchewan, (did not live here), to recognize the main traffic thoroughfare that is 99 avenue. We live in Riverpointe and have resided here since 2003. She was under the impression that small children could walk to school from the Riverpointe/River Glen area. I explained to her this would be a dangerous prospect as the traffic along 99th avenue is 60 km. As home prices increase, adults in their twenties are less and less likely to be able to afford homes, and will likely be living with parents for longer periods of their adulthood, we don't need smaller homes, we need bigger ones. Furthermore, the taxes in our part of town would make the taxes on a duplex harder to afford, and thereby, not a starter home. There are plenty of spaces in Fort Saskatchewan without any development on them (the site of the old hospital comes to mind), why change existing neighbourhoods when we can increase urbanization through using up empty spaces (or in some cases properties that have sat empty and dormant for decades - for example 9802 103 Street - which has become a target of vandalism and hasn't been lived in for at least 25 years). For this reason, amongst others mentioned above, I would like to see all new building categories be considered discretionary. Lastly, it seems to me that there has been a lot of discussion and concerns from the citizens of Fort Saskatchewan regarding this issue, and for that reason, should be tabled for the next City council, which will be elected this Fall. To push this LUB through with a City Council that is on its way out is unfair to the voting public. Respectfully,
23	07-03-2025	Mayor Katchur Councillors Planning Department Right now the build Types for 5 out of the 6 development types for detached, duplex and stacked duplex on all streets in Pineview are "Permitted" designation. This means a tall home can pop up beside a bungalow and the adjacent homeowner does not need to be notified ahead of time and has no appeal rights. In an established neighbourhood like Pineview all Detached, Duplex and stacked duplex developments on all streets should be designated as "Discretionary" so adjacent homeowners become aware of a pending development before it happens. In a Greenfield Development the "Permitted" designation would be fine but not in an established neighborhood when adding infills beside existing homes. That is why Edmonton residents are so furious with tall dwellings popping up beside their homes and they have no rights. The rights of existing homeowners in Pineview need to be protected. They are not in the "Permitted" designation for 80% of the Detached, duplex and stacked duplex development styles on every street in Pineview. Also in order to close the circle of the feedback loop with the planners the What You Heard from the recent engagement sessions will need to be posted.

Feedback Submission Number	Date	Request
24	07-03-2025	Hello, I have had the opportunity to review the last draft of the pineview area and would like to express my extreme disagreement in the placement of apartments, especially behind streets with existing homes. I have lived in Pineview my entire life and have always appreciated living in such a serene area of our city that has over time developed with mature trees and character homes. In keeping with that environment I believe it is imperative that only townhomes be built in areas #5 and #6 of the draft due to the fact that this backs directly onto a street of houses. I have lived on the street backing on to the portion of this node (#5 and #6) for over 50 years and would not appreciate the congestion and height of an apartment building behind my home. Apartments greatly reduce the level of privacy a residence deserves, whereas a townhome would allow for some growth that is reasonable and still somewhat respects the integrity of the community and the character of this area, while also keeping a level of privacy that is fair. Please consider this recommendation as I strongly believe that with the already existing townhomes in this area and the current houses, it would also better manage the effects of an increase of population in this area via townhomes as opposed to the congestion apartment buildings would bring. Thank you for your consideration in this matter,
25	07-03-2025	Hello, To maintain the existing character of pineview the proposed bylaw should only allow a maximum building height of 8m not 10m. In the updated draft it states that new builds would blend seamlessly with the existing neighbourhood. There are infill homes that are located in downtown Fort Saskatchewan that blatantly tower over the older homes making them look completely out of place. I do not want that for the pineview community. Townhomes/ Duplexes should only be allowed to be built in #5 & #6 to provide privacy for the homes that back along the Westview Plaza Mall Thank you
26	07-03-2025	Hi, Thank you for sharing the updated Pineview District Report Plan and for incorporating the feedback received from the community into the revised Plan. I writing to advocate against the following revision: Maximum building height reduced from 13m to 10m along collector and local roads. It is my understanding that the maximum building height of 10m is still significantly taller than the typical 2-story home average of 6 to 7.6m. I do not support allowing buildings taller than 6m in the Pineview District as it goes against the current warm, mature, friendly, familybased traditional feel that the community has and that is critical to maintaining the desirability of the neighborhood. Allowing tall, skinny, modern in-fill homes with ruin the community and drive residents to look for homes in other communities outside of Fort Saskatchewan. There are plenty of new development areas in Fort Saskatchewan where people could chose to build these types of homes. Please do not destroy the traditional community feel that makes Pineview great! Don't try to fix what isn't broken (the new traffic circles are bad enough!) Keep Pineview the way it is! Thank you for your consideration.

Appendix C: Sign Locations



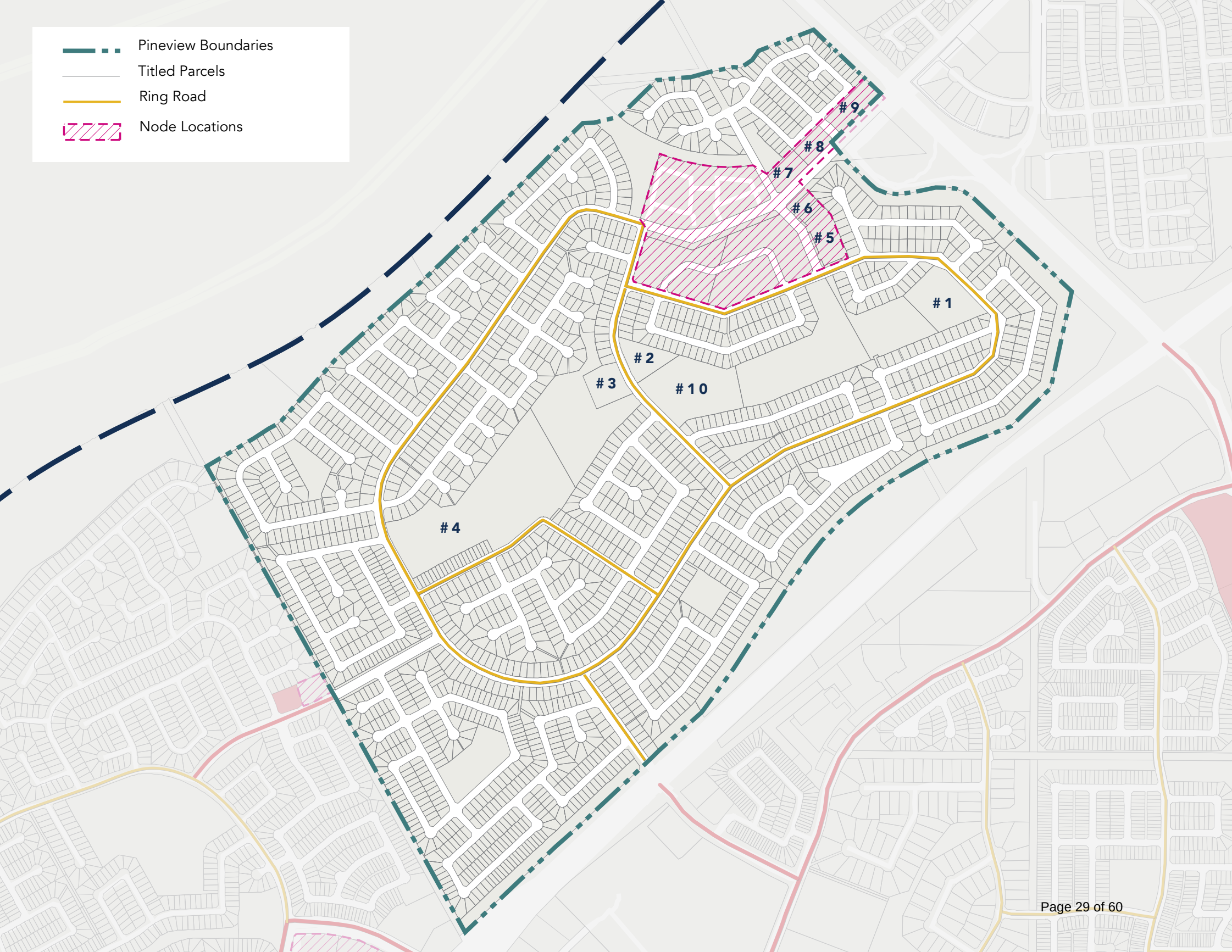
Appendix D: Draft Materials

Pineview Boundaries

Titled Parcels

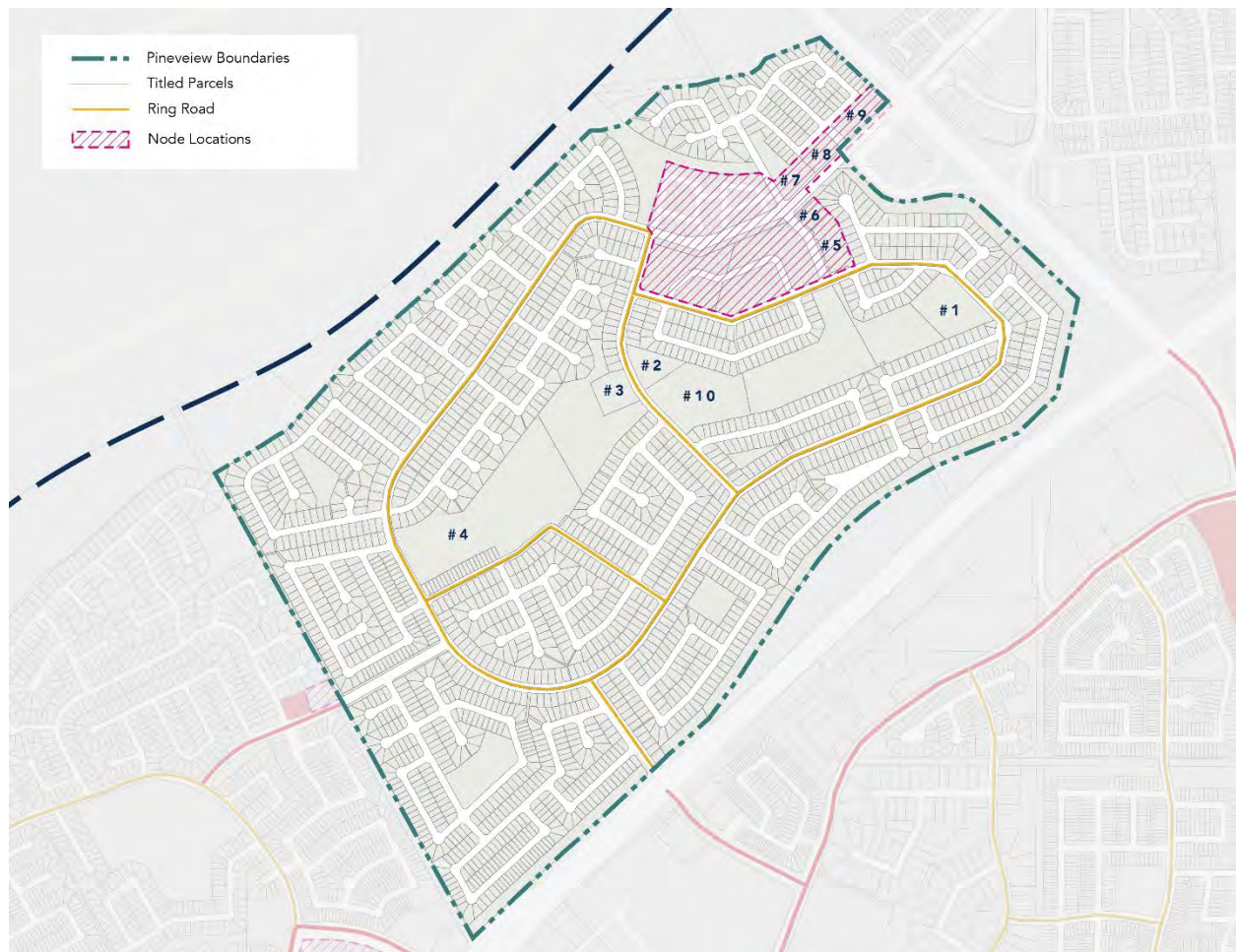
Ring Road

Node Locations



DRAFT PVD – Pineview District

(1) REGULATING PLAN



(2) PLACE TYPE

The Pineview Neighbourhood is an established residential community reflecting the development patterns of the 1970s and 1980s. The neighbourhood is predominantly composed of Detached homes complemented by centrally located parks and schools. Four schools serve the area, contributing to Pineview's strong sense of community.

Pineview does not have rear lanes, meaning vehicular access is provided through front or side driveways. Low-density housing in Pineview is characterized by lower-profile homes, including bungalows, bi-levels, and split-level houses, with predominantly low-pitched roofs. Homes are typically oriented from side to side due to the neighbourhood's wide lot configurations. Many properties feature detached garages located in the rear yard, with driveways running alongside the house from the street to the garage.

Commercial amenities are concentrated in the northern part of Pineview, southwest of Highway 15, providing essential services and retail options for residents. Parks, schools, and community services are well-integrated within the neighbourhood and are connected by a multi-purpose trail system, linking Pineview to the river valley and surrounding communities.

(3) INTENT

(a) General Intent

The purpose of this District is to preserve Pineview's low-density residential character while enabling subtle and complementary redevelopment that enhances housing diversity without compromising the existing neighbourhood identity. Currently, neighbourhood services are concentrated in a single location, presenting an opportunity to strengthen this area with a mix of uses and housing options to create a local node that supports community interactions. This node also offers opportunities for thoughtful redevelopment that aligns with the established character of Pineview while providing additional housing choices and neighbourhood conveniences.

(b) Land Use Mix

Low-density housing shall remain the predominant land use in Pineview, maintaining the neighbourhood's established character. A single designated node will provide limited opportunities for small-scale community-oriented services, supporting a mix of uses that enhance neighbourhood convenience and social interaction. Duplexes may be located fronting Collector Streets and, in some cases, on Local Streets, provided they blend seamlessly with the surrounding development. Townhousing and Apartment Housing will be restricted to the designated node to ensure that any new development remains consistent with Pineview's existing built form and scale.

(c) Form of Development and their Locations

Existing low-density development may accommodate Backyard Dwellings where site conditions allow, providing additional housing options while maintaining the established character of the neighbourhood. Duplexes on Local Streets will be designed to blend seamlessly with surrounding homes, ensuring compatibility with the existing built form. Collector Streets may accommodate Duplexes alongside Single Detached housing, maintaining a balanced streetscape.

Development within the neighbourhood node will support a diverse mix of commercial, residential, and institutional uses, integrating medium-density and small-scale higher-density housing options to create a vibrant community hub. The intensity and scale of development will transition outward from the node, ensuring that higher-density forms step down gradually to surrounding low-density residential areas, maintaining compatibility with the existing neighbourhood character.

(4) USES AND TYPOLOGY

- i. Where more than two location types apply to a site, the more permissive standard will apply.
- ii. Abutting attached garages and driveways for Duplex and Townhouse Dwellings must be paired together to limit the number of accesses off a street.

Building Type	Requisite Qualifiers			Fundamental Use Provision
	Locations			
	Node	Ring Road	Local Street	
Apartment	D	-	-	
Backyard Dwelling	-	P	P	Only allowed where a Principal Dwelling exists on the parcel.
Detached	-	P	P	Neither a Permitted nor Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3)

				Plan 7620286; Block 46; Lot R3 (#4)
Duplex	-	D	P	Neither a Permitted nor Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Internal Living Quarters	-	P	P	
Stacked Duplex	-	P	P	Neither a Permitted nor Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Townhousing	D	-	-	
Single Structure Commercial Pad	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Strip Mall	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Storefront	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Commercial Block	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Commercial Office Building	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Mixed Use Building	P	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5)

				Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Indoor Assembly	P	-D	-	Only on the following parcels: Plan 4335TR; Lot R6 (#10) Plan 9622470; Block 2; Lot 30 (#9)
Public Service Building	D			Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
School		P	-	Only on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Community Garden	P	P	D	
Urban Agriculture	P	P	P	

(5) LOT AND SUBDIVISION STANDARDS

Uses	Typology	Node	Collector Street	Local Street
Site Width	Apartment	Min. 25.0 m		
	Stacked Townhousing, Single Structure Commercial Pad, Strip Mall, Storefront, Commercial Block, Commercial Office Building, Mixed Use Building, Inn, Indoor Assembly, Public Service Building, School	At the Discretion of the Subdivision Authority		
	Detached, Stacked Duplex Duplex (one title)	Min.11.0 m Corner Lot: Min. 11.2 m Maximum 22 m		
	Duplex (two titles)	Min. 7.9 m Corner Lot: Min. 9.7 m		
Lot Depth	Detached, Duplex, Stacked Duplex		Min. 26.0 m	

(6) BUILT FORM AND SITING

		Node	Collector Street	Local Street
Principal Building Height	Detached, Duplex, Stacked Duplex		10.0 m	10.0 m
	Stacked Townhousing, Townhousing Apartment, Single Structure Commercial Pad, Strip Mall, Storefront, Commercial Block, Commercial Office Building, Mixed Use Building, Indoor Assembly, Public Service Building	Max.13.0m		
	School		At the Discretion of the Development Planner	
Principal Building Setback	Front Yard	Min. 3.0m Notwithstanding the minimum 3.0 m setback, a front yard building setback may be reduced when the space between the building and the lot line is used for landscaping or pedestrian features such as sidewalks, plazas, and publicly accessible amenity areas, and is not used for parking. Maximum 4.5 m	Min. 6.0 m Max. 8.0 m	
	Flanking Yard	Min 2.4m Notwithstanding the minimum 2.4 m setback, a building setback may be reduced when the space between the building and the lot line is used for landscaping or pedestrian features such as sidewalks, plazas, and publicly accessible amenity areas, and is not used for parking.	Min. 2.4 m Where an attached garage or an attached carport provides vehicular access from the flanking street, the flanking side yard setback from the attached garage or attached carport facing the street shall be 4.5 metres where there is no sidewalk; or 6.0 from the edge of the sidewalk nearest the property line.	
	Rear Yard	Min. 6.0m		

		Node	Collector Street	Local Street
	Side Yard	Min. 1.2m Min. 3.2m where side yards accommodate vehicular access to a rear detached garage.		
Accessory Building Setback	Front Yard	Not permitted within front yard.		
	Rear Yard	Min 1.0 m		
	Side Yard	Min 1.0 m		
	Flanking Yard	Min 2.4 m The flanking side yard setback for a detached garage or detached carport on a corner lot is 4.5 metres where there is no sidewalk; or 6.0 metres from the edge of the sidewalk nearest the property line.		
Lot Coverage; Total (Incl. Accessory Building)		Up to 80%	Up to 50%	

(7) CONSIDERATIONS FOR DISCRETIONARY USES

The following discretionary considerations shall not limit the Development Planner's authority to exercise their general discretion in ensuring that all proposed developments demonstrate reasonable compatibility with the surrounding context.

i. Duplex Development

1. When reviewing applications for Duplexes, the Development Planner shall evaluate both functional and design considerations to ensure compatibility with the surrounding neighbourhood.
2. The Development Planner shall assess the cumulative impact of driveways on the function and safety of Collector Street, considering the following factors:
 - a) Evaluate the number of existing driveways along the block face to ensure additional access points do not disrupt traffic flow, pedestrian safety, or on-street parking availability.
 - b) Ensure new driveways are appropriately spaced to minimize conflicts with existing access points and maintain the functionality of the Collector Street.
 - c) Review the proportion of existing Duplexes along the block to prevent overconcentration, maintaining the overall low-density character of the neighbourhood.
3. A Duplex application may be refused if the cumulative impact of new driveways or the concentration of Duplexes is determined to negatively affect traffic flow, pedestrian safety, on-street parking capacity, or the intended character of the neighbourhood.
4. Design and Streetscape Integration:
Duplexes must be designed to reflect the appearance, design, and character of existing

housing, ensuring consistency with the surrounding streetscape. In addition to any other discretionary considerations, the following design criteria shall be considered:

- a) The Duplex must present a cohesive architectural style and massing.
- b) The Duplex design must harmonize with adjacent single detached dwellings by reflecting the scale, form, and visual character of the surrounding neighbourhood.

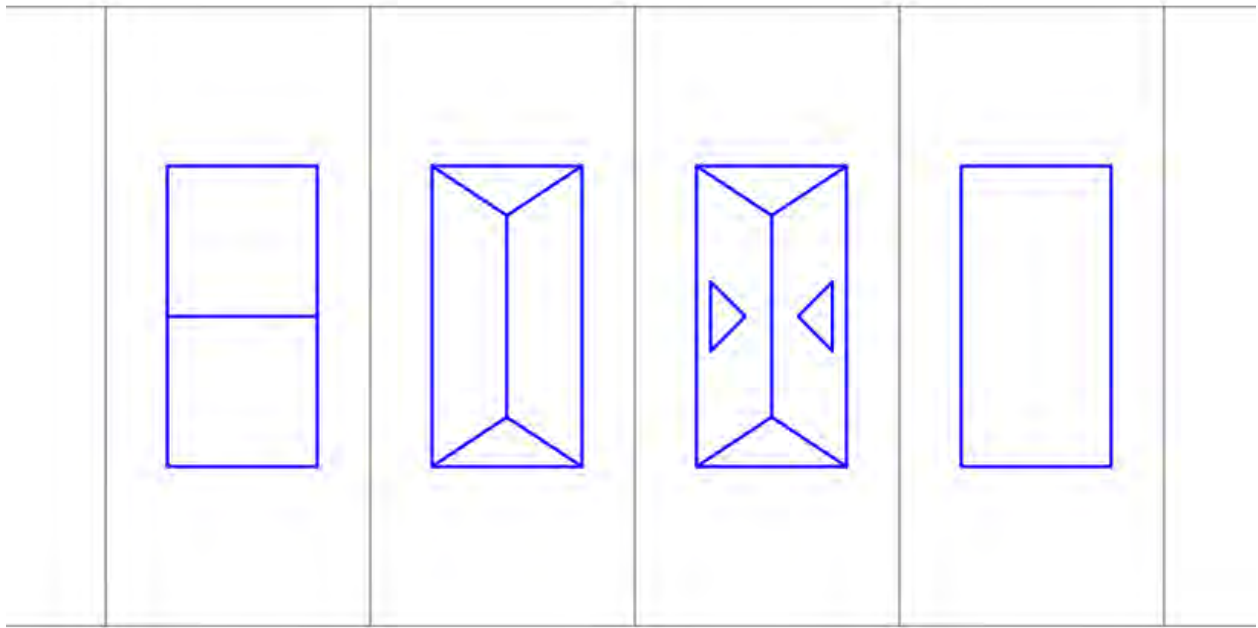
ii. Discretionary Uses

1. When evaluating discretionary use applications, the Development Planner shall exercise discretion to ensure that proposed developments are reasonably compatible with their surroundings and preserve the neighbourhood's established character. All discretionary applications shall be assessed based on the following general principles:
 - c) The size, height, and massing of discretionary uses shall be context-sensitive and should not overwhelm or significantly alter the surrounding built form. The Development Planner may mitigate any massing effect through the use of lower roof pitch, orientation of roof lines (see figure x).
 - d) Developments shall reflect the existing architectural rhythm of the neighbourhood, including building placement, orientation, and façade treatments.
 - e) Where discretionary uses introduce higher-density housing or commercial activities, appropriate step-downs in scale, buffering measures, or design interventions shall be used to mitigate impacts on adjacent low-density residential areas.
 - f) Developments should contribute positively to the pedestrian environment by maintaining sidewalk continuity, enhancing public spaces, and ensuring safe, accessible connections to neighbourhood amenities.
2. These general regulations do not replace or limit the Development Planner's authority to assess each application on its own merits. Instead, they provide a framework for balancing neighbourhood preservation with opportunities for thoughtful, context-sensitive redevelopment.

iii. General

1. Roofline shall be designed to maximize the sun penetration and/or minimize massing relative to the abutting sites, in accordance with the diagrams below.





Plan View

2. Accessory buildings shall not exceed 5.0m in height. A total height shall not exceed 8.0 m when a garage suite is developed.
3. Minimum area for a secondary suite, garage suite, or garden suite shall be 30 sq.m.
4. To ensure architectural interest and an inviting streetscape, new principal buildings shall incorporate at minimum three of the following design elements on the facades fronting public streets and parks to the satisfaction of the Development Authority:
 - a) Architectural style and elements complimentary to the buildings along the block frontage.
 - b) Use of min. 15% high quality accent material such as stone, brick, decorative shingles.
 - c) Use of Accent Colour and/or contrast.
 - d) Use of architectural treatments including and not limited to bold window trims and soffits, cornices, window shutters, and/ or muntin bars.
 - e) Use of building features such as dormer windows, balcony, porch, verandah, and/or chimney shaft to create articulation and interest.
5. The size, location, design, character and appearance of any building or structure requiring a development permit shall be acceptable to the Development Authority having due regard to:
 - a) The policies and objectives contained within the municipality's statutory plans; and
 - b) Other factors, such as daylight, sunlight and privacy.
6. Entrances to Apartments, Single Structure Commercial Pads, Strip Malls, Commercial Blocks, Commercial Office Buildings, and Mixed Use Buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.

7. Non-residential building facades abutting public spaces and streets must be engaging, pedestrian friendly and incorporate following elements to the satisfaction of the Development Authority:
 - a) Transparency through the use of glazing for doors and window openings;
 - b) Façade articulation through architectural design and treatments such as cornices, decorative columns, and beams; and
 - c) Minimization of blank facades through the use of murals and public art.

iv. Mixed-Use Buildings

1. A minimum of 60% of the ground floor façade area along a public street and/or park shall be comprised of windows, doors, or transparent glazing, situated on a wall structure no more than 0.6m above grade.
2. Canopies or awnings shall be a minimum of 0.6 m from the curb face and will be located a minimum of 2.5m above grade.
3. The Development Authority may permit an additional front setback of up to 3.0m for a portion of a Mixed-Use Building, provided that the setback does not exceed 30% of the total width of the building's front façade. This allowance is intended to accommodate outdoor seating areas, such as patios. The remainder of the building must comply with the required front setback.
4. Parking shall be concealed within buildings with at grade active frontages, located at the rear of the building, or located at the side of the building with decorative screening and increased landscaping.

(8) Other Regulations

1. Parking and Access Regulations

- a) Development within the Node must shield parking from public streets by locating it behind buildings, underground, or within the building structure. Where this is not feasible, parking must be screened from view using decorative architectural features, fencing, or enhanced landscaping.
- b) For Detached Dwellings, Duplexes, and Stacked Duplexes, driveway widths at the front property line shall be regulated as follows:
 - i. Driveways providing vehicular access to the rear yard shall not exceed 4.0m in width.
 - ii. For lots abutting a Collector Street, driveways providing access to a front or side attached garage or carport shall not exceed 5.4m in width.
 - iii. Where no front or side attached garage or carport exists on lots abutting a Collector Street, the width of a driveway or parking area at the front property line shall not exceed 5.4m.
- c) Parking on the site shall be in accordance with the Section X.X of this Bylaw.

2. Urban Design

- a. Developments within Nodes shall include public amenities such as street furniture and pedestrian-scale wayfinding to the satisfaction of the Development Planner.

b. For Commercial Uses:

- i. Any waste removal and parking and loading must be shielded or screened from surrounding pedestrian, residential, and community sites through decorative screening, heightened landscaping, or other controls to the satisfaction of the Development Authority.

3. Urban Agriculture:

- a. Urban Agriculture shall not account for the majority of land use within a Principal Building that is used for residential purposes;
- b. Where personal gardens are located within a side yard, a minimum of 1.2 m clearance must be maintained from the principal building. Personal gardens must not be allowed in development with reduced and zero side yard setbacks.
- c. Community gardens are permitted where possible to the satisfaction of the Development Authority.

4. Landscaping

- a. Landscaping on the site shall be in accordance with section X.X of this Bylaw.

5. Fences, Walls and Hedges

- a. Fences, walls and hedges in this district shall be in accordance with the Section X.X of this bylaw.

6. Signage

- ii. Signage shall be in accordance with Section X.X of this bylaw.

Residential

Apartment: means a building containing multiple dwelling units, designed for residential use, and does not conform to the definition of any other Residential Use Class.

Backyard Dwelling: means a self-contained, secondary residential dwelling unit located on the same lot as a principal dwelling, situated behind the primary residence, and within the rear yard area. These units may be attached to or detached from an accessory structure such as a garage, and they include forms such as laneway homes on corner lots, garage suites, or carriage houses. Backyard Dwelling is intended to provide independent living quarters, including sleeping, cooking, and sanitation facilities, while remaining subordinate to the principal dwelling."

Detached Dwelling: means a single, freestanding building to facilitate habitation for its occupants and accommodating one principal dwelling unit. This building type is characterized by its separation from other permanent structures, having open space on all sides, and typically includes ancillary spaces and objects (such as driveways, sidewalks, gardens, or yards) that are integral to residential use.

Duplex: means a single building divided into two dwelling units, separated by a vertical demising wall, designed for residential use, each facilitating habitation for its occupants. The structure is surrounded by open space on all sides, and typically includes ancillary spaces or developments (such as driveways, sidewalks, gardens, or yards) that are integral to residential use.

Internal Secondary Suite: means a secondary, self-contained residential dwelling located within the structure of the principal residential dwelling. This unit provides independent living quarters, including facilities for cooking, sleeping, and sanitation, and may be located on any floor of the principal dwelling, including but not limited to basements, attics, or other internal spaces. The unit remains subordinate to the principal dwelling and is intended to function as an additional, independent living space.

Stacked Duplex: means a single structure designed for residential use, intended to facilitate habitation for its occupants, with two principal dwelling units arranged vertically. The building type is characterized by each unit's individual and separate access. The structure is surrounded by open space on all sides, and typically includes ancillary spaces or objects (such as driveways, sidewalks, gardens, or yards) that are integral to the residential use.

Stacked Townhousing: means a building that is comprised of four or more dwelling units designed for residential use, each facilitating habitation for its occupants. Dwelling units are arranged with at least one dwelling unit located totally or partially above another dwelling unit. All dwelling units shall have a separate, direct entrance from the exterior, ensuring individual access for each unit.

Townhousing: means a building that contains 3 or more small-scale units designed for residential use, each facilitating habitation for its occupants. Units are joined in whole or in part at the side, the rear, or the side and the rear, with none of the units being placed over another. Each unit has separate, individual, and direct access to ground level.

Commercial

Large Scale Retail Centre: means a structure purposefully designed with a minimum footprint of 5,000 square meters to accommodate consumer-facing operations. The built form is characterized by its capacity for significant space to accommodate a large quantity of goods and services readily accessible by customers. Such a facility is typically standalone and incorporates the infrastructure needed to support high-volume customer traffic and large-scale retail functions. Large Scale Retail Centre includes the following activities: Business Support Services, Warehouse Sales, Indoor Recreation, and General Retail.

Single Structure Commercial Pad: means a standalone, single-occupant building characterized by a smaller footprint and scale compared to a Large Scale Retail Centre. Designed to support a variety of commercial and service-oriented uses, this structure is typically adaptable to businesses and services requiring individual access, efficient operational space, and customer interaction. The building accommodates the following activities: Brewery, Winery, and Distillery; Business Support Services; Community Service Facilities; Custom Manufacturing Establishments; Eating and Drinking Establishments; Entertainment Facilities; Government Services; Greenhouse; Health Services; Personal Services; Pet Care Services; Personal Service; Professional and Financial Offices; Indoor Recreation Centres; General Retail; Commercial Schools; Childcare Facilities; Places of Worship; and Veterinary Clinics.

Strip Mall: means a low-rise commercial structure containing two or more front-facing units, each designed to accommodate a range of independent businesses and services. These units are typically aligned in a linear configuration, sharing common parking and pedestrian access, and are accessible directly from the exterior. Strip Mall includes the following Activities: Brewery, Winery, and Distillery; Business Support Services; Childcare Services; Commercial Schools; Community Service Facilities; Custom Manufacturing Establishments; Eating and Drinking Establishments; Entertainment Facilities; Government Services; Health Services; Personal Services; Pet Care Services; Professional and Financial Offices; Indoor Recreation Centres; General Retail; and Veterinary Clinics.

Storefront: means a single-story building, which may include a mezzanine, designed specifically for ground-floor retail or service uses that prioritize pedestrian access and engagement. This structure is characterized by its Pedestrian-Priority Frontage, offering direct access and visibility from public walkways to encourage foot traffic and street-level interaction. Intended to accommodate pedestrian-focused and street-oriented functions, the storefront provides a conducive space for small-scale shops and services. A Storefront accommodates the following activities: Brewery, Winery, and Distillery; Business Support Service; Community Service Facility; Eating and Drinking; Entertainment Facility; Government Service; Health Service; Personal Service; Pet Care Service; General Retail; and Veterinarian.

Commercial Block: means a multi-storey structure designed for a vertical mix of commercial and service-oriented functions, prioritizing Pedestrian-Friendly Frontage. The ground floor is reserved for retail or service uses that engage directly with public walkways, enhancing street-level activity through easy access and high visibility. Upper floors accommodate business support services, professional offices, health services, and other functions with similar land use impacts. The building supports a variety of small-scale shops and services that contribute to an active and

vibrant streetscape. Activities within a Commercial Block include: Business Support Services, Childcare Facilities, Commercial Schools, Community Services, Eating and Drinking Establishments, Entertainment Facilities, Government Services, Health Services, Professional and Financial Offices, and Personal Services.

Commercial Office Building: means a multi-story structure designed exclusively for non-residential activities across all floors. These buildings are designed to accommodate a range of non-residential activities. Floors are configured for flexible office layouts to accommodate non-residential functions. Activities include business support services; commercial schools; eating and drinking establishments; health services; personal services; professional, financial, and office services; and general retail (convenience and general).

Mixed Use Building: means multi-storey structure designed to integrate a vertical mix of commercial, service, and residential functions, with residential units above the ground floor and an emphasis on pedestrian-priority frontage at the ground level. The ground floor is reserved for retail or service uses, providing direct access and visibility from public walkways to enhance foot traffic and foster street-level engagement. Upper floors are dedicated to residential uses. Live/Work units must ensure a pedestrian-priority frontage is maintained. A Mixed Use Building includes the following Activities: Above Ground Floor Housing, Childcare Facilities, Eating and Drinking Establishments, Health Services, Live/Work Units, Personal Services, Professional and Financial Offices, and General Retail.

Inn: means a development dedicated to provide guest rooms or suites for a range of stay durations. The built form typically includes shared amenities which may include concierge services, cleaning services, meeting rooms, dining facilities, and other guest or resident services. This development is designed to cater to travelers, tourists, and those requiring longer-term accommodations, including supportive housing, assisted living, or temporary housing. Typical examples include hotel, motel, or apartment hotel.

Industrial

Office Industrial Building: means a low- to mid-rise building designed to accommodate a combination of professional, research, and testing functions within a unified structure. These buildings are characterized by their adaptable, utilitarian design that supports both knowledge-based office work and industrial support activities. Activities include: Business Support Services; Professional and Financial Offices; Health Services, Contractor Services; Eating and Drinking Establishments, Government Services, and Commercial Schools.

Light Industrial Building: means a building specifically designed to support a range of industrial or commercial activities whereby any adverse effects are contained to the building itself. Activities include:

- a) Processing of raw or finished materials;
- b) Manufacturing or assembly of goods, products, or equipment;
- c) Cleaning, servicing, repairing, or testing of materials, goods, and equipment associated with industrial, commercial, or household use, where operations present impacts typically incompatible with non-industrial Land Use Districts;

- d) Storage or transshipment of materials, goods, and equipment;
- e) Distribution and sale of materials, goods, and equipment directly to institutions, industrial, and commercial businesses, or for resale by General Retail Stores or other sales Use Classes as defined in this Bylaw;
- f) Training of personnel in general industrial operations.

Excluded from this definition are Cannabis Production and Distribution Facility, Retail Store (Cannabis), and any other cannabis-related uses, focusing on a broad spectrum of light industrial activities that contribute to the economic fabric without extending to the retail of controlled substances.

Industrial Flex Building: means a building designed with individual units, featuring rear loading areas and front office and/or customer access. Units within the building are allocated for a combination of functions: the back portion for warehousing, manufacturing, or similar light industrial activities, and the front portion for office spaces and customer service areas. This layout supports operational needs for light industrial processes, including manufacturing, warehousing, repair, testing, and logistics, alongside administrative and customer-facing functions. The design facilitates efficient use of space for businesses that engage in both production and client services within the same premises. Activities include: Brewery, Winery, and Distillery; Commercial School; Custom Manufacturing; Entertainment Facility; General Industrial; Kenel; Private Club; Professional, Financial and Office; Recycling Facility; Storage Facility; Vehicle Repair; Warehouse Sales, Warehouse Distribution and Storage; and Veterinarian.

Light Industrial Development: A development characterized by the parking, or storage of goods, materials, or equipment that does not require any permanent building or significant structure on-site. Activities include outdoor storage, parking facilities, and recycling depots. Despite the absence of buildings, any potential external impacts such as noise, odour, or dust must be managed to ensure they do not extend beyond the developed area. Outdoor areas must be screened or enclosed where necessary to minimize visual and environmental impact.

Medium Industrial Building: A building designed to facilitate a variety of industrial or commercial activities, whereby any objectionable, hazardous, or externally perceptible conditions do not extend beyond the site boundaries. Functions associated with this use include:

- a) Processing of raw or finished materials;
- b) Manufacturing or assembly of goods, products, or equipment;
- c) Cleaning, servicing, repairing, or testing of materials, goods, and equipment for industrial, commercial, or household purposes, specifically designed to contain impacts within industrial Land Use Districts;
- d) Storage or transshipment of materials, goods, and equipment;
- e) Distribution and sale of materials, goods, and equipment to institutions or industrial and commercial businesses, or for resale by General Retail Stores or other defined sales Use Classes;
- f) Training of personnel in general industrial operations.

Excluded from this definition are Cannabis Production and Distribution Facility, Retail Store (Cannabis), and any other cannabis-related uses, maintaining a focus on a broad range of industrial activities that do not extend undesirable effects beyond the site.

Medium Industrial Development: means a development characterized by the processing, manufacturing, assembling, parking, or storage of goods, materials, or equipment that does not require any permanent building or significant structure on-site. Activities include outdoor storage, parking facilities, and recycling depots. Despite the absence of buildings, any potential external impacts such as noise, odour, or dust must be managed to ensure they do not extend beyond the site boundaries.

Heavy Industrial Development: means the processing, manufacturing, or compounding of materials, products, or energy, or any industrial activities which because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odors, vibration, or other external impacts detectable beyond the lot lines of the property. Heavy industrial uses can regularly employ hazardous material or procedures or produce hazardous by-products, include outdoor storage areas, and may have activities that take place outside of structures.

Civic

Indoor Assembly: means a building designed for the gathering of individuals to conduct organized services, meetings, events, or programs that serve to benefit, educate, entertain, or promote discourse among participants. Such facilities may be used in both public and private capacities. Activities include: community centres, places of worship, funeral homes, meeting or lecture halls, exhibition rooms, theatres, halls, and auditoriums.

School: A building or group of buildings designed for public assembly, intended for the purpose of public education, training, or instruction. The built form is typically characterized by large, adaptable spaces such as classrooms, lecture halls, laboratories, and recreational facilities, all structured to accommodate various educational activities. The building may also include specialized areas administrative offices or portable additions required to support the adaptability and/or support functions. Schools are designed with general public use in mind and are generally equipped with infrastructure to support large groups, such as auditoriums, libraries, and sports facilities. Activities include public and separate primary and secondary schools, community colleges, universities, and technical and vocational schools. This use specifically Commercial Schools. This definition is not exclusive to any School Board; the use of the word “public” is not an inference any particular school board.

Public Service Building: means a building or group of buildings designed to accommodate public functions and services that serve the community at large. These structures are typically designed for durability, accessibility, and efficiency, ensuring that they can support a wide range of public-oriented activities. Public Service buildings may include fire halls, police stations, libraries, city halls, hospitals, and other government or emergency response facilities. The built form typically incorporates specialized spaces such as emergency response bays, public assembly rooms, administrative offices, and service counters. Activities include: Community Service Facilities, Emergency Response, Government Services, and Hospitals.

Urban Agriculture and Sustainability

Agriculture: means the raising of crops or the rearing of livestock, either separately or in conjunction with one another. Typical functions include farming, horticulture, apiculture, and silviculture. It does not include minor intensive livestock agriculture, intensive horticulture agriculture, or any cannabis-related uses, such as Cannabis Production and Distribution Facilities or Retail Stores (Cannabis).

Renewable Energy Installation: means a standalone development dedicated to the generation, storage, and distribution of renewable energy from sources such as solar, wind, or geothermal energy. This use operates independently and may include facilities such as solar farms, wind energy systems, or other renewable energy systems that are not tied to any other principal building or use.

Community Garden: A shared area of land dedicated for the growing of vegetables, fruits, flowers, or other plants for personal or collective use. Community gardens may be organized and managed by a community organization or group of residents and are typically located in urban or suburban settings.

Urban Agriculture: means the practice of cultivating, growing, processing, and distributing food and other products in and around urban areas. Urban Agriculture encompasses a variety of activities including, but not limited to, aquaponic gardens, community gardens, greenhouses, hen houses, hoop houses, and rooftop gardens. These activities may involve the growing, acclimating, propagating, harvesting, displaying, and selling of plants, including bedding, edible, household, and ornamental plants. Urban Agriculture may also include accessory uses related to the storage, display, and sale of gardening, nursery, and related products. This use excludes Cannabis Production and Distribution Facilities, Retail Store (Cannabis), and any other cannabis-related uses.

Open Space:

Park and Natural Areas: Land designated for outdoor recreation, the protection of natural features, or areas of cultural, ecological, or scenic value. This includes parks, environmentally sensitive areas, wilderness areas, ecological reserves, archaeological sites, playgrounds, municipal reserves, and landscaped areas. These areas may support activities such as walking paths, playgrounds, and picnic areas, with minimal facilities like public washrooms.

Appendix E: Other Feedback

(Preamble Pg 1 of 4)

Hard Copy of Draft PVD – Pineview District 2nd Draft

March 7, 2025

Section 1.0 Regulating Plan

No changes

2.0 Place Type

No changes

3.0 Intent

No changes

— Preamble for the revised 2nd Draft Pineview District LUB.

4.0 Uses and Typology

Change "Ring Road" to "Collector Streets"

— See attached 10 pages revised 2nd Draft PVD LUB.

Rationale: In the table it shows "School" in the column called "Ring Road". There are 4 schools in Pineview but only 2 of them are on the Ring Road. It would be more accurate to call it "Collector Streets" as the 4 schools exist on streets that could be referred to as "Collector Streets".

Change some "P" to "D" for some taller or wider developments in section 4.0 as shown.

Rationale: Some developments need to be Discretionary Use where they are taller or wider than the adjacent dwellings just based on the general nature of the longer length of a duplex or higher height of stacked duplexes.

Add asterisk for "Mixed Use Building" in the "4.0 Uses and Typology" to refer to wording in section 8.2.5 for Mixed Use Buildings Developments.

Rationale: The development of a Mixed Use Building on the parcel at Plan 492RS; Block 26; Lot 1 shown as #5 on "1.0 Regulating Plan" map and Plan 6066RS; Block 26; Lot 1A shown as #6 on "1.0 Regulating Plan" map back directly onto 8 single family homes located along 91 Street between 97 Ave and 98 Ave and would need special consideration for the development.

5.0 Lot and Subdivision Standards

Return lot depth back to 34 metres instead of the recent change to 26.0 metres.

Rationale: This is not accurate for Pineview lots. 34 metres seems to be the standard lot depth in LUB's.

6.0 Built Form and Siting

(Preamble Pg 2 of 4) Mar 7, 2025

Add a note in the cell for Building Height for Detached, Duplex and Stacked Duplex and change the height from 10 metres to 8 metres. Note to say "See General Regulations 7.9".

Rationale: It doesn't make sense to have a low profile neighbourhood max height match the high profile neighbourhood max height. It doesn't preserve the character of the low profile neighbourhood and negates the whole reason why the specific Pineview LUB is being created. A 10 metre home with an entitlement to be permitted to be built beside a low profile home of 6 metres in height will cause resident outrage as seen across several other cities where this is happening.

8.0 metres will allow the sensitive density to occur in low profile neighbourhoods. As an example a typical Pineview bungalow conversion to a stacked duplex would fit well within the height of 8.0 metres or less. This would open up sensitive densification opportunities.

10 metre homes can be developed on streets where high profile homes already exist such as north end of Pineview.

7.0 General Regulations

Reorganize the "ii Discretionary Uses" section and move it into a new section called 7.0 General Regulations.

Rationale: The statements in the "ii Discretionary Uses" section are general regulations that makes sense to apply to all developments.

Remove the words "discretionary" from sentence "1." and sentence "e)".

Rationale: These are general regulations that apply to all developments.

Add a new paragraph "7.9" to the "7.0 General Regulations" to clarify the Principle Building Height for low profile streets to be 8.0 metres and high profile dwellings streets to be a maximum of 10 metres.

Rationale: The Pineview neighbourhood consists of two distinct profile height neighbourhoods as seen when driving through in the south area of Pineview compared to driving through the north edge of Pineview.

The 10 metre dwelling development height in high profile dwelling streets would blend in more seamlessly and allow the owners in these taller homes to modify their homes to 10 metres if required.

Pineview residents overwhelmingly recognize that a 10 metre home beside a bungalow on a typical side by side straight street lot configuration would be difficult to meet the compatibility of the neighbourhood and would be overwhelming the adjacent build types.

Add this specific wording as a new 7.9 sub-section of the "7.0 General Regulations"

- 7.9 This section provides building height limits that are compatible for the two different types of neighbourhood streets found in the Pineview District and allows for sensitive

(Preamble Pg 3 . F 4) Mar 7, 2025

densification of dwellings that would blend seamlessly with the surrounding built forms that should not overwhelm the surrounding neighbourhood character by following the "7.0 General Regulations" and in particular 7.9.1 and 7.9.2. The south part of Pineview is predominantly low profile dwellings less than 8 metres. The north edge of Pineview is predominantly high profile dwellings greater than 8 metres.

Where a proposed Detached, Duplex, or Stacked Duplex development height exceeds 8 metres to a maximum height of 10 metres, the development shall become a Discretionary Use and also require a variance.

7.9.1 Low Profile Dwellings Streets Building Height Limit (maximum of 8.0 metres)

For planned developments where the adjacent homes are predominantly low profile such as bungalows, bi-levels, and split levels the proposed planned development can be built to a maximum of 8 metres. As an example, this would allow an existing homeowner to develop their low profile building and create an in-law suite or rental suite or larger family home above the existing structure to a maximum of 8 metres.

7.9.2 High Profile Dwellings Streets Building height Limit (maximum of 10 metres)

For planned developments where the adjacent homes are predominantly higher profile such as 2 story homes the proposed planned development can be built to a maximum of 10 metres. As an example, this would allow an existing homeowner to develop or modify their high profile building to a maximum of 10 metres.

Rationale: This would clarify building heights for the two specific types of neighbourhood profile heights found in Pineview. This should prevent the outrage that is occurring in several other cities where monster homes are created adjacent to existing established low profile neighbourhood homes as a Permitted Use designation in which the developer is entitled to be given the right to obtain a building permit and the adjacent homeowner has no say in the matter.

Include "iii General" section as part of the new section called "7.0 General Regulations"

Rationale: These are also general regulations for developments.

Move section "(7) (i) Duplex Development: section to a new section called "8.0 Specific Building Type Regulations"

Rationale: This is a specific type of building type regulation.

Move section "(7) (iv) Mixed Use Buildings" section to the new section called "8.0 Specific Building Type Regulations"

Rationale: This is a specific type of building type regulation.

Add section 8.2.5 to section "8.2 Mixed-Use Buildings Developments"

(Preamble Pg 4 of 4)

Mar 7, 2025

8.2.5 The Mixed Use Development on these two parcels of land shall be Discretionary Use and planned to prevent shadow casting onto the single family homes directly east of these parcels through methods such as but not limited to step down building heights or more distance setbacks:

Plan 492RS; Block 26; Lot 1 shown as #5 on "1.0 Regulating Plan" Map

Plan 6066RS; Block 26; Lot 1A shown as #6 on "1.0 Regulating Plan" Map

Rationale: This particular area of the Mixed Use Node is a sensitive area to the 8 single family homes that back directly onto these two parcels of land. With the short setback of 6 metres stated and the height of 13 metres will cause shadows casted onto the single family homes directly east of these parcels of land.

Relabel "Other Regulations" to "9.0 Other Regulations" to create the last section of the LUB.

Rationale: To have a consistent sectioning of the overall document.

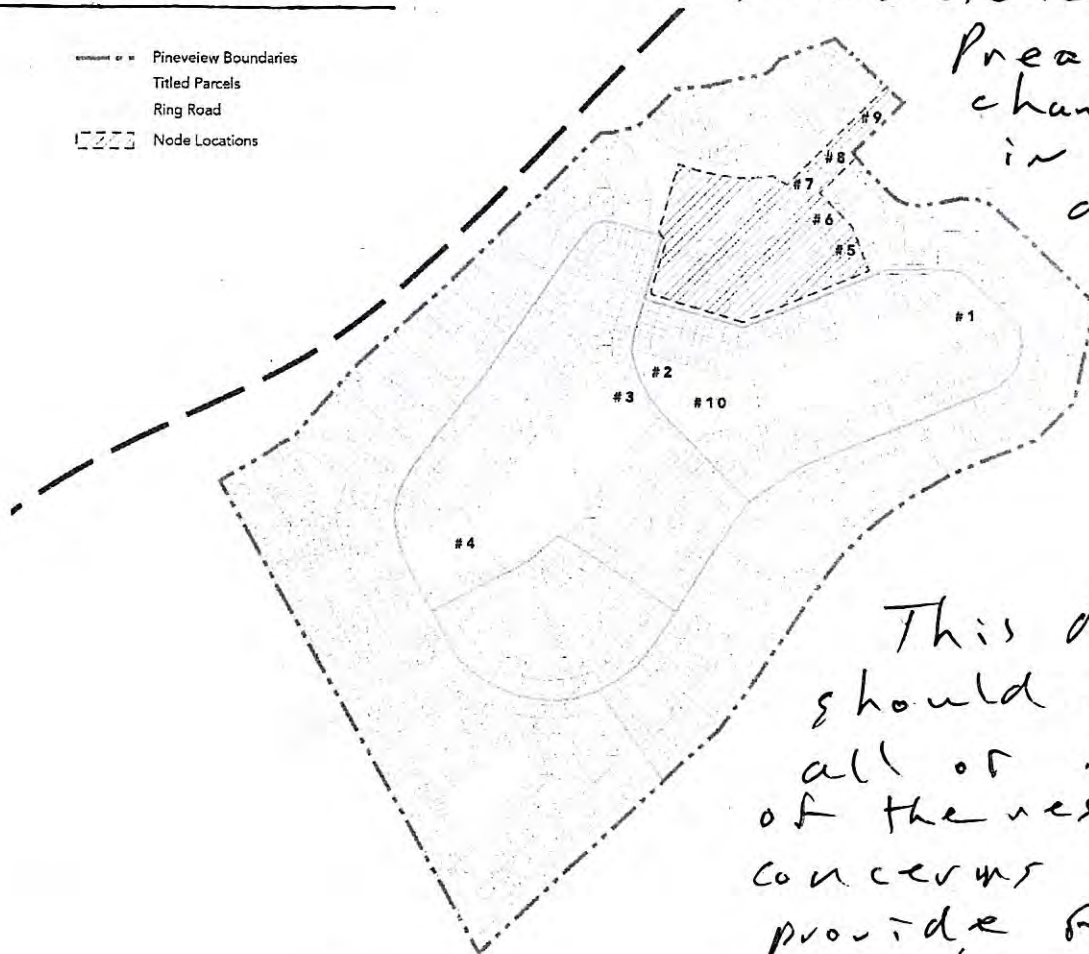
(Pg 10 of 10)

— Copy of the 2nd
Draft LUB revised
March 7, 2025

DRAFT PVD – Pineview District

1.0 REGULATING PLAN

- Pineview Boundaries
- Titled Parcels
- Ring Road
- Node Locations



This draft
should alleviate
all or most
of the residents
concerns and still
provide for
sensitive densification

2.0 PLACE TYPE

The Pineview Neighbourhood is an established residential community reflecting the development patterns of the 1970s and 1980s. The neighbourhood is predominantly composed of Detached homes complemented by centrally located parks and schools. Four schools serve the area, contributing to Pineview's strong sense of community.

Pineview does not have rear lanes, meaning vehicular access is provided through front or side driveways. Low-density housing in Pineview is characterized by lower-profile homes, including bungalows, bi-levels, and split-level houses, with predominantly low-pitched roofs. Homes are typically oriented from side to side due to the neighbourhood's wide lot configurations. Many properties feature detached garages located in the rear yard, with driveways running alongside the house from the street to the garage.

Commercial amenities are concentrated in the northern part of Pineview, southwest of Highway 15, providing essential services and retail options for residents. Parks, schools, and community services are well-integrated within the neighbourhood and are connected by a multi-purpose trail system, linking Pineview to the river valley and surrounding communities.

3.0 INTENT

(Pg 2 of 10)

Mar 7, 2025

3.1 General Intent

The purpose of this District is to preserve Pineview's low-density residential character while enabling subtle and complementary redevelopment that enhances housing diversity without compromising the existing neighbourhood identity. Currently, neighbourhood services are concentrated in a single location, presenting an opportunity to strengthen this area with a mix of uses and housing options to create a local node that supports community interactions. This node also offers opportunities for thoughtful redevelopment that aligns with the established character of Pineview while providing additional housing choices and neighbourhood conveniences.

3.2 Land Use Mix

Low-density housing shall remain the predominant land use in Pineview, maintaining the neighbourhood's established character. A single designated node will provide limited opportunities for small-scale community-oriented services, supporting a mix of uses that enhance neighbourhood convenience and social interaction. Duplexes may be located fronting Collector Streets and, in some cases, on Local Streets, provided they blend seamlessly with the surrounding development. Townhousing and Apartment Housing will be restricted to the designated node to ensure that any new development remains consistent with Pineview's existing built form and scale.

3.3 Form of Development and their Locations

Existing low-density development may accommodate Backyard Dwellings where site conditions allow, providing additional housing options while maintaining the established character of the neighbourhood. Duplexes on Local Streets will be designed to blend seamlessly with surrounding homes, ensuring compatibility with the existing built form. Collector Streets may accommodate Duplexes alongside Single Detached housing, maintaining a balanced streetscape.

Development within the neighbourhood node will support a diverse mix of commercial, residential, and institutional uses, integrating medium-density and small-scale higher-density housing options to create a vibrant community hub. The intensity and scale of development will transition outward from the node, ensuring that higher-density forms step down gradually to surrounding low-density residential areas, maintaining compatibility with the existing neighbourhood character.

4.0 USES AND TYPOLOGY

4.1 Where more than two location types apply to a site, the more permissive standard will apply.

4.2 Abutting attached garages and driveways for Duplex and Townhouse Dwellings must be paired together to limit the number of accesses off a street.

Collector Street

Building Type	Requisite Qualifiers			Fundamental Use Provision
	Locations			
	Node	Ring Road	Local Street	
Apartment	D	-	-	
Backyard Dwelling	-	P	P	Only allowed where a Principal Dwelling exists on the parcel.
Detached	-	P	P	Neither a Permitted nor Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3)

(Pg 3 of 10) Mar 7, 2025

				Plan 7620286; Block 46; Lot R3 (#4)
Duplex	-	D	D	Neither a Permitted nor Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Internal Living Quarters	-	P	P	
Stacked Duplex	-	D	D	Neither a Permitted nor Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Townhousing	D	-	-	
Single Structure Commercial Pad	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Strip Mall	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Storefront	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Commercial Block	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Commercial Office Building	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)

(Pg 4 of 10)

Mar 7, 2025

Mixed Use Building	P *	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) * Plan 6066RS; Block 26; Lot 1A (#6) * Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9) <i>* see Mixed Use Buildings Development 8-2.5</i>
Indoor Assembly	P	-D	-	Only on the following parcels: Plan 4335TR; Lot R6 (#10) Plan 9622470; Block 2; Lot 30 (#9)
Public Service Building	D			Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
School		P	-	Only on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Community Garden	P	P	D	
Urban Agriculture	P	P	P	

5-0

LOT AND SUBDIVISION STANDARDS

Uses	Typology	Node	Collector Street	Local Street
Site Width	Apartment	Min. 25.0 m		
	Stacked Townhousing, Single Structure Commercial Pad, Strip Mall, Storefront, Commercial Block, Commercial Office Building, Mixed Use Building, Inn, Indoor Assembly, Public Service Building, School	At the Discretion of the Subdivision Authority		
	Detached, Stacked Duplex Duplex (one title)	Min. 11.0 m Corner Lot: Min. 11.2 m Maximum 22 m		
	Duplex (two titles)	Min. 7.9 m Corner Lot: Min. 9.7 m		
Lot Depth	Detached, Duplex, Stacked Duplex		Min. 26.0 m	34 m

6.0 BUILT FORM AND SITING

(Pg 5 of 10) Mar 7, 2025

		Node	Collector Street	Local Street
Principal Building Height	Detached, Duplex, Stacked Duplex		8.0 metres* (* See General Regulations 7.9)	
	Stacked Townhousing, Townhousing Apartment, Single Structure Commercial Pad, Strip Mall, Storefront, Commercial Block, Commercial Office Building, Mixed Use Building, Indoor Assembly, Public Service Building	Max. 13.0m		
	School		At the Discretion of the Development Planner	
Principal Building Setback	Front Yard	Min. 3.0m Notwithstanding the minimum 3.0 m setback, a front yard building setback may be reduced when the space between the building and the lot line is used for landscaping or pedestrian features such as sidewalks, plazas, and publicly accessible amenity areas, and is not used for parking. Maximum 4.5 m	Min. 6.0 m Max. 8.0 m	
	Flanking Yard	Min 2.4m Notwithstanding the minimum 2.4 m setback, a building setback may be reduced when the space between the building and the lot line is used for landscaping or pedestrian features such as sidewalks, plazas, and publicly accessible amenity areas, and is not used for parking.	Min. 2.4 m Where an attached garage or an attached carport provides vehicular access from the flanking street, the flanking side yard setback from the attached garage or attached carport facing the street shall be 4.5 metres where there is no sidewalk; or 6.0 from the edge of the sidewalk nearest the property line.	
	Rear Yard	Min. 6.0m		

		Node	Collector Street	Local Street
	Side Yard	Min. 1.2m Min. 3.2m where side yards accommodate vehicular access to a rear detached garage.		
Accessory Building Setback	Front Yard	Not permitted within front yard.		
	Rear Yard	Min 1.0 m		
	Side Yard	Min 1.0 m		
	Flanking Yard	Min 2.4 m The flanking side yard setback for a detached garage or detached carport on a corner lot is 4.5 metres where there is no sidewalk; or 6.0 metres from the edge of the sidewalk nearest the property line.		
Lot Coverage; Total (Incl. Accessory Building)		Up to 80%	Up to 50%	

7.0 General Regulations

7.1. When evaluating applications, the Development Planner shall exercise discretion to ensure that proposed developments are reasonably compatible with their surroundings and preserve the neighbourhood's established character.

All applications shall be assessed based on the following general principles: *with subtle complementary developments*

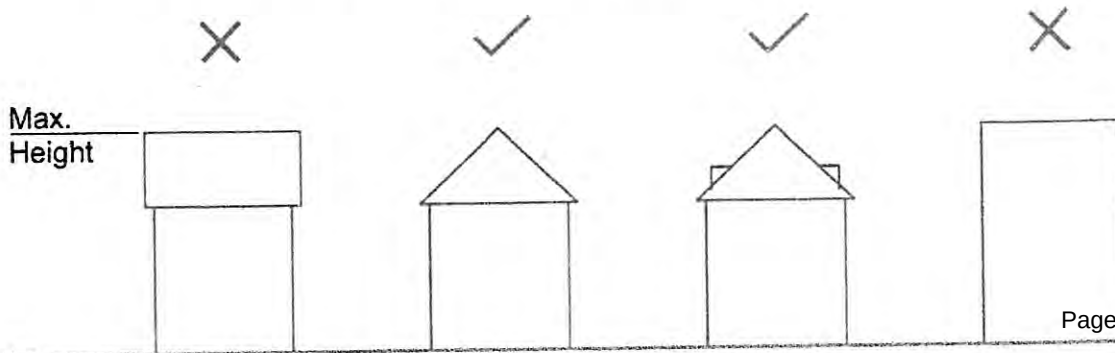
7.1.1 The size, height, and massing shall be context-sensitive and *below* should not overwhelm or significantly alter the surrounding built form. The Development Planner may mitigate any massing effect through the use of lower roof pitch, orientation of roof lines (see figures *below*)

7.1.2 Developments shall reflect the existing architectural rhythm of the neighbourhood, including building placement, orientation, and façade treatments.

7.1.3 Where discretionary uses introduce higher-density housing or commercial activities, appropriate step-downs in scale, buffering measures, or design interventions shall be used to mitigate impacts on adjacent low-density residential areas.

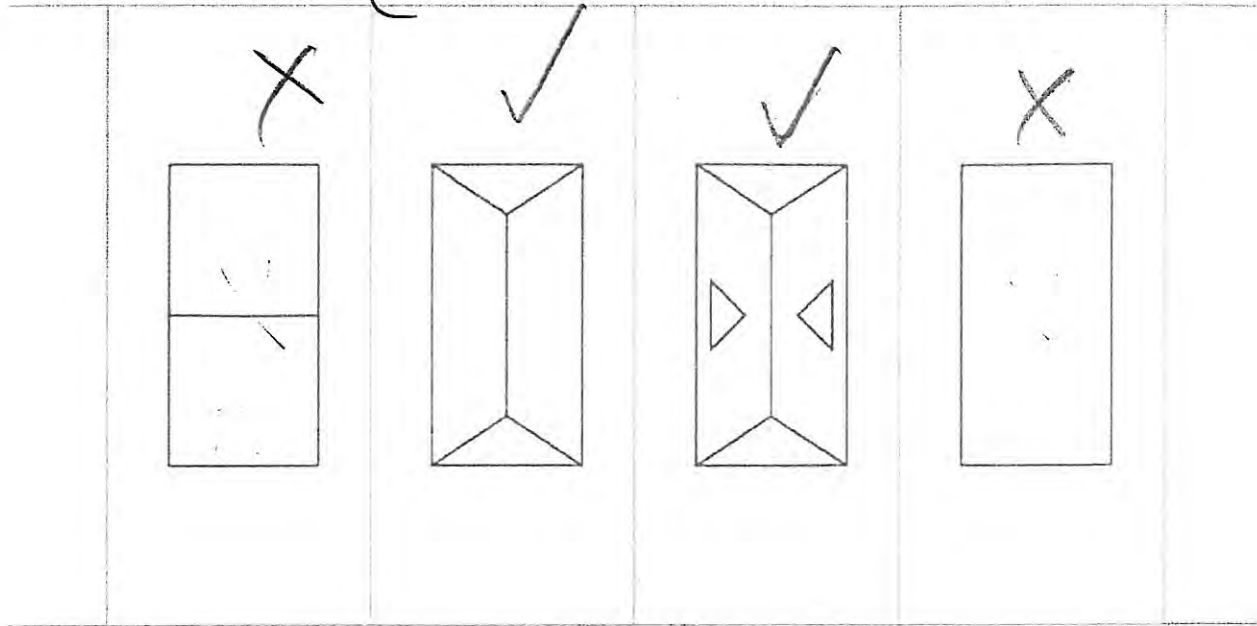
7.1.4 Developments should contribute positively to the pedestrian environment by maintaining *sidewalk* continuity, enhancing public spaces, and ensuring safe, accessible connections to neighbourhood amenities. *and cycling*

7.2 Roofline shall be designed to maximize the sun penetration and/or minimize massing relative to the abutting sites, in accordance with the diagrams below.



(Pg 7 - F10)

Mar 7, 2025



Plan View

- 7.3** Accessory buildings shall not exceed 5.0m in height. A total height shall not exceed 8.0 m when a garage suite is developed.
- 7.4** Minimum area for a secondary suite, garage suite, or garden suite shall be 30 sq.m.
- 7.5** To ensure architectural interest and an inviting streetscape, new principal buildings shall incorporate at minimum three of the following design elements on the facades fronting public streets and parks to the satisfaction of the Development Authority:
- 7.5.1** Architectural style and elements complimentary to the buildings along the block frontage.
 - 7.5.2** Use of min. 15% high quality accent material such as stone, brick, decorative shingles.
 - 7.5.3** Use of Accent Colour and/or contrast.
 - 7.5.4** Use of architectural treatments including and not limited to bold window trims and soffits, cornices, window shutters, and/ or muntin bars.
 - 7.5.5** Use of building features such as dormer windows, balcony, porch, verandah, and/or chimney shaft to create articulation and interest.
- 7.6** The size, location, design, character and appearance of any building or structure requiring a development permit shall be acceptable to the Development Authority having due regard to:
- a) The policies and objectives contained within the municipality's statutory plans; and
 - b) Other factors, such as daylight, sunlight and privacy.
- 7.7** Entrances to Apartments, Single Structure Commercial Pads, Strip Malls, Commercial Blocks, Commercial Office Buildings, and Mixed Use Buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.

7.8 Non-residential building facades abutting public spaces and streets must be engaging, pedestrian friendly and incorporate following elements to the satisfaction of the Development Authority:

- 7.8.1** Transparency through the use of glazing for doors and window openings;
- 7.8.2** Façade articulation through architectural design and treatments such as cornices, decorative columns, and beams; and
- 7.8.3** Minimization of blank facades through the use of murals and public art.

7.9 This section provides building height limits that are compatible for the two different types of neighbourhood streets found in the Pineview District and allows for sensitive densification of dwellings that would blend seamlessly with the surrounding built forms that should not overwhelm the surrounding neighbourhood character by following the "7.0 General Regulations" and in particular 7.9.1 and 7.9.2. The south part of Pineview is predominantly low profile dwellings less than 8 metres. The north edge of Pineview is predominantly high profile dwellings greater than 8 metres.

Where a proposed Detached, Duplex, or Stacked Duplex development height exceeds 8 metres to a maximum height of 10 metres, the development shall become a Discretionary Use and also require a variance.

7.9.1 Low Profile Dwellings Streets Building Height Limit (maximum of 8.0 metres)

For planned developments where the adjacent homes are predominantly low profile such as bungalows, bi-levels, and split levels the proposed planned development can be built to a maximum of 8 metres. As an example, this would allow an existing homeowner to develop their low profile building and create an in-law suite or rental suite or larger family home above the existing structure to a maximum of 8 metres.

7.9.2 High Profile Dwellings Streets Building height Limit (maximum of 10 metres)

For planned developments where the adjacent homes are predominantly higher profile such as 2 story homes the proposed planned development can be built to a maximum of 10 metres. As an example, this would allow an existing homeowner to develop or modify their high profile building to a maximum of 10 metres.

8.0 Specific Building Type Regulations

8.1 Duplex Development

8.1.1 When reviewing applications for Duplexes, the Development Planner shall evaluate both functional and design considerations to ensure compatibility with the surrounding neighbourhood.

8.1.2 The Development Planner shall assess the cumulative impact of driveways on the function and safety of the Streets considering the following factors:

- a) Evaluate the number of existing driveways along the block face to ensure additional access points do not disrupt traffic flow, pedestrian safety, or on-street parking availability.
- b) Ensure new driveways are appropriately spaced to minimize conflicts with existing access points and maintain the functionality of the Collector Street.
- c) Review the proportion of existing Duplexes along the block to prevent overconcentration, maintaining the overall low-density character of the neighbourhood.

8.1.3 A Duplex application may be refused if the cumulative impact of new driveways or the concentration of Duplexes is determined to negatively affect traffic flow, pedestrian safety, on-street parking capacity, or the intended character of the neighbourhood.

8.1.4 Design and Streetscape Integration:

Duplexes must be designed to reflect the appearance, design, and character of existing housing, ensuring consistency with the surrounding streetscape. In addition to any other discretionary considerations, the following design criteria shall be considered:

- a) The Duplex must present a cohesive architectural style and massing.
- b) The Duplex design must harmonize with adjacent single detached dwellings by reflecting the scale, form, and visual character of the surrounding neighbourhood.

8.2 Mixed-Use Buildings Development

8.2.1 A minimum of 60% of the ground floor façade area along a public street and/or park shall be comprised of windows, doors, or transparent glazing, situated on a wall structure no more than 0.6m above grade.

8.2.2 Canopies or awnings shall be a minimum of 0.6 m from the curb face and will be located a minimum of 2.5m above grade.

8.2.3 The Development Authority may permit an additional front setback of up to 3.0m for a portion of a Mixed-Use Building, provided that the setback does not exceed 30% of the total width of the building's front façade. This allowance is intended to accommodate outdoor seating areas, such as patios. The remainder of the building must comply with the required front setback.

8.2.4 Parking shall be concealed within buildings with at grade active frontages, located at the rear of the building, or located at the side of the building with decorative screening and increased landscaping.

8.2.5 The Mixed Use Development on these two parcels of land shall be Discretionary Use and planned to prevent shadow casting onto the single family homes directly east of these parcels through methods such as but not limited to step down building heights or more rear yard setbacks.

Plan 492RS; Block 26; Lot 1 shown as #5 on "1.0 Regulating Plan" Map

Plan 6066RS; Block 26; Lot 1A shown as #6 on "1.0 Regulating Plan" Map

9.0 Other Regulations**9.1 Parking and Access Regulations**

9.1.1 Development within the Node must shield parking from public streets by locating it behind buildings, underground, or within the building structure. Where this is not feasible, parking must be screened from view using decorative architectural features, fencing, or enhanced landscaping.

9.1.2 For Detached Dwellings, Duplexes, and Stacked Duplexes, driveway widths at the front property line shall be regulated as follows:

- a) Driveways providing vehicular access to the rear yard shall not exceed 4.0m in width.
- b) For lots abutting a Collector Street, driveways providing access to a front or side attached garage or carport shall not exceed 5.4m in width.
- c) Where no front or side attached garage or carport exists on lots abutting a Collector Street, the width of a driveway or parking area at the front property line shall not exceed 5.4m.

9.1.3 Parking on the site shall be in accordance with the Section X.X of this Bylaw. Page 59 of 60

(Pg 10 of 10)

Mar 7, 2025

9.2 Urban Design

- a. Developments within Nodes shall include public amenities such as street furniture and pedestrian-scale wayfinding to the satisfaction of the Development Planner.
- b. For Commercial Uses:
 - i. Any waste removal and parking and loading must be shielded or screened from surrounding pedestrian, residential, and community sites through decorative screening, heightened landscaping, or other controls to the satisfaction of the Development Authority.

9.3 Urban Agriculture:

- a. Urban Agriculture shall not account for the majority of land use within a Principal Building that is used for residential purposes;
- b. Where personal gardens are located within a side yard, a minimum of 1.2 m clearance must be maintained from the principal building. Personal gardens must not be allowed in development with reduced and zero side yard setbacks.
- c. Community gardens are permitted where possible to the satisfaction of the Development Authority.

9.4 Landscaping

- a. Landscaping on the site shall be in accordance with section X.X of this Bylaw.

9.5 Fences, Walls and Hedges

- a. Fences, walls and hedges in this district shall be in accordance with the Section X.X of this bylaw.

9.6 Signage

- ii. Signage shall be in accordance with Section X.X of this bylaw.