

General Regulations

Summary of Changes

Topic	Current LUB	Proposed LUB
Formatting and Layout	General regulations (ex. Accessory Developments, Landscaping, etc.) are under each land use type (Residential, Commercial, Industrial, Institutional, and Direct Control).	General regulations (ex. Accessory Developments, Landscaping, etc.) are moved to the “General Regulations” section, and are categorized as under each type (Residential, Commercial, Industrial, and Institutional).
	Landscaping Plan and Landscaping Securities and Inspections are located in General Regulations.	Landscaping Plan and Landscaping Securities and Inspections moved to Part 2 – Development Process.
	Regulations requiring adherence to the Alberta Building Codes.	Regulations requiring adherence to the Alberta Building Codes have been removed.
Access to Site	Max. 1 vehicular access to Residential sites	Residential sites larger than 4000m ² are permitted for additional vehicular access.
Accessory Development	Residential: Regulations are listed by accessory development (Sheds, Swimming Pool, etc.). Regulations are found to be repeated in the LUB.	Repetitive regulations are amalgamated. The same regulations apply in all districts unless otherwise stated within a district
	Commercial: Different regulations for C1 and C2 Districts. Regulations found for C2 District are more restrictive than C1.	Regulations apply to all Commercial activities across all districts unless otherwise stated within a district.
Façade Improvement	The current Land Use Bylaw does not contain a Façade Improvement section. Fascia signs are regulated as per the Sign Section.	This section regulates alterations to the building façade, including additions and alterations, changes to building height, finishing materials, roof styles, ground floor transparency, and signage.
Fence Height	<ul style="list-style-type: none"> Front: Max. 0.91 along the front yard property line. Side: Max. 1.85m along a side yard. Rear: Max. 1.85m along a rear. 	<ul style="list-style-type: none"> Front: Max. 1.0m within the front yard area Side: Max. 2.0m within the side yard area. Rear: Max. 2.0m within the rear yard area. <p>This is to accommodate conversion errors and extra height for posts.</p>
Landscaping	Multi-unit Residential: Landscaping only applies to parking area. No regulations for tree and shrub planting for the overall site.	Landscaping (tree and shrub) requirements added for all Residential development. The same regulations apply in all districts unless otherwise stated within a district.
	Commercial: Min. one tree for each 35.0m ² . Min. one shrub for each 15.0m ² . Landscaping applies to 20% of site area.	Increased requirements: Min. one tree for each 30.0m ² . Min. one shrub for each 10.0m ² .
	Industrial: Min. one tree for each 3.0m of lot width. Tree planting adjacent to the public roadway frontage.	No change.
Room-enhancing Cantilever	Only permitted to project up to a maximum of 0.6m into a front flanking yard setback area. Cantilever’s width shall not exceed 3.0m and not cover more than 50% of the front flanking building facade.	Front Yard: Max. 1.2m projection into setback area Side Yard: Max. 0.6m projection into setback area Rear Yard: Max. 0.6m projection into setback area. Front Flanking Yard: Max. 0.6m projection into setback area and not exceed 20% of the building face on the side where it is located; Not project into more than one side yard on an interior lot.
	Remove projections for Chimneys	Chimney is considered a Room-Enhancing Cantilever
Backyard Dwelling	Separate regulations for Garage Suite and Garden Suite.	Garden Suite and Garage Suite have been combined into Backyard Dwelling.

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