

What We Heard Report

New Land Use Bylaw: Draft Conventional Neighbourhood District Review

Residents' Workshops:

June 23, 2025 - 2:00 PM - 8:00 PM

June 26, 2025 - 2:00 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 Conventional Neighbourhood District. As part of this effort, the City conducted extensive public engagement with residents of the Southfort (excluding Southfort Estates), Westpark, and Sherridon North neighbourhoods to inform the development of the draft Conventional Neighbourhood District. This What We Heard Report includes the results of public engagement created for residents of Southfort, Westpark, and Sherridon North.

The engagement process was designed to gather resident input on the proposed draft of the City's developing neighbourhoods regulatory framework. The feedback collected will help inform updates to the draft District regulations.

Engagement was advertised by erecting signs in Southfort, Westpark, and Sherridon North, advertisements were posted 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 as well as online content for review and comment on. Attendees had the opportunity to discuss the overall changes, ask any specific questions, log concerns, and submit feedback forms in person or online.

The dedicated Conventional Neighbourhood webpage provided comprehensive information about the district including a narrated presentation, highlights of each Sub-Place Type, and the draft Conventional Neighbourhood District. The webpage provided an opportunity to provide feedback on the proposed draft. The online engagement period was open from June 13 to June 30, 2025. A total of six residents signed in to the two sessions, with one feedback form submitted. The Conventional Neighbourhood webpage was viewed 151 times from 68 Users as of July 21, 2025, with zero residents submitting online feedback submissions.

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 Conventional Neighbourhood 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 draft of the Conventional Neighbourhood District was discussed. Administration hosted two drop-in engagement sessions. Both sessions were at the Dow Centennial Centre's Lions Mane room. At these drop-in engagement sessions, the Project Team was available to answer any questions about the draft of the Conventional Neighbourhood District and explain the Land Use Bylaw process.

A Conventional Neighbourhood District webpage was also available as an online engagement opportunity for residents. The page featured the draft District, a summary of the subplace types, 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 2:00 pm to 8:00 pm on June 23rd and June 26th, 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 one Feedback Form was received.

An online engagement period ran concurrently, with submissions open from June 13th to June 30th, 2025. During this period, residents could access the summary presentation and draft regulations on the project website. Participants submitted feedback through email or the Fort Report system. This resulted in zero electronic submission responses received.

Data Analysis

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:

- A total of 17 temporary signs were placed within the Conventional Neighbourhood District; (Appendix B)
- Advertisements in the Fort Record and Sturgeon Creek Post for the week of June 11th and June 18th; and
- Social media posts, including Facebook and X (formerly Twitter) published on June 9th, June 13th, and June 22th.

Drop-in Engagement Sessions and Online Engagement

Drop-in sessions to gather feedback from residents were held in the Dow Centennial Centre Lions Mane, on June 23rd and 26th respectively. There was no limit to attendance, and individuals were welcome to drop in at their convenience between 2:00 pm and 8:00 pm on either or both days.

A total of six residents signed in to the two sessions, with one feedback form submitted.

The Drop-in sessions were informal, with the City Planners available to discuss the overall LUB process, the Conventional Neighbourhood draft (Appendix C), 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 Conventional Neighbourhood District were posted online for residents' review and comments from June 13th to June 30th, 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 Conventional Neighbourhood webpage was viewed 151 times from 68 Users as of July 21, 2025, with zero residents submitting online feedback submissions.

Key Takeaways:

- From the feedback form received, the participant generally seemed satisfied with provisions of the draft.

Comments Summary

Feedback Forms – Comments

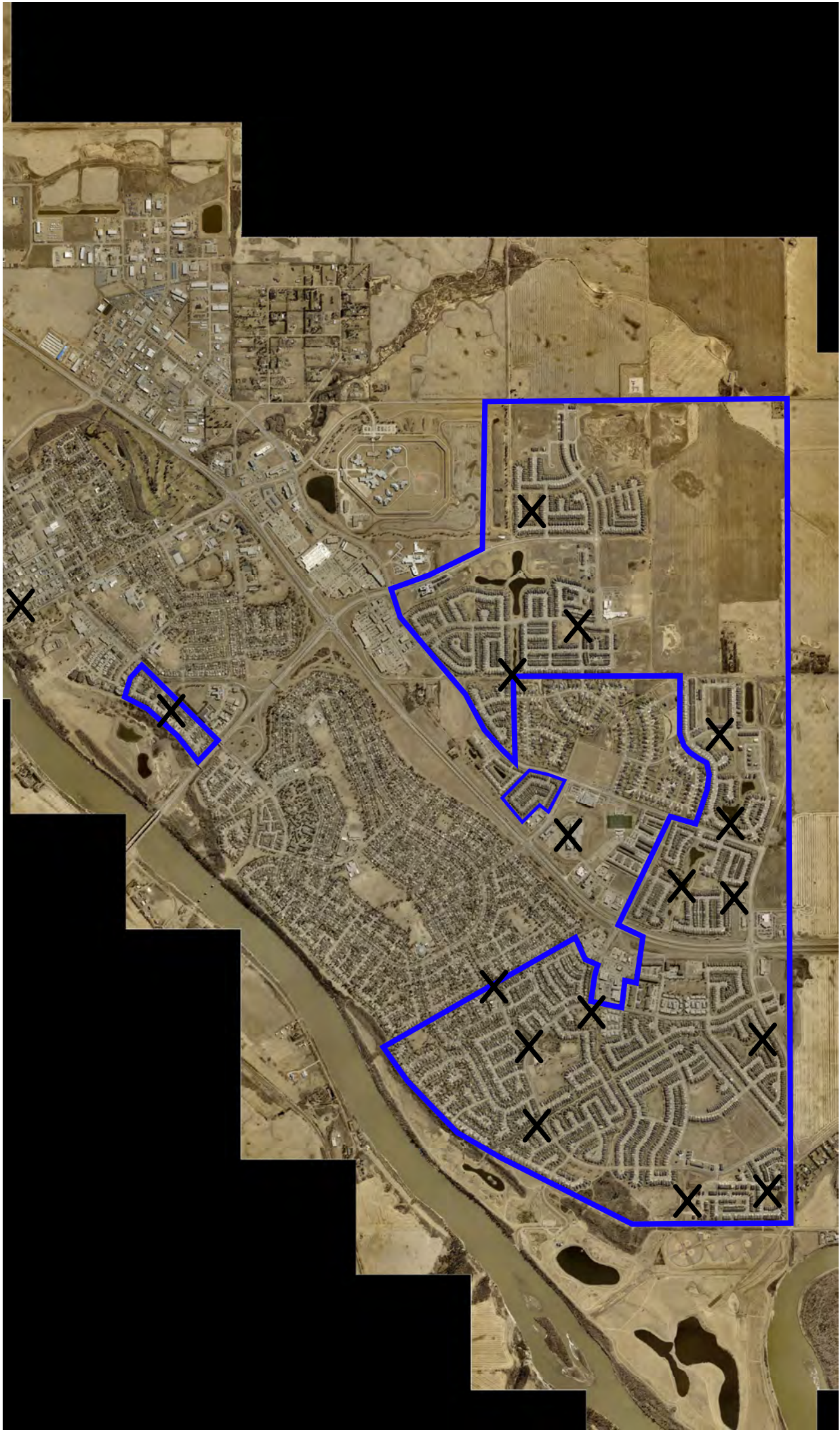
A total of **1 of the 6 residents** (17% of attendees) that signed in submitted feedback forms. The comments have been categorized as they relate to the dominant themes: Workshop Feedback. The entirety of the feedback comments can be found in Appendix A.

Theme	Feedback
Workshop Feedback	A participant expressed thanks and indicated they believed the workshop was well-run (1).

Appendix A: Feedback Forms

Workshop Feedback
Always enjoy the casual drop-in open house format

Appendix B: Sign Locations

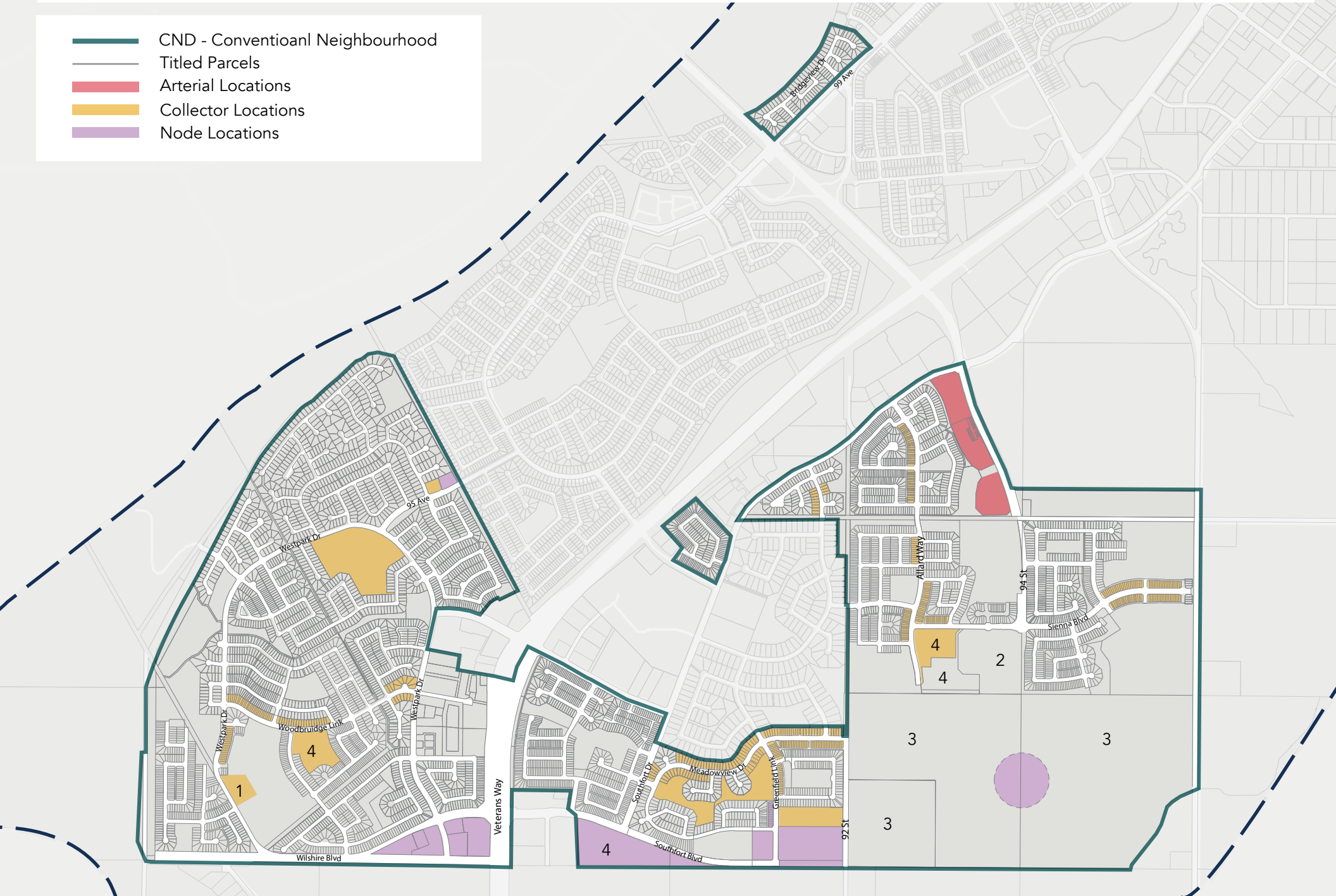


Appendix C: Draft Materials

DRAFT ONLY

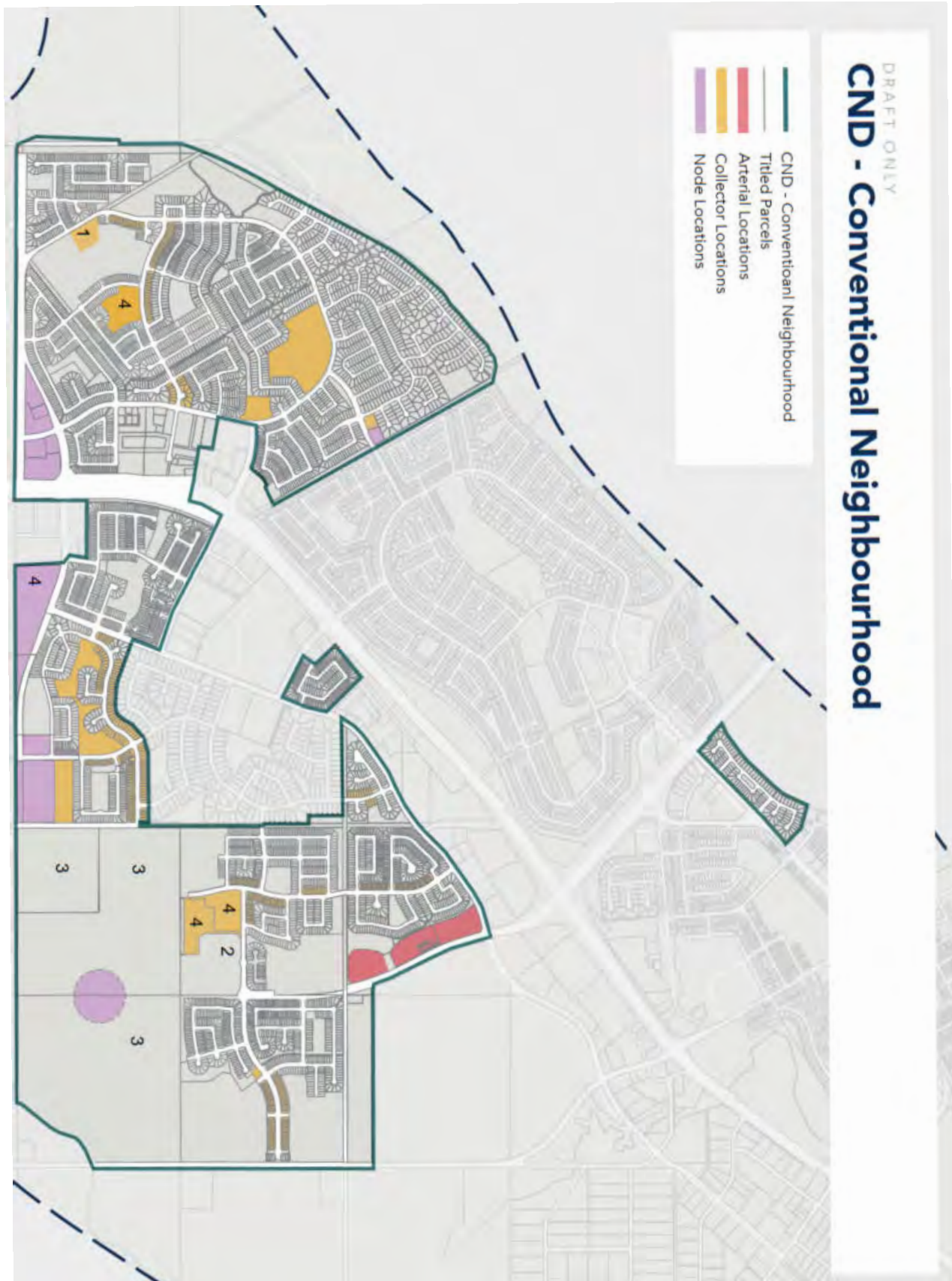
CND - Conventional Neighbourhood

- CND - Conventional Neighbourhood
- Titled Parcels
- Arterial Locations
- Collector Locations
- Node Locations



CND – Conventional Neighbourhood District

(1) MAP



(2) PLACE TYPE

This Place Type applies to suburban style development within Sherridon North, Southfort and Westpark. It is characterised by low-density housing while allowing for limited integration of Duplexes, Townhouses, and Apartments. The land use pattern is dominated by residential, featuring a mix of grid pattern, modified grid, cul-de-sac layouts, with lots both with and without lane access. Schools, parks, and storm ponds are well connected with a multi-purpose trail network. This designation serves as a framework for the greenfield development as well as redevelopment and intensification within the existing built out areas. The overarching goal of the MDP for this Place Type is to incorporate greater housing diversity when opportunities arise.

(3) INTENT

i. General Intent

The Conventional Neighbourhood District encompasses the City's primarily residential developing areas. The intent of this Place Type is to promote housing diversity, enhance inclusivity, support multi-modal connectivity, and improve urban design in alignment with the Municipal Development Plan (MDP). The existing development is predominately low-density in character and is encouraged to accommodate Secondary Suites and Backyard Dwellings. New development and redevelopment when opportunities arise within this Place Type should feature more diverse housing options, such as Duplexes, Townhouses, and Apartments along arterial and collector streets. Neighbourhood level community services should be present for residents' convenience and be accessible via multi-modal transportation. This transition will help align with the MDP's direction for inclusivity, mixed-use and complete communities.

ii. Land Use Mix

New development within this Place Type will continue to be predominately residential in nature. New residential developments will contribute to housing diversity through a range of housing forms including Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhouses, Townhouses, and apartments. New development and redevelopment will be expected to integrate sensitively with the existing neighbourhood fabric based on road type frontage. Non-residential and Mixed-Use development are primarily directed to Nodes and Arterial Streets.

iii. Form of Development and their Locations

Nodes and Arterial Streets will accommodate mixed-use and higher density residential developments. Where rear lanes are available, they should be utilized to separate loading, servicing, and parking access from the primary streetscape frontage. Along Collector and Local Streets, development should be compatible with the existing neighbourhood fabric, with building scale, height, and massing. . Non-residential and higher density residential developments will primary be located within Nodes and along Arterial Streets. From these locations, building height, density, and intensity will transition gradually, moving towards low-density housing forms along Collector and Local Streets. Existing low-density development will be able to accommodate secondary suites on the lots and thus provide affordable housing options.

(4) BLOCK STANDARDS

- i. Lot widths and housing typologies should be varied along the block to create housing diversity.
- ii. Housing orientation and architectural considerations will be maintained throughout typologies along a block.

- iii. Where the block frontage exceeds 200.0 m, a mid-block pedestrian connection shall be dedicated as a right-of-way. The right-of-way should not be located closer than 75.0m from either end of the block.
- iv. Block standards may be varied to the satisfaction of the Subdivision Authority to address constraints, such as but not limited to natural features, transportation rights-of-way, parks or open space, or existing utilities.
- v. Reverse Lot Frontage is not permitted in Nodes, Arterial and Collector Streets, as these areas should reflect a welcoming urban condition with buildings framing and fronting onto the street.
 - a. Notwithstanding 4.iii., where necessary, housing may be developed to match the established orientation of dwellings along the same block frontage to maintain a consistent streetscape and lot orientation.

(5) USES AND TYPOLOGY

- i. Abutting front attached garages and driveways for Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing must be paired together to limit the number of accesses off a street.
- ii. Front attached garages and/or driveways for Duplex, Stacked Townhousing, and Townhousing shall not be permitted off Arterial streets.
- iii. Where a(n) Commercial Block, Indoor Assembly, Inn, Large Scale Retail Centre, Mixed-Use Building, Public Service Building, Single Structure Commercial Pad, Strip Mall, Store Front is proposed in a building previously developed as a Duplex, Stacked Townhousing, or Townhousing, the entire building must be converted for the proposed Building Type.

P – Permitted Use

D – Discretionary Use (means use of a land or a building that may be authorized at the discretion of the Development Authority).

Building Type	Requisite Qualifiers							Fundamental Use Provision (FUP)
	CND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		
		Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane	
Apartment	P	P	P	P	-	-	-	Permitted only on the following Collector Street parcel(s): #1 and 3
Backyard Dwelling	-	P	-	P	P	P	P	
Detached Dwelling	-	-	-	P	P	P	P	
Detached Dwelling with one Side Yard 0.0 metre	-	-	-	P	-	P	-	
Duplex	-	P	-	P	P	P	P	For Duplex along a Collector Street without lane access, the following FUP must be met: a) That a Development Permit for Duplex was approved prior to the coming of this Bylaw.

Building Type	Requisite Qualifiers							
	CND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		Fundamental Use Provision (FUP)
		Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane	
Internal Secondary Suite	P	P	-	P	P	P	P	
Stacked Duplex	P	P	-	P	-	P	P	
Stacked Townhousing	P	P	P	D	D	-	-	For Stacked Townhousing along Collector Streets, one or more of the following FUPs must be met: b) That a Development Permit for Stacked Townhousing was approved prior to the coming of this Bylaw; c) The side yard or flanking yard of a parcel be adjacent to a road or lane; d) That a parcel is adjacent to a parcel with a developed Stacked Townhousing; or e) Be located on the parcel(s) identified as: #1 and 3.
Townhousing	P	P	P	D	D	P	P	For Townhousing along Local Streets, the following FUP must be met: a) That a Development Permit for Townhousing was approved prior to the coming of this Bylaw; For Townhousing along Collector Streets, one or more of the following FUPs must be met: a) That a Development Permit for Townhousing was approved prior to the coming of this Bylaw; b) The side yard or flanking yard of a parcel be adjacent to a road or lane; c) That a parcel is adjacent to a parcel with a developed Townhousing; or d) Be located on the parcel(s) identified as: #1 and 3
Commercial Block	P	P	P	P	-	-	-	Permitted only on the following Collector Street parcel(s): #1, 2, and 3
Inn	D	D	D	-	-	-	-	
Large Scale Retail Centre	D	D	-	-	-	-	-	

Building Type	Requisite Qualifiers							
	CND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		Fundamental Use Provision (FUP)
		Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane	
Mixed-Use Building	P	P	P	P	-	-	-	Permitted only on the following Collector Street parcel(s): #1, 2, and 3
Single Structure Commercial Pad	D	P	P	P	-	-	-	Permitted only on the following Collector Street parcel(s): #1 and 3.
Strip Mall	D	D	D	P	-	-	-	Permitted only on the following Collector Street parcel(s): #2 and 3.
Store Front	P	P	P	P	-	-	-	Permitted only on the following Collector Street parcel(s): #2 and 3.
Indoor Assembly	P	P	P	P	-	-	-	Permitted only on the following Collector Street parcel(s): #2 and 3.
Public Service Building	D	D	D	D	D	-	-	
School	P	P	P	D	D	-	-	Only on the following parcels: 3 and 4
Community Garden	D	D	D	D	D	-	-	
Urban Agriculture	D	D	D	D	D	D	D	
Parks and Natural Area	P	P	P	P	P	P	P	
Sign	P	P	P	D	D	D	D	

(6) LOT AND SUBDIVISION STANDARDS

- i. Lot widths and / or building typologies along a block frontage should be varied to allow for a variety of lot widths.
- ii. Lots 9.1m or less in width with front attached garages shall be situated across from lane accessed development, Parks and Natural Area, developments with shared access or lots over 11.7m wide with from attached garages.
- iii. To ensure the implementation of the City's ASPs, ARPs, and the MDP, each subdivision must adhere to the density thresholds defined in Section X _____ of this Land Use Bylaw and in compliance with the land use designations identified in the respective statutory plans.

Uses	Typology	Node	Arterial Street	Collector Street	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
Site Width	Detached Dwelling, Stacked Duplex	N/A		Min. 7.9m Max. 9.7m Corner Lot: Min. 9.1m		Min. 8.5m Corner Lot: Min. 9.7 m	Min. 9.1m Corner Lot: Min. 10.3 m

Uses	Typology	Node	Arterial Street	Collector Street	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
	Detached Dwelling with one sideyard 0.0m	N/A		Min. 7.0m Max. 8.9m		Min. 7.6m Max. 8.9m	
	Duplex	At the discretion of the Subdivision Authority	Min. 6.1m Corner Lot: Min. 7.3m			Min. 7.3m Corner Lot: Min. 8.5m	
	Townhousing, Stacked Townhousing	At the discretion of the Subdivision Authority	Internal Lot: Min. 3.6m End Lot: Min. 5.4m Corner Lot: Min. 5.6m			Internal Lot: Min. 5.4m End Lot: Min. 6.7m Corner Lot: Min. 7.9m	
	Apartment, Commercial Block, Single Structure Commercial Pad, Strip Mall, Storefront, Indoor Assembly, Inn, Mixed Use Building	At the discretion of the Subdivision Authority	Min. 25.0m Max. 70.0m	Min. 20.0m Max. 45.0m			
	Commercial Block, Inn, Large Scale Retail Centre, Single Structure Commercial Pad, Strip Mall, Store Front	At the discretion of the Subdivision Authority	Min. 25.0m Max. 70.0m				
	Public Service Building, School, Development with Shared Access	At the discretion of the Subdivision Authority					
Site Depth	Detached Dwelling, Duplex, Stacked Duplex, Townhousing, Stacked Townhousing	At the discretion of the Subdivision Authority	Min. 30.0m Min. 22.0m shall be to the discretion of the Subdivision Authority for lots that back onto public property.				
	Apartment, Commercial Block, Inn, Large Scale Retail, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall,	At the discretion of the Subdivision Authority	Min. 30.0m				

Uses	Typology	Node	Arterial Street	Collector Street	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
	Storefront, Indoor Assembly						
	Public Service Building, School	At the discretion of the Subdivision Authority					

(7) BUILT FORM AND SITING

- Vehicular access to the building shall be from the lane where a lane is available.
- Shared side property line for Duplex, Stacked Townhousing, or Townhousing is permitted to be 0.0 metre.
- Setbacks may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.
- Site Coverage to include all buildings and structures on site.

		Location			
		Node	Arterial Street	Collector Street	Local Street
Front Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Max. 4.5m when abutting a street	Min. 4.5m – Max. 8.0m	With Lane: Min. 3.0m – Max. 4.5m Without Lane: Min. 6.0 – Max 7.0 m Where a Duplex has a front vehicular access to one unit and rear vehicular access to another, the unit with rear vehicular access may be setback to a maximum of 7.0m.	
	Apartment, Commercial Block, Inn, Large Scale Retail, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	Max. 4.5m when abutting a street	Min. 4.5m – Max. 6.0m	Min. 3.0m – Max 7.0 m	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.			
	Accessory Building	Not permitted within front yard setback.			
Rear Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Without Lane: Min. 8.0m With Lane: Min. 6.0m		Without Lane: Min. 8.0m Min. 4.0m where lot depth is under 28.0m and the lot backs onto public property With Lane: Min. 10.5 where a detached garage or carport is proposed, or where a	

		Location			
		Node	Arterial Street	Collector Street	Local Street
				parking pad is developed in lieu and is accessed from a rear of the property. Min. 6.0m Where a garage or carport is attached to principal building and is accessed from a lane at the rear of the property.	
	Apartment, Commercial Block, Inn, Large Scale Retail, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront	With Lane: Min. 7.0m Without Lane: Min. 4.5m for buildings up to 15.0m in height. Min. 5.0m for buildings over 15.0m and up to 18.0m in height. Min. 5.0m plus 0.5m for every additional 3.0m increase of height for buildings over 18.0m height.		Abutting Lane: Min. 4.5m Without Lane: Min. 6.0m	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.			
	Accessory Building	Min. 1.0m			
Side Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Min. 1.2m Min. 1.5m for Detached Dwelling with one side yard reduced to 0.0m.			
	Apartment, Commercial Block, Inn, Large Scale Retail, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	Min. 1.5m for buildings up to 9.0m in height. Min. 2.0m for buildings over 9.0m up to 12.0m in height. Min. 2.0m plus 1.0m for buildings over 12.0m height, plus 1.0m for every 3.0m increase in height Min. 6.0m for buildings over 20.0m Min. 9.0m when the adjacent to a Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhouse, and/or Townhouse.			
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.			
	Accessory Building	Min. 1.0m 0.0m where one side yard of the principal dwelling unit is 0.0m			
Side Yard Flanking	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Apartment, Commercial Block, Inn, Large Scale Retail, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	Min. 0.0m – Max. 3.0m	Min. 3.0m	Min. 2.4m	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.			
	Accessory Building	Min. 2.4m			

		Location			
		Node	Arterial Street	Collector Street	Local Street
Principal Building Height	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Apartment, Commercial Block, Inn, Large Scale Retail, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	Max. 40.0m. Buildings over four storeys shall provide appropriate transitions in height, scale and massing to adjacent sites.	Max. 25.0m Buildings over four storeys shall provide appropriate transitions in height, scale and massing to adjacent sites.	Max. 13.5m	Max. 11.0m
	Indoor Assembly, Public Service Building, School	To the discretion of the Development Authority.			
	Accessory Building	Max. 5.0m Max. 7.5m Backyard Dwelling			
Site Coverage (Total)	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Max. 70%		Max. 60%	
				Max. 70% where lot depth is under 28.0m	
	Apartment, Commercial Block, Inn, Large Scale Retail, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	Max. 80%		Max. 60%	
	Indoor Assembly, Public Service Building, School	To the discretion of the Development Authority.			
	Accessory Building	15%			
Density	Detached Dwelling, Duplex, Stacked Duplex, Townhouses, Stacked Townhouses	Max. 1 Principal Dwelling unit plus up to a maximum of 2 Backyard Dwelling units for lots with area 360 sq.m and above.		Max 1 Principal Dwelling unit plus up to a maximum of 1 Backyard Dwelling unit.	
	Duplex, Stacked Duplex, Townhouses, Stacked Townhouses (Multi-Unit Sites) Apartment, Mixed-Use Building	Min. 36 du/nrha	Min. 36 du/nrha – Max. 120 du/nrha	Min. 30 du/nrha – Max. 70 du/nrha	Max. 35 du/nrha
Common Amenity	Apartment and Mixed-Use	Minimum 4.5m ² per dwelling unit			
Private Amenity	Apartment and Mixed-Use	Minimum 3.0m ² per dwelling unit to be provided for balconies			

(8) BUILDING CHARACTER AND DESIGN

a) General

- i. New and redeveloping buildings (including corner lots) shall have the same materials, colours, and architectural details on all facades exposed to public streets (excluding lane), and parks and open spaces.

- ii. 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;
 - b. Other City plans, standards, and guidelines; and
 - c. Other factors, such as daylight, sunlight, and privacy.
- iii. New and redeveloped building facades abutting public and quasi-public spaces and streets that exceed 12.0m in building length shall incorporate use of vertical elements such as decorative columns, variation in roofline, use of balconies and porches, and façade articulation (recessed and raised surfaces) to create variation and articulation in the facade and eliminate continuous blank walls.
- iv. New and redeveloped buildings taller than 15.0m in height shall incorporate a step-back from front property line to address massing, sun penetration, shadowing and wind funnel impacts at the pedestrian level to the satisfaction of the Development Authority.
- v. Residential Sales Centres may be approved for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.

b) Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing

- i. Principal buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the street or internal street, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority.
- ii. Detached Dwelling developments with a reduced or 0.0 metre side yard on one side shall provide only Soft Landscaping within the reduced side yard area.
- iii. To ensure architectural interest, all units of new and redeveloped principal buildings shall incorporate a minimum three of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of bold window trims, soffits, muntin bars;
 - b. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - c. Use of exterior materials of high quality and durable materials. Each unit must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - d. Use of accent colour and/or contrast in finishing materials;
 - e. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

c) Accessory Building

- i. Minimum area for a Backyard Dwelling shall be 30.0 sq.m.
- ii. Facades of garden and garage suite abutting a public street, lane, park and/or open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the development authority.

d) Apartment

- i. To ensure architectural interest, all units of new and redeveloped principal buildings shall incorporate a minimum four of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
 - b. Use of bold window trims, soffits, muntin bars;
 - c. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - d. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - e. Use of accent colour and/or contrast in finishing materials;
 - f. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.
- ii. 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.

e) Mixed-Use Buildings

- i. For new and redeveloped principal buildings, a minimum of 60% of the ground floor façade area adjacent public street, park and/ or open space between 1.0m and 2.0m above grade and shall be comprised of windows, doors, or transparent glazing.
- ii. To promote pedestrian interaction and safety, ground floor of new and redeveloped mixed-use facades in comprehensive sites must comply with the following:
 - a. A minimum of 80% of all ground floor windows must be clear and transparent. The remainder may be covered by non-transparent material.
- iii. To ensure architectural interest, new and redeveloped mixed-use buildings shall incorporate a minimum of three of the following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of exterior materials of high quality and durable materials. Use of a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - b. Use of accent colour and/or contrast in finishing materials;
 - c. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
 - d. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - e. Use of bold window trims, soffits, muntin bars.

- iv. 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.

f) Commercial Block, Inn, Large Scale Retail, Single Structure Commercial Pad, Store Front, Strip Mall,

- i. For new and redeveloped principal buildings, a minimum of 60% of the ground floor façade area adjacent public street, park and/ or open space between 1.0m and 2.0m above grade and shall be comprised of windows, doors, or transparent glazing.
- ii. To promote pedestrian interaction and safety, ground floor of new and redeveloped non-residential facades in comprehensive sites must comply with the following:
 - a. A minimum of 80% of all ground floor windows must be clear and transparent. The remainder may be covered by non-transparent material;
 - b. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam;
 - c. Barrier free access for users with physical or mobility disabilities;
 - d. Architecture and building design shall compliment the surrounding area, be visually appealing, human scale appropriate, and contribute to the pedestrian's sense of safety and comfort to the satisfaction of the Development Authority; and
 - e. Entrances to the new and redeveloped multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.
- iii. 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.

(9) BUILDING CHARACTER AND DESIGN

a) Site Connectivity

- i. Walkways for pedestrians shall be accommodated throughout the site and shall connect to the City's public pedestrian network.
- ii. A pedestrian circulation plan for each development shall be submitted prior to approval of an Apartment, Mixed Use Building, Indoor Assembly, Inn, Single Structure Commercial Pad, or Storefront. This plan shall provide for pedestrian connections between developments such that potential conflict between pedestrians and vehicles is minimized.

b) Urban Agriculture

- i. Urban Agriculture within Detached Dwelling, Duplex, Stacked, Duplex, Stacked Townhousing, and Townhousing shall be limited to a maximum of 49% of the area within a Principal Building.
- ii. Urban Agriculture shall be limited to maximum 50% of the total front yard area.
- iii. Urban Agriculture is not permitted within the reduced side yard area where a reduced or 0.0 metre side yard setback area.
- iv. A Community Garden is permitted within Apartment, Mixed-Use Buildings, and Parks and Natural Area to the satisfaction of the Development Authority.

c) Landscaping

- i. Landscaping on the site shall be in accordance with Section X _____ of this Bylaw.
- ii. For Apartment, Mixed Use Building, Commercial Block, Inn, Large Scale Retail, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly, Inn, Public Service Building, School, a minimum of 20% of the total site area shall be landscaped, including all areas not occupied by buildings, parking areas or vehicular access areas. One tree for each 25.0m² and one shrub for each 10.0m² of landscape area shall be provided.
- iii. For Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing, one tree for each 100.0m² and one shrub for each 40.0m² of landscape area shall be provided.

d) Fences, Walls and Hedges

- i. Fences, walls and hedges in this district shall be in accordance with the Section x.x of this bylaw.
- ii. Fences within the Front Yard are limited to a maximum of 0.91 metres.

e) Nodes & Comprehensively Planned Sites

- i. In addition to the application requirements of Section X _____ of this Bylaw, an Applicant must submit to the satisfaction of the Development Authority:
 - a. A Conceptual Site Development Plan or Overall Master Plan for the development area, or, if the Applicant is only developing a portion of the proposed development area, a Site Development Plan in relation to the portion to be developed in which the Applicant has also illustrated how the development will be integrated within the overall site design;
 - b. The Conceptual Site Development Plan or Overall Master Plan is considered to be nonbinding, must identify the proposed building types, uses, and locations, development phasing, site accesses, vehicular and pedestrian routes, amenity areas, parking, and signage; and
 - c. Details regarding the architectural guidelines proposed for the development, including design drawings illustrating the colour scheme, building materials, and theme.

f) Applicability of the Regulations

- i. The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings will not be considered non-conforming.
- ii. For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area or improvements to the facade facing a public street that exceed 50% of the facade's surface area.

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.