

Part 4 – General Regulations for All Districts

4.1 ACCESS TO SITES

4.1.1. ALL USES AND ACTIVITIES

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

4.1.2. RESIDENTIAL USES AND ACTIVITIES

- (a) Not more than one access shall be permitted for lots less than 4000m², unless otherwise provided for in a specific Land Use District.
- (b) The location of the access point shall be at the discretion of the Development Authority, in consultation with appropriate City Departments.
- (c) Where the Site is Abutting a Lane, vehicular access shall only be from the Lane.

4.2 ACCESSORY DEVELOPMENT

4.2.1 ALL USES AND ACTIVITIES

- (a) Accessory Developments attached to the Principal Building are considered to be part of the Principal Building and shall comply with the Setbacks applicable to the Principal Building for the applicable land use district.

4.2.2 RESIDENTIAL USES AND ACTIVITIES

- (a) Unless otherwise provided in a specific Land Use District, Accessory Developments shall be:
 - i. Not located within a front yard area, front flanking yard area, utility right of way, or easement;
 - ii. No closer than 1.2m from any other building on-site;
 - iii. No closer than 1.0m from the rear property line;

- iv. No closer than 1.0m from the side property line;
 - v. Not exceed 5.0m in height;
 - vi. Not exceed 3.0m in height for vertical exterior walls;
 - vii. Be finished with an exterior treatment complementing that of the principal building with respect to colour, finish, materials and texture;
 - viii. Have hard surfaced access from the street to the accessory development when intended for vehicular use; and
 - ix. Attached and detached garages shall meet the minimum size requirements of Section xxx (parking).
- (b) Unless otherwise provided in a specific Land Use District, detached garages shall be located:
- i. No closer than 1.0m from a rear property line or side property line, unless:
 - a. Located on a corner site, in which case in conformity with the front flanking yard setback for a dwelling; and
 - b. Adjoining rear detached garages are constructed with a party wall.
 - ii. Notwithstanding Section 4.2.2 (b) i.a., no closer than 1.0m from the flanking property line provided that
 - a. The rear property line of the corner site is 10.0m or less; and
 - b. The detached garage is facing a rear lane and is contained within 9.0m of the rear property line.
- (c) Where a site requires vehicular access from the front public roadway to a detached garage at the rear of the site, one side yard setback to the principal building shall be a minimum of 3.0m.
- (d) An Accessory Development that is intended to be a playhouse, play equipment or any combination of playhouse and play equipment shall not exceed 3.7m in height.
- (e) Shipping Containers, Air-Supported and Fabric Covered Structures shall not be permitted.

4.2.3 COMMERCIAL USES AND ACTIVITIES

- (a) Where an Accessory Development is attached to the principal building by an open or enclosed roofed structure it shall be considered part of the principal building and be subject to the setback requirements for the principal building.
- (b) Unless otherwise provided in a specific Land Use District, Accessory Developments shall be located:
- i. Not within the minimum front yard and flanking front yard setback area of the Principal Building
 - ii. No closer than 1.2m from any other building, on-site, unless attached to or located thereon;
 - iii. No closer than 1.0m from the rear property line;
 - iv. No closer than 1.0m from the side property line; and

- v. Such that eaves and foundations do not encroach onto public utility lots or easement.
 - i. Not exceed 5.0m in height;
 - ii. Not exceed 3.0m in height for vertical exterior walls;
 - iii. Be finished with an exterior treatment complementing that of the principal building with respect to colour, finish, materials and texture; and
 - iv. Have hard surfaced access from the street to the Accessory Development when intended for vehicular use.
- (c) Covered decks, covered terraces and/or covered patios shall not be located in any minimum front or side yard setback area.
- (d) Uncovered decks below 0.6m from grade, uncovered terraces and/or uncovered patios may be located within a minimum front or side yard setback area provided that:
 - i. The area is used by clientele on a seasonal basis;
 - ii. Access to the area shall be from the principal building only; and
 - iii. The area shall be fenced off from adjoining public areas.
- (e) Shipping containers may be located provided that:
 - i. There shall be no more than two shipping containers per site and they shall not be stacked;
 - ii. They shall be used for storage purposes only, excluding the storage of any dangerous or hazardous goods or materials; and
 - iii. They shall be located only at the rear of the principal building or in loading areas, and painted in a colour complementing the principal building on the site, to the satisfaction of the Development Authority.

4.2.4 INDUSTRIAL USES AND ACTIVITIES

- (a) Where an Accessory Development is attached to the principal building by an open or enclosed roofed structure it shall be considered a part of the principal building and subject to the setbacks required for the principal building.
- (b) Where a Land Use District does not specify a height or setback, the height and setbacks for industrial Accessory Developments shall be at the discretion of the Development Authority.
- (c) Accessory Developments shall not be located within the minimum front yard and flanking front yard setback area of the Principal Building
- (d) Where permitted, Air Supported or Fabric Covered structures shall:
 - i. Not exceed the maximum height permitted in the Land Use District in which they are located; and
 - ii. Not be located in front of the principal building.
- (e) Shipping Containers shall not be stacked in the LI – Light Industrial District.

- (f) Shipping containers located in the MI – Medium Industrial District and HI – Heavy Industrial District may be stacked to the maximum height permitted in the Land Use District in which they are located.
- (g) Shipping containers shall be used for storage purposes only, excluding any dangerous or hazardous goods or containers.
- (h) A maximum of one Surveillance Suite is permitted per lot.

4.2.5 INSTITUTIONAL USES AND ACTIVITIES

- (a) Where an Accessory Development is attached to the principal building by an open or enclosed roofed structure it shall be considered part of the principal building and be subject to the setback requirements for the principal building.
- (b) The height and setback of Accessory Developments shall be at the discretion of the Development Authority.
- (c) Accessory Developments and uses shall not be located in front of the principal building.
- (d) Covered decks, hard surfaced brick, concrete or wood terraces or patios located in any front or side yard setback area shall be at the discretion of the Development Authority.
- (e) Shipping containers may be permitted provided that:
 - i. There shall be no more than two shipping containers per site and they shall not be stacked;
 - ii. They shall be used for storage purposes only, excluding the storage of any dangerous or hazardous goods or materials; and
 - iii. They shall be located only at the rear of the principal building or in loading areas, and painted in a colour complementing the principal building on the site, to the satisfaction of the Development Authority.

4.3 BUILDING AND PROJECTIONS FOR RESIDENTIAL USES AND ACTIVITIES

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

Table XX: Maximum Residential Building and Structure Projections

Projection	Front Yard Setback Area	Rear Yard Setback Area	Side Yard Setback Area
Bay window	0.6m max	1.2m max	0.6m max
Eaves of a Principal Building	0.6m max	0.6m max	0.6m max
Eaves of an Accessory Development	0.3m max	0.3m max	0.3m max
Landing less than 2.5m ² in area providing access to the main or lower level of the dwelling to which it is attached	To the lot line	To the lot line	To the lot line
Uncovered deck or balcony	1.5m max	2.4m max	Not Permitted
Unenclosed Stairway	1.2m max	1.2m max	0.6m max

Wheelchair Ramp	To the lot line	To the lot line	To the lot line
Window Well	0.6m max	0.6m max	0.6m max

4.3.2 A Room-Enhancing Cantilever that projects into setback areas shall:

- (a) Have a maximum projection of 1.2m into front yard setback area and rear yard setback area, including any eaves.
- (b) Have a maximum projection of 0.6m into side yard setback area and front flanking yard setback area, including any eaves.
- (c) Have a length that does not exceed 20% of the building facade on the side where it is located.
- (d) Not project into more than one side yard setback area on an interior lot.
- (e) Not project into an Easement or a Right of Way.

4.4 DESIGN AND APPEARANCE

4.4.1 RESIDENTIAL USES AND ACTIVITIES

- (a) Residential dwellings containing more than one dwelling unit shall be designed so that at least one entrance to a dwelling unit faces and has direct pedestrian access from an abutting public roadway.
- (b) Other buildings on residential sites, unless part of a larger complex or mixed-use development, shall be designed so that the primary entrance faces and has direct pedestrian access from an abutting public roadway.
- (c) The design, character and appearance of a building including but not limited to all Accessory Developments and relocatable buildings, must be
 - i. compatible with other buildings existing on the site and in the vicinity, unless the building, in the opinion of the Development Authority, sets a higher standard of design, character and appearance for the area; and
 - ii. consistent with the purpose and regulations of the land use district in which the building is located.
- (d) The exterior finish of a building, including but not limited to single-detached housing, must be completed within 2 years of the date the development permit is issued unless otherwise stipulated by the development permit.

4.4.2 COMMERCIAL USES AND ACTIVITIES

- (a) Buildings and structures should be designed to:
 - i. Complement and be compatible with adjacent development;
 - ii. Where located in a multi-unit development, utilize common characteristics and building forms to provide a cohesive identity throughout the development;
 - iii. Provide interesting facades, generally avoiding blank walls over 30.0m in length, and

providing a high degree of transparency on the ground floor;

- iv. Provide a similar level of architectural and design treatment on corner sites for all street frontages;
- v. Provide appropriate transitions in height, scale and massing to adjacent lower intensity or residential Uses and Activities; and
- vi. Provide highly visible, barrier-free entrances with direct access from pedestrian walkways and sidewalks.

4.5 EMERGENCY ACCESS TO BUILDINGS

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

4.6 ENVIRONMENTALLY CONSTRAINED LAND

- 4.6.1 The Development Authority may require a geotechnical analysis, biophysical analysis, environmental risk assessment or environmental impact assessment for any subdivision, Development Permit or Land Use Bylaw amendment application where, in the opinion of the Development Authority, the proposed development may be on or adjacent to environmentally constrained land. Such reports shall review the suitability of the proposed development to the subject site, consider the potential impact of the development on wildlife corridors, water bodies, water courses and/or the stability of slopes and may recommend potential mitigation measures for the site and proposed development.
- 4.6.2 The Development Authority may, based on the results of a geotechnical analysis or other study, impose such conditions as are considered necessary to mitigate any potential impacts or refuse the application if the site is, in the opinion of the Development Authority, unsuitable for the proposed development. The Development Authority may require a restrictive covenant or other environmental protection tool for the protection of the land, pursuant to the provisions of the MGA.
- 4.6.3 Buildings or structures proposed adjacent to or on environmentally constrained lands, including the banks of any water body or watercourse or on sites with a slope in excess of 10%, shall be set back:
- (a) A minimum of 12.0m from the top of bank, where the bank is less than 6.0m high;
 - (b) A minimum of twice the height of the bank from the top of bank, where the bank is between 6.0m and 23.0m;
 - (c) A minimum of 46.0m where the bank is over 23.0m high; and/or
 - (d) A lesser distance as recommended in a geotechnical analysis and considered acceptable by the Development Authority.
- 4.6.4 Notwithstanding the above, in making a decision on the required setback from a water body or water course, the Development Authority may refer an application to Alberta Environment for comments prior to issuing any Permit, and may require revised setbacks where deemed necessary.
- 4.6.5 With the exception of the permitted and discretionary uses in the PR – Parks and Recreation District, no development shall be permitted within the 1:100 year flood plain of any water body or water course, or other area prone to flooding or subsidence, unless the applicant demonstrates to the satisfaction of the Development Authority that preventive engineering and construction measures can be used to make the site suitable for the proposed development.
- 4.6.6 The removal of trees or vegetation within 30.5m of environmentally constrained land shall not be permitted where, in the opinion of the Development Authority, the removal could have a negative impact

on a water body, water course or stability of a slope, unless a Development Permit has been issued for the proposed clearing.

- 4.6.7 The placing of fill within the 1:100 flood plain shall not be permitted unless and until the Province of Alberta has determined that the placing of fill will not have a detrimental impact on the flow of water in the water course or on lands adjacent to the water course. The Development Authority may also require applicants to submit a slope stability assessment completed by a geotechnical engineer or other qualified professional prior to the placing of fill.
- 4.6.8 The foregoing provisions shall not apply to the construction of fences, gates or other means of enclosures less than 1.8m in height.

4.7 FAÇADE IMPROVEMENT

- 4.7.1 The exterior finish of a building shall be designed in accordance with the requirements specified in the Land Use District where the building is located.
- 4.7.2 Structures on the façade shall be designed and built at a scale suitable for pedestrian interaction.
- 4.7.3 Façade improvements shall be designed to visually integrate with the building on which they are located to the satisfaction of the Development Authority.
- 4.7.4 A façade improvement shall not project more than 0.3m from the wall to which it is attached unless specified in Table xx: Maximum Residential Building and Structure Projections. Projection may be increased to 0.6m if it achieves the architectural objectives and does not take away from operational functionality, safety and pedestrian movements, as determined by the Development Authority.
- 4.7.5 For a façade improvement for the purpose of installing signage:
- (a) Project a maximum of 1.5m above the building Façade to which it is attached
 - (b) Be set back a minimum of 0.6m from the back of the curb of a public roadway
 - (c) On the building roof shall be set back a minimum of 1.0m from the edge of the building upon which it is located
- 4.7.6 An awning or canopy may be permitted provided that:
- (a) It has a clearance of not less than 2.4m between the grade and the bottom of the awning or canopy
 - (b) Notwithstanding Section 4.7.4, it has a maximum projection from the building façade of 1.2m; and
- 4.7.7 Any signage affixed to the interior of a window within a building shall:
- (a) Not exceed 20% of the window area.
 - (b) Notwithstanding Section 4.5.7 (a), the maximum coverage can be increased to a maximum of 50%, if the window area is less than 1.0m².
- 4.7.8 Façade improvements for signage shall not
- (a) exceed 40% of the building Façade or 4.0m² per lineal meter of the building elevation upon which the signage is installed, whichever is greater; and
 - (b) exceed 30% of the total area of the building Façade for individual letters.

4.8 FENCES, WALLS AND HEDGES

4.8.1 ALL USES AND ACTIVITIES

- (a) No person shall construct a fence or wall, or permit a hedge to grow on public property.
- (b) The height of a fence, wall or hedge shall be measured from grade.
- (c) Fence shall be erected in accordance with Engineering Standards on private lands adjacent to arterial or collector roadways and public open spaces.

4.8.2 RESIDENTIAL USES AND ACTIVITIES

- (a) Fences or hedges on interior lots shall be no higher than:
 - i. 1.0m within the front yard area; and
 - ii. 2.0m within all other yards.
- (b) Where a property abuts or faces an arterial roadway or a railway line the Development Authority may approve a fence height greater than 2.0m.
- (c) There shall be no electrification of fences nor barbed wire.
- (d) Notwithstanding anything in this section, no fence is permitted in the front or flanking front yard of a corner lot if, in the opinion of the Development Authority, the fence will block or impede traffic sight lines.
- (e) Unless otherwise referenced in a specific Land Use District, a privacy wall may be located on a patio, provided it does not exceed a height of 1.8m when measured from the surface of the patio.
- (f) A privacy wall located on a patio shall not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front facade of the principal building and the front property line.
- (g) Unless otherwise referenced in a specific Land Use District, a privacy wall may be located on a deck or a balcony provided that it:
 - i. Shall not exceed 1.8m in height when measured from the surface of the deck or balcony; and
 - ii. Shall not be located between the foremost front facade of the principal building and the front property line.
- (h) A deck or a balcony attached to a Duplex, Stacked Duplex, Townhousing, or Stacked Townhousing within 1.2m of a party wall may have a solid privacy wall that:
 - i. Is a maximum of 3.0m in height; and
 - ii. Extends the full depth of the deck or balcony.

4.8.3 COMMERCIAL USES AND ACTIVITIES

- (b) Fences, walls or hedges on interior lots shall be no higher than:
 - i. 1.0m within the front yard area; and

- ii. 2.0m within all other yards.
- (c) Fences, walls or hedges on corner sites shall be no higher than 2.0m for that portion of fence that does not extend beyond the front of the principal building abutting the front yard on the narrow frontage and 2.0m on the side yard abutting a public roadway and lane if, in the opinion of the Development Authority, it will not prejudice the safety or amenities of the adjoining lot.
- (d) There shall be no electrification of fences and no barbed wire.

4.8.4 INDUSTRIAL USES AND ACTIVITIES

- (a) Fencing above 2.5m in height shall be at the discretion of the Development Authority.
- (b) No fencing under 2.0m in height shall be equipped with barbed wire.
- (c) No electrification of fences shall be permitted.

4.8.5 INSTITUTIONAL USES AND ACTIVITIES

- (a) Fences, walls or hedges except for Agricultural General District and Urban Reserve Districts, on interior lots shall be no higher than:
 - i. 2.0m along a rear or side yard property line; and
 - ii. 1.0m along the front yard property line.
- (b) Fences, walls or hedges, except for Agricultural General District or Urban Reserve District, on corner sites shall be no higher than 2.0m for that portion of fence that does not extend beyond the front of the principal building abutting the front yard on the narrow frontage and 2.0m on the side yard abutting a public roadway and lane if, in the opinion of the Development Authority, it will not prejudice the safety or amenities of the Adjoining lot.
- (c) There shall be no electrification of fences and no barbed wire, except for the Urban Reserve District, Agricultural General District and Detention and Correctional Service.
- (d) For sites located in Agricultural General District and Urban Reserve District, except for on a property line adjacent to a Residential Use or Activity, the maximum height of a fence, wall or hedge shall be 2.0m or as approved by the Development Authority.
- (e) The Development Authority may require fencing or screening where considered necessary.

4.9 LANDSCAPING REQUIREMENTS

4.9.1. ALL USES AND ACTIVITIES

- (a) Landscaping required pursuant to Sections 4.9.2, 4.9.3, 4.9.4, and 4.9.5 of this Bylaw shall be completed within the time specified in a Development Permit, at the discretion of the Development Authority, or within two years from the date of a Development Permit, whichever is earlier.
- (b) All plants used to complete landscaping required by this Bylaw shall be tolerant to District 3A and to specific site conditions, such as sun, shade, excessive wind, road salts, etc. Landscaping shall be designed to provide for the long-term health, viability and coverage of plantings through methods including, but not limited to size and spacing of plants, depth and quality of soil and access to light and air.
- (c) Landscaping required by this Bylaw shall be provided, at the time of planting, according to the

following specifications:

- i. 50.0mm minimum caliper for deciduous trees;
 - ii. 2.0m minimum height for coniferous trees;
 - iii. 600mm minimum height and 400mm minimum spread for shrubs; and
 - iv. A proportion of deciduous to coniferous trees approximately equal to 60:40, unless otherwise specified by the Development Authority.
- (d) In the event that the landscaping required in an approved development is inappropriate or fails to survive within the warranty period following planting, the Development Authority may allow or require alternative landscaping materials to be substituted.
- (e) The use of potable water for landscaping irrigation should be minimized through methods including, but not limited to harvesting, processing and recycling of rainwater, stormwater and building grey water and the use of indigenous, drought-resistant and hardy trees, shrubs, plants and turf that require no irrigation, fertilizers, pesticides or herbicides.
- (f) Landscaping should be used to enhance the quality and human experience of public spaces and highlight major circulation patterns, pedestrian pathways and the overall development.
- (g) Required landscaping shall include a variety of trees, shrubs and planted ground cover.
- (h) In addition to the general landscaping regulations, landscaping requirements within specific Land Use District shall also apply.

4.9.2. RESIDENTIAL USES AND ACTIVITIES

- (a) Any portion of a site that is not occupied by buildings, structures, parking, vehicular circulation, or loading areas shall be landscaped or maintained in its natural state (if the natural portion of the site consists of a body of water, swamp, gully, ravine, coulee, natural drainage course, or other environmentally sensitive area).
- (b) A minimum of 25% of the front yard shall be covered in permeable or soft landscaping
- (c) Landscaping on any Residential site shall be completed to the satisfaction of the Development Authority within thirty (30) months from the date of Occupancy certificate approval.

The following additional requirements shall apply to Detached Dwelling, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing:

- (d) One tree for each 100.0m² of site area and one shrub for each 40.0m² of site area shall be provided;
 - i. In case of an irregular site or a site with physical constraints, the Development Authority may accept five shrubs in lieu of one tree.

The following additional requirements shall apply to Developments with Shared Access:

- (e) A minimum of 20% of the total site area shall be landscaped;
- (f) One tree for each 30.0m² and one shrub for each 10.0m² of landscape area shall be provided;
 - i. In case of an irregular site or a site with physical constraints, the Development Authority may accept five shrubs in lieu of one tree.

- (g) Parking areas may not contain more than 20 contiguous parking spaces without incorporating landscaping traffic islands;
- (h) Landscaped buffers between parking, loading or other hard surfaced areas and adjacent public roadways shall be a minimum of 2.0m in width;
- (i) Landscaped buffers between parking, loading and other hard surfaced areas and adjacent residential sites shall be a minimum of 3.0m in width, or to the satisfaction of the Development Authority;
- (j) If existing mature trees of at least 150mm or larger in caliper are retained on a development site, they may count as double towards the final number of trees required pursuant to this Bylaw; and
- (k) Landscape islands within parking areas must be in accordance with the following standards:
 - i. Landscape islands shall be provided at the beginning and end of each row of parking stalls;
 - ii. Landscape islands shall be provided with no more than 20 parking stalls between islands; and
 - iii. Landscape islands shall be a minimum length of at least 2.5m for single row parking, and a minimum length of 5.0m for double row parking.

4.9.3. COMMERCIAL USES AND ACTIVITIES

- (a) Required yards abutting public roadways, other than a lane, and/or residential developments shall be landscaped to buffer parking, loading and other hard surfaced areas. The Development Authority may require screening including but not limited to vegetation, masonry walls, earth berms or a combination thereof.
- (b) 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 30.0m² and one shrub for each 10.0m² of landscape area shall be provided.
 - i. In case of an irregular site or a site with physical constraints, the Development Authority may accept five shrubs in lieu of one tree.
- (c) Landscaped buffers between parking, loading and other hard surfaced areas and adjacent public roadways shall be a minimum of 3.0m in width.
- (d) Landscaped buffers between parking, loading and other hard surfaced areas and adjacent residential sites shall be a minimum of 6.0m in width and include shrubs or hedges, fencing and/or berms in order to interfere with vehicle headlights shining across property lines, to the satisfaction of the Development Authority.
- (e) If existing mature trees of at least 150mm or larger in caliper are retained on a development site, they may count as double towards the final number of trees required pursuant to this Bylaw.
- (f) Landscape islands within parking areas must be in accordance with the following standards:
 - i. Landscape islands shall be provided at the beginning and end of each row of parking stalls.
 - ii. Landscape islands shall be provided with no more than 20 parking stalls between islands; and
 - iii. Landscape islands shall be a minimum length of at least 2.5m for single row parking, and a minimum length of 5.0m for double row parking.

4.9.4. INDUSTRIAL USES AND ACTIVITIES

- (a) To ensure visual aesthetic quality in the area is not diminished, landscaping for industrial sites shall include a minimum of one tree for each 3.0m of lot width planted adjacent to the public roadway frontage. The Development Authority may, in consideration of meeting the intent, reduce this requirement, or require an alternative arrangement of trees, taking into consideration the merits of the application, site conditions, traffic, and area context.
- (b) All yards of industrial sites shall be landscaped with a variety of trees, shrubs, and planted ground cover in accordance with a landscaping plan approved by the Development Authority. To create a soft transition between the parking area and the principal building, the Development Authority may require a portion of the required landscaping to be located adjacent to the principal building.
- (c) Landscaped buffers and areas shall be developed as follows:
 - i. Landscaped buffers between parking, loading or other hard surfaced areas and adjacent public roadways shall be a minimum of 3.0m in width.
 - a) In case of an irregular site or a site with physical constraints, the Development Authority may accept five shrubs in lieu of one tree.
 - ii. Landscape areas adjacent to principal buildings, if required under Section 4.9.4.(b), shall be a minimum of 2.5m in width.
 - iii. Landscaped areas between parking, loading or other hard surfaced areas and adjacent residential sites shall be a minimum of 6.0m in width and include shrubs or hedges, fencing and/or berms in order to interfere with vehicle headlights shining across property lines, to the satisfaction of the Development Authority.
- (d) The entire site shall be maintained in a neat, tidy manner including trimming and upkeep of landscaped areas and the removal of debris and unsightly objects.
- (e) In addition to the requirements above, the Development Authority may require other types of screening such as masonry walls, earth berms or a combination thereof.
- (f) If existing mature trees of at least 150mm caliper are retained on a development site, they may count as double towards the final number of trees required for the development.

4.9.5. INSTITUTIONAL USES AND ACTIVITIES

- (a) A minimum of 20% of the site area shall be landscaped, including all areas not occupied by buildings, vehicular access or parking. One tree for each 30.0m² and one shrub for each 10.0m² of landscape area shall be provided.
- (b) Landscape islands within parking areas must be in accordance with the following standards:
 - i. Landscape islands shall be provided at the beginning and end of each row of parking stalls.
 - ii. Landscape islands shall be provided with no more than 20 parking stalls between islands; and
 - iii. Landscape islands shall be a minimum length of at least 2.5m for single row parking, and a minimum length of 5.0m for double row parking.
- (c) If existing mature trees of at least 150mm or larger in caliper are retained on a development site, they may count as double towards the final number of trees required pursuant to this Bylaw.

4.10 LIGHTING

- 4.10.1 Outdoor lighting provided for security, display or attraction purposes for any development shall be arranged so that no direct rays of light are directed at any adjoining site and do not interfere with the effectiveness of any traffic control device.
- 4.10.2 No stand-alone light structure or exterior lights attached to a building in Residential, Commercial or Institutional sites shall exceed a height of 9.14m.
- 4.10.3 A plan indicating the location of exterior lights, including the projected light patterns, shall be provided for multi-unit residential, commercial and institutional sites located adjacent to a residential site.
- 4.10.4 Flashing lights, other than those associated with traffic control devices, are prohibited within 30.5m of a residential site.
- 4.10.5 Red, green, amber or blue lights that flash, strobe or revolve are prohibited where they are visible to a motorist or public roadway, except Christmas decorations which, in the opinion of the Development Authority, are not distracting to motorists.

4.11 LIMITED HOURS OF OPERATION

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

4.12 OUTDOOR STORAGE FOR INDUSTRIAL USES AND ACTIVITIES

- 4.12.1 Outdoor Storage shall only be permitted on a permanent basis in conjunction with another listed permitted or discretionary use in the district.
- 4.12.2 Outdoor Storage must be visually screened from adjacent roadways and adjacent Land Use Districts through the use of building orientation and design, landscaping, berm and fencing.
- 4.12.3 Notwithstanding Section 4.12.2, the Development Authority may waive the screening requirement based on the site characteristics, the merit of the application, and if considered appropriate, the findings of a Crime Prevention Through Environmental Design (CPTED) Assessment.

4.13 RELOCATION OF BUILDINGS AND STRUCTURE

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

4.14 REMOVAL AND DEMOLITION OF BUILDINGS AND STRUCTURES

- 4.14.1 A Development Permit shall be required for the demolition of any building or structure with a gross floor area of 10.0m² or larger.
- 4.14.2 A Development Permit required pursuant to this Section may require the reclamation of the site, mitigation measures such as dust control, protective barriers, restriction of access, and other such provisions deemed appropriate by the Development Authority to protect the public, as well as public and private property.
- 4.14.3 If any demolition or removal of a structure or development may involve working on or near public property, the applicant may be required to file with the City, in a form and in an amount satisfactory to the City, a public Liability and Property Damage Insurance Policy in favour of the City in respect of loss sustainable by one or more persons or damage to property.
- 4.14.4 A Development Permit application in respect of the demolition of a portion of building shall be considered to be a change in intensity of the use and/or redevelopment of the existing building. The resulting building and use shall be subject to the provisions of this Bylaw.

4.15 SITE PLANNING STANDARDS

4.15.1 GENERAL STANDARDS FOR ALL USES AND ACTIVITIES

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

4.15.2 RESIDENTIAL USES AND ACTIVITIES

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

- (d) In order to provide the aforementioned direct pedestrian connections, additional sidewalks or trails not associated with a street, or the extension of a sidewalk from the end of a cul-de-sac to another street or walkway, may be required. The Development Authority may consider other proposed alternatives.
- (e) For comprehensive residential developments, a common outdoor amenity space that provides adequate area and opportunity for passive and/or active recreation is to be provided on-site, to the satisfaction of the Development Authority. This amenity area may include the following elements:
 - i. Playground equipment;
 - ii. Benches, tables or other seating;
 - iii. Gardens or courtyards; or
 - iv. Other recreation or amenity uses that would meet the needs of the residents for the subject development

4.15.3 COMMERCIAL USES AND ACTIVITIES

- (a) Sites shall be planned and designed to:
 - i. Ensure a coordinated and coherent pattern of roadways, outdoor spaces, landscaping, building forms and land uses with adjacent commercial developments;
 - ii. Provide appropriate transitions in scale and intensity to adjacent residential Uses and Activities;
 - iii. Provide direct pedestrian access to building entrances as well as other uses and buildings within the site;
 - iv. Link on-site pedestrian walkways and sidewalks with adjacent sidewalks on public roadways and rails; and
 - v. Provide for bicycle amenities and future transit connections.
- (b) To the extent reasonably feasible, sites should be designed to reduce the building and site development footprints, maximize the use of permeable surfaces and walkways, minimize paving, and provide natural shading of buildings and paved areas with trees and other landscape features to minimize the heat island effect.
- (c) Where a proposed commercial use will be located on a site adjacent to a residential Use or Activities, the Development Authority may require mitigation of potential development impacts on the residential use, including:
 - i. Provision of noise attenuation walls;
 - ii. Increased landscaping, including a landscaped buffer in addition to the landscaping required in Section 4.9;
 - iii. Relocation of parking areas, walkways, business entrances or other high activity areas away from residential property lines;
 - iv. Screening or relocating on-site lighting to avoid spillage onto residential sites;
 - v. Restricting the location of outdoor speakers; and

- vi. Changing the proposed building or structure to mitigate noise, light or glare impact

4.15.4 INDUSTRIAL USES AND ACTIVITIES

- (a) To the extent reasonably feasible, the sites shall be designed to:
 - i. Minimize the visual impact on adjacent public roadways by locating mechanical equipment, waste collection areas, outdoor storage areas, work operations and vehicle servicing areas in rear or side yards to the maximum extent feasible and screening these areas from adjacent non-industrial sites; and
 - ii. Take advantage of coordinated planning, access and screening with adjacent industrial development, to the extent reasonably feasible.
- (b) Where a proposed industrial Use or Activities will be located on a site adjacent to a non-industrial Use or Activities, the Development Authority may require mitigation of potential development impacts on the adjacent lands, including but not limited to:
 - i. Provision of noise attenuating walls;
 - ii. Increased landscaping, including a landscaped buffer;
 - iii. Relocation of parking areas, walkways, business entrances or other high activity areas away from residential property lines;
 - iv. Screening or relocating on-site lighting to avoid spillage onto residential sites;
 - v. Restricting the location of outdoor speakers; and
 - vi. Changing the proposed structure to mitigate noise, light or glare impacts.
- (c) The minimum setback requirements may be reduced at the discretion of the Development Authority subject to:
 - i. Fire Regulations;
 - ii. Alberta Building Code; and
 - iii. Development permitted or existing on adjacent sites.

4.15.5 INSTITUTIONAL USES AND ACTIVITIES

- (a) To the extent reasonably feasible, the sites shall be planned and designed to:
 - i. Ensure a coordinated and coherent pattern of roadways, outdoor spaces, landscaping, building forms and land uses with adjacent commercial developments;
 - ii. Provide appropriate transitions in scale and intensity to adjacent residential Uses and Activities;
 - iii. Provide direct pedestrian access to building entrances as well as other uses and buildings within the site;
 - iv. Link on-site pedestrian walkways and sidewalks with adjacent sidewalks on public roadways and trails; and

- v. Provide for bicycle amenities and future transit connections.
- (b) To the extent reasonably feasible, sites should be designed to reduce the building and site development footprints, maximize the use of permeable surfaces and walkways, minimize paving, and provide natural shading of buildings and paved areas with trees and other landscaping features to minimize the heat island effect.

4.16 CORNER SITE RESTRICTIONS

- 4.16.1 Notwithstanding any other provisions of this Bylaw, no person may erect, place, maintain or permit to grow, over or upon that portion of a site within the sight triangle determined by the Development Authority to obstruct the view of a pedestrian, cyclist or driver of a vehicle travelling on an adjacent right-of-way, a fence, wall, tree, hedge or other structure, planting or object over the height of 1.0m above the corner point grade.

4.17 ENERGY AND WATER EFFICIENCY

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

4.18 GARBAGE AND RECYCLING ENCLOSURES

- 4.18.1 Areas on a site used for garbage and recycling storage shall be developed and maintained as follows, to the satisfaction of the Development Authority:
 - (a) Areas for storage of garbage and recyclable materials shall be adequate in capacity, number and distribution to serve the development;
 - (b) Garbage and recycling areas shall be screened appropriately from public view to the satisfaction of the Development Authority. The screening shall take into consideration the site characteristics and may include a freestanding enclosure, landscaping or a combination of both.
 - (c) For any site that requires garbage bin collections, the Development Authority may require garbage and recycling storage to be located out of street view taking into consideration the merits of the application and site characteristics.

4.19 SAFE INTEGRATION OF ALL MODES OF TRANSPORTATION

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

4.20 SITE AMENITIES

- 4.20.1 To the extent reasonably feasible, development shall include site amenities to enhance safety and convenience and promote walking or bicycling as an alternative means of transportation. Site amenities

may include but are not limited to bike racks, drinking fountains, canopies and/or benches.

4.21 SITE CONNECTIVITY

- 4.21.1 Walkways for pedestrians shall be accompanied throughout the site and shall connect to the city's public pedestrian network.
- 4.21.2 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.

4.22 SUBDIVISION OF LAND

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

REGULATIONS FOR SPECIFIC USES AND ACTIVITIES

4.23 AMATEUR RADIO ANTENNA

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

4.24 BOARDING FACILITIES

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

4.25 BREWERIES, WINERIES, AND DISTILLERIES

- 4.25.1 Any outdoor space shall not be approved if adjacent to a residential site.

- 4.25.2 Must be of a size and scale that is characteristic of the District and the area in which it is proposed.
- 4.25.3 Breweries, Wineries, and Distilleries shall not generate odour or dust in excess of that which is characteristic of the District. The Development Authority may require the applicant to submit a noxious odour assessment.

4.26 HOME BUSINESS

- 4.26.1 A person conducting a home business shall not:
- (a) Produce offensive noise, vibration, smoke, dust, odour, heat, glare, electrical or radio disturbance;
 - (b) Generate pedestrian or vehicular traffic or parking which, in the opinion of the Development Authority, is uncharacteristic of the Land Use District in which it is located;
 - (c) Store materials, commodities or finished products associated with the home business outside the dwelling unit or Accessory Development; and
 - (d) Use mechanical equipment in connection with the business, unless the equipment is commonly used in a home.
- 4.26.2 Not employ more than one non-resident employee or business partner working on site at any one time.
- 4.26.3 The home business shall be operated as a secondary use only and shall not change the principal character or external appearance of the dwelling unit or Accessory Development involved.
- 4.26.4 Have signs only in accordance with Part XX – Signs of this Bylaw.
- 4.26.5 A home business shall not be permitted if the Development Authority determines that such use would be more appropriately located in a commercial or industrial district having regard for, among other matters, potential traffic generation and potential interference with the residential character of the area.
- 4.26.6 The Development Authority may impose such conditions on the approval of an application as, within their opinion, are necessary to ensure that home businesses permit residents of the community a broad choice in the use of their homes as a place of livelihood and supplemental income while protecting residential areas from potential adverse impacts.

4.27 HOME OFFICE

- 4.27.1 As determined by the Development Authority, home office shall:
- (a) Not be a cause of inconvenience to adjacent landowners or tenants;
 - (b) Not employ any person on-site other than a resident of the dwelling;
 - (c) Not have outside storage of material, equipment or products;
 - (d) Not extend the business activity to the Accessory Developments or outside yard;
 - (e) Not be detectable from outside the dwelling;
 - (f) Have signs only in accordance with Part XX – Signs of this Bylaw;
 - (g) Not involve any business associated visits; and
 - (h) Not involve any parking of commercial vehicles.

- 4.27.2 The Development Authority may impose such conditions on the approval of an application as, within their opinion, are necessary to ensure that home offices permit residents of the community a broad choice in the use of their homes as a place of livelihood and supplemental income while protecting residential areas from potential adverse impacts.

4.28 BACKYARD DWELLINGS

- 4.28.1 A Backyard Dwelling shall be accessory to the principal dwelling unit and shall:

- (a) Be located in a rear or side yard;
- (b) Be a minimum area of 30.0 sq. m.;
- (c) Have Facades incorporate building materials, architectural style and treatment complementary to the principal dwelling unit when abutting a public street, lane, park and/or open space; and
- (d) Not exceed the footprint of the principal dwelling.

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

- 4.28.3 Windows contained within a Backyard Dwelling shall be placed and sized such that they minimize overlook into the yards and windows of adjacent properties through one or more of the following:

- (a) Off-setting window placement to limit direct views of adjacent rear or side yard areas, or direct view into a Backyard Dwelling on an adjacent site;
- (b) Strategic placement of windows in conjunction with landscaping or the placement of other accessory developments; and
- (c) The placement of larger windows to face a Lane, a flanking street or the larger of any side yard adjacent to another property.

- 4.28.4 A Backyard Dwelling must have a minimum 4.0m separation space from the principal dwelling.

- 4.28.5 Balconies may be allowed as part of a Backyard Dwelling only where the balcony faces the Lane or flanking street.

- 4.28.6 Notwithstanding any of the provisions herein, when exercising discretion in considering an application for a Backyard Dwelling, the Development Authority shall assess the appropriateness of the Development including, but not limited to:

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

- 4.28.7 Provide parking in accordance with Part ??.

4.29 INTERNAL SECONDARY SUITES

- 4.29.1 Internal Secondary Suites shall:

- (a) Be subordinate, incidental to, and exclusively devoted to a principal dwelling unit;

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

4.30 SHOW HOMES

- 4.30.1 A Development Permit is required for a show home and shall be issued for no more than a maximum two year period. The Development Authority may consider an application for an additional Development Permit after the expiration of the initial two years.
- 4.30.2 Application for a Development Permit to allow the use of a building as a show home shall be accompanied by a site plan indicating:
 - (a) The location of the area intended as a show home;
 - (b) Parking provisions;
 - (c) Any exterior lighting; and
 - (d) Any signs, flags or other methods of identification.
- 4.30.3 A show home shall be subject to the following provisions:
 - (a) The appearance of the building shall, in the opinion of the Development Authority, be compatible with the architectural character of other buildings in the neighbourhood in which it is located;
 - (b) A show home may contain a temporary enclosed bridge structure to adjoin it to an adjacent show home, provided that the bridge structure is removed prior to the occupancy of either show home by any person;
- 4.30.4 Signage on show homes shall be subject to the following regulations:
 - (a) Signage shall be located on site and follow the regulations in Part XX.
 - (b) No more than 2 signs.
 - (c) Signage shall be removed at the developers or builders expense upon expiry of the Show Home Development Permit.

4.31 RENEWABLE ENERGY DEVICE

- 4.31.1 The Renewable Energy Device shall be of appropriate design and specifications for this type of Use.

- 4.31.2 A Renewable Energy Device is considered accessory to the principal use.
- 4.31.3 A Renewable Energy Device may project:
- (a) If mounted on a roof, a maximum of 3.0m from the surface of the roof; or
 - (b) If mounted on a building wall, a maximum of 0.6m from the surface of the wall.
- 4.31.4 A Renewable Energy Device shall not exceed the maximum height regulations of the applicable Land Use District.
- 4.31.5 A Renewable Energy Device mounted on a roof shall not extend horizontally beyond the outermost edge of the roof.
- 4.31.6 A Renewable Energy Device shall be located and mounted to ensure that no glare is produced for neighbouring properties and streets.
- 4.31.7 A Renewable Energy Device shall not be illuminated, nor have any advertising, graphics, flags or other elements unrelated to its function unless required by regulatory bodies.

4.32 RENEWABLE ENERGY INSTALLATION

- 4.32.1 In all cases, the process outlined in this section shall not transfer any federal decision making authority, nor confer any rights of veto to the City in the location of the device.
- 4.32.2 Renewable Energy Installation shall be located in a manner that minimizes the impact on the natural environment while recognizing the unique location requirements for the device.
- 4.32.3 A Renewable Energy Installation shall not be located in a front yard.
- 4.32.4 Appropriate security measures shall be taken to protect the device and deter unauthorized access.
- 4.32.5 A Renewable Energy Installation shall not be illuminated, nor have any advertising, graphics, flags or other elements unrelated to its function unless required by regulatory bodies.

4.33 URBAN AGRICULTURE

- 4.33.1 Urban Agriculture shall be limited to a maximum of 50% of the total front yard and rear yard area.
- 4.33.2 Urban Agriculture shall not be the only activity located within a principal building or lot.
- 4.33.3 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.
- 4.33.4 Urban Agriculture for personal use in accordance with 4.32.1 to 4.32.3 shall be considered permitted.

4.34 VEHICLE ORIENTED DEVELOPMENTS

- 4.34.1 Vehicle oriented developments shall include car attendant services, drive-through services, service station (limited), service station;
- Development providing rapid cleaning, lubrication, maintenance or repair services to motor vehicles such as automatic or coin operated car washes (including self-service car wash), rapid lubrication shops, or specialty repair establishments.
- 4.34.2 A Vehicle-oriented development shall provide queuing space as per the following:

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

4.34.3 Queuing spaces shall be provided on-site and be a minimum of 5.5m in length and 3.1m in width.

4.34.4 Queuing lanes shall be provided on-site and be of sufficient width for the maneuvering of the vehicles intended to use the facility.

4.34.5 Additional inbound and outbound queuing spaces may be required on-site, at the discretion of the Development Authority, having regard for the site conditions and nature of the proposed use.

4.34.6 Drive-through services shall not disrupt access and circulation functions within the site. Such facilities shall be located in side or rear locations on-site that do not interrupt direct pedestrian access. The design and layout of drive-in facilities for restaurants, banks and other uses shall:

- (a) Avoid potential pedestrian/vehicle conflicts;
- (b) Provide adequate stacking spaces for automobiles before and after use of the facility; and
- (c) Provide adequate directional signs to ensure a free flow through the facility.

4.35 VETERINARY CLINIC, KENNEL AND PET CARE SERVICE

4.35.1 Veterinary Clinics, Kennels and Pet Care Services shall (unless otherwise specified in the Land Use District):

- (a) Be adequately designed and located to suppress annoying emissions. Pens, rooms and runs shall be adequately soundproofed;
- (b) Be equipped with an adequate number of indoor exercise runs relative to the maximum number of animals that can be housed overnight.

4.35.2 Kennels shall not be within 150.0m of any residential development.

4.35.3 Outside enclosures, pens, runs or exercise areas shall:

- (a) Not be located within a front or flanking front yard;
- (b) Be visually and acoustically screened to the satisfaction of the Development Authority; and
- (c) Not be allowed if, in the opinion of the Development Authority, the existence of outdoor pens, runs or exercise areas will materially interfere with or affect the use, enjoyment, or value of adjacent parcels of land;
- (d) Only permitted within Industrial or Agricultural Land Use Districts.

4.36 PROHIBITED USES AND ACTIVITIES

4.36.1 Notwithstanding any other provision in this Bylaw, the following activities, unless specifically listed as permitted or discretionary activity in the land use district where the site is located, are prohibited as development or accessory activities:

District		
CND	DCD	DFD
Adult Entertainment Facility	Adult Entertainment Facility	Adult Entertainment Facility
Cannabis Production and Distribution Facility	Cannabis Production and Distribution Facility	Cannabis Production and Distribution Facility
Casino	Casino	Casino
Crematorium	Crematorium	Crematorium
Dating and Escort Service	Dating and Escort Service	Dating and Escort Service
Detention and Correctional Service	Detention and Correctional Service	Detention and Correctional Service
Kennel	Kennel	Kennel
Park Model Trailer / Manufactured Home	Park Model Trailer / Manufactured Home	Late Night Club
Renewable Energy Installation	Renewable Energy Installation	Park Model Trailer / Manufactured Home
Service Station	Service Station	Renewable Energy Installation
Vehicle Sales, Leasing or Rental Facility	Vehicle Sales, Leasing or Rental Facility	Service Station
Warehouse Sales	Warehouse Sales	Vehicle Sales, Leasing or Rental Facility
		Vehicle Wash
		Warehouse Sales

District		
DGD	HND	MUCD
Adult Entertainment Facility	Adult Entertainment Facility	Adult Entertainment Facility
Cannabis Production and Distribution Facility	Cannabis Production and Distribution Facility	Cannabis Production and Distribution Facility
Casino	Casino	Casino
Crematorium	Crematorium	Crematorium
Dating and Escort Service	Dating and Escort Service	Dating and Escort Service
Detention and Correctional Service	Detention and Correctional Service	Detention and Correctional Service
Kennel	Kennel	Kennel
Late Night Club	Renewable Energy Installation	Renewable Energy Installation
Recycling Depot	Recycling Depot	Recycling Depot
Renewable Energy Installation	Service Station	Service Station
Service Station	Vehicle Sales, Leasing or Rental Facility	
Vehicle Sales, Leasing or Rental Facility	Warehouse Sales	
Warehouse Sales		

PVD

Adult Entertainment Facility
Cannabis Production and Distribution Facility
Casino
Crematorium
Dating and Escort Service
Detention and Correctional Service
Kennel
Late Night Club
Outdoor Storage Facility
Park Model Trailer / Manufactured Home
Recycling Depot
Renewable Energy Installation
Service Station
Vehicle Repair Facility
Vehicle Sales, Leasing or Rental Facility
Vehicle Wash
Warehouse Sales

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