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provided they otherwise comply with all provisions of this Bylaw, and are not located within an Escarpment Area or Direct Control District 32:

- (a) the temporary use of a Building in connection with a federal, provincial or municipal election, census or referendum;
- (b) ¹the demolition or relocation of a Building or Structure where a development permit has been issued for a new Development on the same Site, and the demolition or relocation of the existing Building or Structure is implicit in that permit;
- (c) the construction and maintenance of transit shelters, Streets, Lanes, or parks;
- (d) ²Temporary Buildings erected in connection with the construction, marketing or alteration of an approved Development or Temporary Buildings erected pursuant to an approved Special Event Permit as identified on such Special Event Permit;
- (e) the temporary storage of construction material on a Site near or adjacent to a Site upon which a Building is being erected or altered;
- (f) ³DELETED
- (g) ⁴DELETED
- (h) ⁵DELETED
- (i) ⁶the construction of patios and decks provided that they are not covered by a roof;
- (j) ⁷the construction of a fence in a residential District;
- (k) Landscaping, where the existing Grade and natural surface drainage pattern is not materially altered, except where the landscaping forms part of a Development that required a development permit;
- (l) outdoor recreation amenities that are devoted to the communal use of residents living on the Site, including but not limited to, an above ground pool, hot tub, backyard skating rink, play structures, putting green or tennis court;

¹ 3357/S-2016

² 3357/V-2017

³ 3357/B-2018

⁴ 3357/B-2018

⁵ 3357/B-2018

⁶ 3357/S-2016

⁷ 3357/A-2012, 3357/Q-2015

- (m) internal alterations and maintenance, or repair to any Building provided that the use, intensity, height or Floor Area of the Building does not change;
- (n) Site grading in accordance with an executed development agreement;
- (o) minor Structures not exceeding 1.8m in height which are accessory to residential uses, such as barbeques, tents for camping, dog houses, lawn sculptures, bird feeders, raised planting beds or other similar Structures;
- (p) Accessory Buildings within a residential District with a Floor Area of 10.0 m² or less and a height of 2.4m or less, including garden sheds, workshops, potting sheds and other similar Structures provided that they are moveable and otherwise comply with the provisions of section 3.5 of this Bylaw.
- (q) ¹The basement development of any residential Dwelling Unit in which the Dwelling Unit has received a development permit.
- (r) ²Where a home occupation that does not generate any client or vehicular traffic is a permitted use, it will be exempt from the Development Permit process provided that such use shall be in accordance with the regulations contained in section 4.7(8) Home Occupations.
- (s) ³Development undertaken by the City or on the City's behalf for repair or upkeep on Public Property in the P1 Parks and Recreation District, and A2 Environmental Preservation District including picnic areas, play structures, outdoor furniture, playgrounds or tot lots. This exemption does not include any development requiring tree removal.

¹ 3357/D-2016

² 3357/A-2017

³ 3357/G-2018

bodies or other human remains or in which dead human bodies or other human remains are buried. A cemetery may include a crematorium as an accessory use.

¹**Character Statement** means a Council approved planning tool that defines the design elements of a specific geographic area that makes it different from another geographic area.

Clearing and Grading means clearing land of trees or shrubs, or stripping and removal of topsoil, or the initial recontouring of the surface of land prior to development.

Collector Road means any roadway listed in Schedule “C” of the Transportation System Bylaw.

²**Commercial District** means a land use District primarily related to or used for commercial uses.

Commercial Entertainment Facility means an enclosed facility in which:

- (a) a fee is charged to the public for the provision of a performance, or
- (b) a minimum fee is charged for admission to the facility or the sale of any item, food, or beverage therein, which includes the provision of a performance and,

without limiting the generality of the foregoing, may include facilities for movies, live theatres, and dancing, but does not include an adult mini theatre or a facility in which lap dancing is performed, or a late night club.

¹ 3357/A-2016

² 3357/B-2018

³**Commercial Recreational Facility** means a facility in which the public participate in recreational activity, and without limiting the generality of the foregoing, may include amusement arcades, billiard or pool halls, bowling alleys, fairs, gymnasiums, racquet courts, roller skating, and simulated golf but does not include a gaming or gambling establishment.

⁴**Commercial School** means a facility which provides education or training to adults or children in general education, recreation or life skills or in business skills, and includes dance school, athletic training facility, martial arts school, business school or college, secretarial school and hair dressing school but does not include an Industrial Trade School.

⁵**Commercial Service Facility** means a facility in which services are provided commercially to individuals, and without limiting the generality of the foregoing, may include:

- (a) services related to the care and appearance of the body such as a massage business, beauty shop, barber shop, tanning salon or fitness centre,
- (b) cleaning and repair of personal effects such as shoe repair, dry cleaning or laundering outlet,
- (c) care of small animals such as a small animal veterinary clinic or dog grooming salon, or
- (d) financial or insurance services outlet, real estate agency, travel agency, commercial school or day care

³ 3357/J-21007

⁴ 3357/L-2011

⁵ 3357/M-2008

but does not include Office, Funeral Home, or Crematorium.”

Commission or "M.P.C." means the Municipal Planning Commission.

¹**Community Garden** means a garden plot, or multiple garden plots, gardened collectively by a group of community participants

Container Class means the container standard as it relates to pot sizes referenced in the Canadian Nursery and Landscape Association’s publication entitled “Canadian Standards for Nursery Stock, 7th Edition” as may be amended from time to time.

Corner Site means and includes any lot which is adjacent to:

- (a) the intersection of two streets, or
- (b) the intersection of two lanes, or
- (c) the intersection of a lane and a street.

²**Cremation** means the reduction of the deceased to ashes by heat.

³**Crematorium** means a facility where human bodies are cremated.

Dangerous Goods Occupancy, unless otherwise determined by the Fire Chief, includes, but is not limited to, any occupancy where dangerous goods, as defined in the Transportation of Dangerous Goods Control Act, are unloaded, loaded, stored, processed, or otherwise handled in quantities in excess of the amounts set forth in Schedule “B”.

¹ 3357/F-2011

² 3357/M-2008

³ 3357/M-2008

Day Care Adult means a facility providing care and/or supervision for seven or more adults for more than three but less than 24 consecutive hours in a day.

Day Care Facility means a facility providing care, and/or supervision for seven or more children under the age of 12 (including the operator’s own children) for more than three but less than 24 consecutive hours in a day.

⁴**Deck** mean an uncovered horizontal structure with a surface height greater than 0.6 metres above grade at any point, and intended for use as a private outdoor amenity space;

Detached Dwelling Unit means a free standing residential building constructed on site and containing one dwelling unit.

Development means:

- (a) an excavation or stockpile and the creation of either of them, or
- (b) a building or an addition to, or replacement or repair of a building and the construction or placing in, on, over or under land of any of them, or
- (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
- (d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

⁴ 3357/S-2016

Development Authority includes:

- (a) a person appointed as a Development Officer under this Bylaw, and/or
- (b) the Commission.

¹**Discretionary Use** means a use of land, building or other structure that may be permitted by the Development Authority after due consideration is given to the impact of that use upon neighbouring land and other lands in the city, and includes accessory and similar uses.

District means a land use district established under this Bylaw.

Drinking Establishment (adult entertainment prohibited) means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, dancing, music, the preparation and sale of food for consumption on the premises, take-out food services and the sale of alcoholic beverages for consumption away from the premises as accessory uses but does not include or permit adult entertainment. This drinking establishment includes any premises in respect of which a “Class A” Liquor License has been issued and where minors are prohibited by the terms of the license and where no adult entertainment is permitted.

Drinking Establishment (adult entertainment permitted) means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the

secondary purposes of which may include entertainment, adult entertainment, dancing, music, the preparation and sale of food for consumption on the premises, take-out food services and the sale of alcoholic beverages for consumption away from the premises as accessory uses. This drinking establishment includes any premises in respect of which a “Class A” Liquor License has been issued and where minors are prohibited by the terms of the license and where adult entertainment is permitted but does not include an adult mini-theatre or a facility in which lap dancing is performed, or a late night Club.

²**Driveway** means that portion of a lot used to provide access from a street or lane to a parking space or spaces and which has been graded, constructed and maintained with dustless materials, including but not limited to concrete, asphalt or paving stone. A Driveway does not include a Parking Pad.

³**Dwelling Unit** means a self-contained building or a portion of a building, whether occupied or not, usually containing cooking, eating, living, sleeping and sanitary facilities and used or designed to be used as a permanent residence by a household.

⁴**Eco-Industrial Development** means a type of industrial park in which businesses cooperate with one another and the local community in an attempt to reduce waste, efficiently share resources (such as information, materials, water, energy, infrastructure and natural resources), and produce sustainable development, with the

¹ 3357/E-2014

² 3357/G-2018

³ 3357/C-200, 3357/Z-2009, 3357/N-2010

⁴ 3357/H2014

intention of increasing economic gains and improving environmental quality.

¹**Escarpment Area** means a Site, any part of which lies within the areas identified on the Land Use Constraint Maps in Schedule A and includes any site which contains or is adjacent to an escarpment or slope which in the reasonable opinion of the Development Officer could be affected by soil instability.

Financial Services means the provision of services related to financial matters, including the deposit or lending of money, the sale of financial investments and the provision of financial planning services.

Flood Fringe means the outer portion of the flood risk area, adjacent to the floodway, wherein the water is generally shallower and flows more slowly than in the floodway.

Flood Risk Area means the area which would be inundated by the 1:100 year flood along the Waskasoo Creek and the Red Deer River as identified on the Flood Risk Map established by the Canada-Alberta Flood Damage Reduction Program.

Flood Risk Overlay means the Flood Risk Overlay, Figure 16 within Part 7, adopted by this Bylaw, which identifies the flood risk and flood fringe areas mapped under the Canada-Alberta Flood Damage Reduction Program.

Floodproofing means with respect to a building or building extension, a design, manner of construction or sitting thereof for the purpose of preventing damage by floods of a specified magnitude.

¹ 3357/M-2008

Floodway means that part of the flood risk area where the flood waters are deepest, fastest and hence most destructive.

Floor Area of a building means the building footprint or area of the building calculated by reference to the perimeter of the exterior foundations of the building.

²**Frontage** means the linear length of the Front Boundary measured at the Front Yard setback. If there is no approved Building on the Site, the Frontage is measured at the maximum Front Yard setback.

³**Funeral Home** means an establishment which provides for the arrangement of funerals, the holding of funeral services, and the preparation of the dead for burial or cremation, but which does not include a Crematorium or cremation chamber.”

Gaming or Gambling Establishment means any premises wherein or whereon games of chance or percentage are the principal use of the premises and includes such premises as bingo halls and casinos.

Garage means a building or portion thereof which is designed and used for the storage, parking or the maintenance of personal vehicles.

Garden Suite means a small, temporary, portable, one bedroom dwelling unit limited to occupancy by elderly parents of the registered owner and located upon the same lot as an existing single detached residence occupied by such registered owner.

² 3357/Q-2016

³ 3357/L-2009

Grade means the lowest level of finished ground elevation adjoining a building at any exterior walls.

¹**Green Building Materials** means building materials that are salvaged, refurbished, or recycled (pre and post-consumer products).

²**Green Roof** means a roof on a building which has been designed to facilitate the growth of vegetation in a growing medium. The green roof may be partially or completely covered in plants.

³**Gross Floor Area** means the sum all areas of all plans of a building measured to the glass line, or where there is no glass line to the outside surface of the exterior walls, or where the buildings are separated by firewalls to the center line of the common firewall, and includes all floors totally or partially including basements, mezzanines and upper floors and all mechanical equipment areas.

Gross Vehicle Weight Rating (GVWR) is the maximum weight a vehicle should reach in use, including the vehicle itself, passengers and cargo, but not including a trailer. A vehicle's GVWR is established by its manufacturer.

⁴**Health and Medical Services** means a development used for services related to the physical or mental health of individuals on an out-patient basis. Services may be preventative, diagnostic, treatment, therapeutic, rehabilitative in nature or may consist of treatment or counselling. Uses

may include but are not limited to medical clinics, dental clinics, optometrists, chiropractic and psychiatric or medical counselling services.

Home Music Instructor/Instruction means the instruction of students in musical instruments, voice and music theory for formal educational purposes from a dwelling unit, subject to section 4.7 (10).

Home Occupation means the conduct of a business or business related activity from a residential site but does not include Bed and Breakfast operations.

Hostel means short term lodging for travellers where patrons pay for accommodation.

⁵**Household** means an individual, or two or more persons related by blood, marriage or adoption, or a group of up to five unrelated persons, all living together as a single housekeeping unit and using common cooking facilities. The development shall be primarily residential in character but may include non-resident staff providing professional care or supervision, which may be in the nature of ongoing medical care, nursing or homemaking services. A household shall not include an Assisted Living Facility or a Temporary Care Facility.

⁶**Immediate Street Context** refers to existing Buildings and Signs along the same street Frontage (both sides of the Street) as the proposed Development or Sign and within the same block.

¹ 3357/H-2014

² 3357/H-2014

³ 3357/A-2006

⁴ 3357/E-2011

⁵ 3357/C-2007

⁶ 3357/A-2016, 3357/GG-2017

¹**Industrial District** means a land use District primarily related to or used for industrial uses.

²**Industrial Support Service** means a Development whose principal use is to provide support services to industrial clients. Typical uses include, but are not limited to, duplicating, photocopying and blueprinting services, building security, cleaning or maintenance services, engineering (with dangerous goods), industrial drafting, land surveyors, laboratories, oilfield services, project design and management services, construction trade, information technology support services, financial and insurance service outlets and construction contractors, and exclude Offices. Any retail sales, display or Office areas shall be accessory to the principal Industrial Support Service use.

³**Industrial Trade School** means a facility which provides education or training to adults in trades used in an industrial context, including electrical, plumbing, carpentry, welding, mechanics, sheet metal work, vehicle driving, surveying and similar skills.

⁴**Institutional Service Facility** means a facility:

(a) a facility providing cultural, educational or community services to the public such as libraries, museums, archives, auditoriums, concert halls, colleges, schools, places of worship or assembly;

(b) a Secured Facility; and

(c) a facility providing government services or services provided on behalf of government services including hospitals, fire stations, police stations, court houses and detention and correction centres.

Lane means a public roadway not exceeding 9.2 m in width, which provides a secondary means of access to a site.

⁵**Landfill** means a Landfill as defined in the Subdivision and Development Regulation, as amended.

⁶**Landfill/Wastewater Treatment Plan Setback** means the area in proximity of a landfill or wastewater treatment plant as established by the Subdivision and Development Regulation within which subdivision for and/or development of certain uses cannot be approved by the Subdivision or Development Authority without the written consent of the Deputy Minister of Environment and Parks to vary the setback distance as per the Subdivision and Development Regulation, as amended. These areas are shown for illustrative purposes only on the Land Use Constraints Maps in Schedule A. The Subdivision or Development Authority may require the applicant to verify the setback distance as part of the subdivision approval application or development permit application.

^{7,8}**Landscaped Area** means the portions of a lot or development which are modified and enhanced through the use of lawns, garden plots, naturoscaping materials, “green roofs”, shrubs, trees, flowers or other ornamentals.

¹ 3357/B-2018

² 3357/C-2016

³ 3357/L-2011

⁴ 3357/C-2007, 3357/T-2015, 3357/A-2017

⁵ 3357/G-2018

⁶ 3357/G-2018

⁷ 3357/T-2009, 3357/F-2011

⁸ 3357/H-2014

Lap Dancing means a live performance by a nude or partially nude person, the main feature of which is the performance or simulated performance of sexual acts with another person or the touching of another person in any way during such performance.

Late Night Club means a facility, the primary purpose of which is to host late night events where:

- (a) no alcohol or alcoholic beverages are available on the premises for consumption or for sale;
- (b) 20 or more patrons are assembled at any time between 3:00 a.m. and 6:00 a.m.;
- (c) the event is held for the purpose of gain or profit;
- (d) tickets are sold or an entrance or attendance fee is charged for persons to attend; and
- (e) music, noise or sound of any kind or source, including but not limited to amplified recorded or computer generated music, amplified recorded or computer generated sounds, live music sound or band music is performed or played.

¹**License to Occupy Agreement** means an agreement between the City and a person to permit the use of City owned lands and may include permission for the erection or display of a sign or signs on public property.

²**Licensing Agreement** means an agreement between The City and a person to permit the erection or display of a sign overhanging or on public property.

¹ 3357/B-2018

² 3357/B-2018

³**Live Work Unit** means a dwelling unit where a business other than a permitted home occupation is operated by the resident and up to two employees.

Low Impact Commercial Use means the conducting of merchandise sales, the operation of an office and/or the provision of personal services and/or commercial services from a detached dwelling in a residential district in a manner which, in the opinion of the Development Authority, does not adversely affect adjacent residential uses.

Manufactured Home means a transportable factory built residential building containing one dwelling unit suitable for long term occupancy, designed to be movable, transported on its own wheels and chassis or other means and arriving at a site ready for occupancy except for incidental operations such as placement on foundation supports and connection to utilities.

⁴**Medical Marihuana Facility (MMF)** means any building in which an activity authorized by the Medical Marihuana Production Regulations, SOR/2013-119, or any successor or replacement legislation or regulation, is or may be conducted including such activities as growing, producing, labelling and packaging, storing, and transporting of marihuana.

⁵**Microbrewery** includes a micro-distillery and means a use where the small-scale production and packaging of alcoholic and non-alcoholic beverages takes place and includes distribution, retail or wholesale, on

³ 3357/BB-2009

⁴ 3357/E-2014

⁵ 3357/AA-2014, 3357/T-2015, 3357/V-2017

or off the premises, and includes at least one of the following: tasting room where guests may sample alcoholic beverages without charge, Drinking Establishment or Restaurant; The floor area devoted to the production and packaging shall be no more than 70% of the gross floor area.

¹Minimum Gravel Parking Standard

means a layer of packed gravel, rock, or crushed concrete or rock which is a minimum of 4 inches in depth, or greater if determined by the Development Authority based on adverse soil conditions.

Motor Vehicle Sales, Service or Repair

means the sales, servicing and repair of motor vehicles including service stations and car washes.

²Multi-attached Building means a residential building containing three or more dwelling units separated by common walls and located either on a single lot or each unit is on its own individual lot, and each dwelling unit having a separate, direct entrance from the exterior. This definition applies to forms of housing that include, but is not limited to, townhouses, row houses, triplexes and fourplexes.

³Multiple Family Building means a residential building containing three or more dwelling units having shared entrance facilities, in which the dwelling units are arranged in any horizontal or vertical configuration

¹ 3357/I-2013

² 3357/I-2013

³ 3357/I-2013

⁴Naturescaping means the modification and enhancement of a lot or development to promote water efficiency and reduce the dependence on fertilizers and pesticides. For the purpose of this section, the use of native central Alberta non-invasive vegetation is preferred in combination with other landscaping materials.

Office means a development that provides professional, management, administrative, consulting, and health care services, such as the offices of doctors, lawyers, accountants, engineers, architects, clerical, secretarial, employment, telephone answering and similar office support services.

1:100 Year Flood Elevation means the water level reached during a 1:100 year flood as determined in accordance with technical criteria established for the Canada-Alberta Flood Damage Reduction Program.

⁵Outdoor Display or Sale of Goods means the display of goods intended for sale or the sale of goods on any portion of a site, but does not include the sale or display of goods by licensed hawkers.

⁶Outdoor Storage means the storage of goods outside the principal building or buildings on a site but does not include the outdoor display or sale of goods nor accessory buildings and garbage enclosures.

⁷Parking Pad means that portion of a lot intended to accommodate part or all of the required off-street parking space(s) for a residential land use where a garage, parking

⁴ 3357/T-2009

⁵ 3357/E-2006

⁶ 3357/E-2006

⁷ 3357/G-2018

lot or other parking facilities may or may not be otherwise provided and which has been graded, constructed and maintained with dustless materials, including but not limited to concrete, asphalt or paving stone. A Parking Pad does not include a Driveway.

¹**Patio** means an uncovered horizontal structure with a surface height no greater than 0.6 metres above grade at any point and which is adjacent to a residential dwelling, and intended for use as a private outdoor amenity space;

Permitted Uses means the use of land or a building which in a land use district table appears under the heading ‘Permitted Uses’.

²**Pet Crematorium** means a facility to conduct cremations of pets or companion animals weighing less than 136 kg.

Planning Department means the department or agency providing planning services to The City.

Principal Building means a building which:

- (a) occupies the major or central portion of a site;
- (b) is the chief or main one amongst the buildings on the site; or
- (c) constitutes, by reason of its use, the primary purpose for which the site is used.

Professional Engineer means a professional engineer or registered professional technologist (engineering) who holds a certificate of registration to engage in the practice of engineering under the

¹ 3357/S-2016
² 3357/M-2008

“Engineering, Geological and Geophysical Professions Act.”

Public and Quasi-Public means any governmental or similar body and includes an agency, commission, board, authority, public corporation or department establishment by such a body.

³**Public Property** means all lands owned or under the control of The City of Red Deer and includes highways, medians, boulevards, sidewalks and parks.

⁴**Raffle Home** means a Dwelling Unit that constitutes a prize in a raffle or lottery open to the public, and may be used as a venue for selling raffle tickets.

Residential Building means a building which is designed or used exclusively for one or more dwelling units.

⁵**Residential District** means a land use district primarily related to or used for residential housing (for example, a Detached Dwelling Unit, Multi-attached Building).

Restaurant means an establishment the primary purpose of which is the preparation and sale of food for consumption on the premises, and the secondary purposes of which may include the sale of alcoholic or non-alcoholic beverages incidental to the meal, take-out food services and catering. A restaurant does not include a drinking establishment but does include any premises in respect of which a “Class A” Liquor License has been issued and where minors

³ 3357/E-2006
⁴ 3357/T-2015
⁵ 3357/GG-2017

are not prohibited by the terms of the license.

¹**Secondary Suite** means a self-contained Dwelling Unit that is located within a primary Dwelling Unit, where both Dwelling Units are registered under the same land title.

²**Secured Facility** means a facility providing residential accommodation in addition to continuous on-site professional care and supervision to persons whose cognitive or behavioural health needs require increased levels of service and a structure with enhanced safety and security controls such as entrances and exits under the exclusive control of the staff and secured rooms / buildings, fences, and secured windows and doors.

Semi-detached Dwelling Unit means a dwelling unit joined side by side to one other dwelling unit with a common wall and each dwelling unit having at least one separate entrance.

Service Station means any premises at which flammable or combustible liquids are put into the fuel tanks of vehicles and includes self-service outlets.

³ **Setbacks from ATCO High Pressure Pipelines** mean a setback of 15.0m from the centre of the right-of-way of the high pressure ATCO pipeline shall be applied to any building except accessory buildings exempt from a development permit under Section 1.2(2)(p). The Development

Authority may, at its discretion relax the setback after consultation with ATCO.

⁴**Setbacks from TransCanada Pipeline** mean that a setback of 7.0 m to the principle building shall be applied from the high pressure TransCanada pipeline right-of-way. The Development Authority may, at its discretion, relax the setback after consultation with TransCanada.

⁵**Show Homes** means a Dwelling Unit that is used temporarily to exhibit Dwelling Units for sale or rent, and may be used as a sales office.

⁶**Sign** has the meaning assigned in Section means where any mention of a Sign is referred to in this Bylaw, such Signs shall have the definition and accompanying development standards set forth in Part Eleven: Sign Development Standards.

Site means any lot or parcel of land as defined in the Act, or, in the case of a shopping centre, the total area on which the shopping centre is located, whether divided into several lots or condominium parcels or not.

⁷**Site, Corner** – DELETED

⁸**Site Coverage** means the area of a Site covered by a Structure with a roof. For example, Principal Building(s) and all Buildings on foundations movable sheds, and covered decks.

¹ 3357/Z-2009

² 3357/A-2017

³ 3557/U-2015

⁴ 3357/J-2013

⁵ 3357/T-2015

⁶ 3357/B-2018

⁷ 3357/Q-2016

⁸ 3357/Q-2016

¹**Site Plan** means a plan development for a site including but not limited to, the relationship between buildings, structures and open spaces; the provision and architecture of landscaped open space; parking layout; the layout, dimensions and construction standards of interior roads, sidewalks and street lighting; the location of utility rights of way; provision for emergency services, including access by emergency vehicles and fire suppression; the location, dimension and screening of waste containers. In addition, in the case of a residential bare land condominium development, the term “site plan” also means the configuration, size and dimensions of individual bare land condominium units and the setbacks of building locations from the boundaries of such units.

²**Stacked Town or Row Housing** means a Multi-attached Building which is constructed such that at least 1 dwelling unit is located totally or partially above another multi-attached dwelling unit.

Storey, first means the floor of a building closest to grade at the front elevation and having its ceiling more than 1.7 m above grade.

Street means a registered street or public roadway and does not include a lane and walkway.

Structure means anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground but not including

pavements, curbs, walks or open air surfaced areas.

³**Supervised Consumption Services** means a location where, pursuant to an exemption granted for medical purposes by the federal government, a person may consume a controlled substance that was obtained in a manner not authorized under the Controlled Drugs and Substances Act in a supervised and controlled environment.

Tandem Parking means parking spaces laid out in such a way that one or more vehicles block another vehicle or vehicles from entering or exiting a parking space. Tandem parking is not the same as parallel parking.

Temporary Building means a building without any foundation below grade and includes a soft-sided or other structure designed to serve as a temporary garage, storage shelter or greenhouse, but does not include an “Accessory Building”.

⁴**Temporary Care Facility** means a facility providing temporary living accommodation and includes such facilities as overnight shelters, halfway houses, short term medical rehabilitation centres, detoxification centres, hospices and other similar uses.

Temporary Home Stay Accommodations means the sale of overnight accommodation in a dwelling in a residential district, with or without a breakfast meal, as provided for in section 4.7(12).

¹ 3357/H-2008

² 3357/I-2013

³ 3357/II-2017

⁴ 3357/C-2007

Tourist means a person on vacation away from that person's ordinary place of residence.

Trailer means any vehicle or conveyance equipped or designed to be equipped with wheels, whether self-propelled or not, which is used for or intended to be used as:

- (a) a dwelling or sleeping place for one or more persons and includes a holiday trailer and a recreational vehicle, but does not include a manufactured home, or
- (b) a vehicle to transport property, household goods, tools, equipment, supplies, off road vehicles or watercraft.

Transportation, Communication or Utility Facility means a facility for bus depots, trucking, taxi or courier firms, telephone, radio or television production or transmission, and water, sewer or electrical energy transmission, or railway right of way.

Utilities mean public utilities as defined in the Act, with the exception of waste management.

Warehouse means a building for the indoor storage of goods or merchandise but does not include a building the principle use of which is the sale of goods.

¹**Wastewater Treatment Plant** means a Wastewater Treatment Plant as defined in the Subdivision and Development Regulation, as amended.

Yard means the open space on the same site as a building and unoccupied by buildings or structures. In determining yard measurements the minimum horizontal distance from the respective boundary shall be used.

Yard, Front means that part of a site which extends across the full width of a site between the front boundary and the nearest wall or supporting member of a building.

Yard, Rear means that part of a site which extends across the full width of a site between the rear boundary and the nearest wall or supporting member of a principal building.

Yard, Side means that part of a site which extends from a front yard to the rear yard between the side boundary of a site and the nearest wall or supporting member of a principal building.

²**Xeriscaping** means a method of landscaping that uses plants that can survive dry periods on their own without reliance on watering, fertilizer or other maintenance.

¹ 3357/G-2018

² 3357/H-2014

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3.1 Parking Spaces and Areas

(1) ¹Except in the C1 (City Centre District) an owner or occupant of land must provide for not less than the number of on-site parking spaces for the applicable land use(s) as specified Table 3.1 below, notwithstanding the provisions of Parts 4-8. In calculating the parking space requirement, a fractional number will be taken to the next higher number.”

²Table 3.1 Parking Requirements

USES	PARKING SPACES
Places of Worship	1.0 per 6.0 persons, based on maximum occupancy of the primary congregation/sanctuary area
Auditorium, Arena	1.0 per 10.0 seats
Health Care (excluding Hospitals)	2.5 per 93.0 m ²
³ Hospitals, Temporary Care Facility	1.0 per 93.0 m ²
⁴ COMMERCIAL & INDUSTRIAL	
USES	PARKING SPACES
Adult Mini-Theater	1.0 per 3.0 seats with a minimum of 1.0 space for each individual viewing area containing 3.0 seating spaces or less
Call Centre	8.0 stalls per 93.0 m ² (gross floor area)
Commercial Recreation Facility: Racquet Sports Facility ⁵ Gaming or Gambling Establishment Bowling Alleys All other uses	4.0 per court 1.0 space per 2.3 seats 5.0 per alley plus, 5.0 for staff 1.0 per 2.0 participants (at maximum capacity) plus 1.0 per 20.0 m ² (gross floor area)
Commercial Entertainment Facility	1.0 per 5.0 seats
Commercial Service Facility, excluding Funeral Homes	2.5 per 93.0 m ²
Drinking Establishment	1.0 per 4.0 seats
Funeral Homes	1.0 per 5.0 seats
Hotels, Motels and Hostels	1.0 per guest room
⁶ Live Work Unit	1 additional parking space per unit
Local Convenience Shopping Centres	5.1 per 93.0 m ² (gross floor area)

¹ 3357/H2009

² 3357/A-2006

³ 3357/C-2007

⁴ Correction 29

⁵ 3357/J-2007

⁶ 3357/BB-2009

¹Table 3.1 Parking Requirements - continued

COMMERCIAL & INDUSTRIAL - Continued	
USES	PARKING SPACES
² Manufacturing and Industrial Plants, Wholesale, Servicing and Repair Establishments, Research, Laboratories and Transportation, Communication or Utility Facility	3.0 per 93.0 m ² , but not less than 4.0 spaces per tenant or establishment (The Development Authority may vary this regulation to accommodate more labour intensive uses)
Warehousing, Storage Buildings and Yards	1.0 per 93.0 m ² , but not less than 4.0 spaces per tenant or establishment
Merchandise Sales and/or Rentals:	
Sales/Rental Areas	5.1 per 93.0 m ²
Office Areas	2.0 per 93.0 m ²
Warehouse	1.0 per 93 m ²
Warehouse Sales	5.1 per 93 m ²
Offices	2.0 per 93.0 m ²
Regional Shopping Centres	4.4 per 93 m ² (gross floor area)
District Shopping Centres	5.1 per 93 m ² (gross floor area)
Repair Services	2.0 per 93.0 m ²
Restaurants	1.0 per 4.0 seats
Vehicle and Equipment Sales	2.0 per 93.0 m ²
Schools	
Public or Private Elementary and Junior High Schools	1.0 space for each classroom
Public or Private Senior High Schools	1.0 per 3.3 students, based on maximum occupancy
Colleges, Business or Commercial or Technical Schools	1.0 per 10.0 seats, plus auditorium requirements where applicable

¹ 3357/A-2006

² Correction 29

Table 3.1 Parking Requirements- continued

RESIDENTIAL	
USES	PARKING SPACES
¹ Carriage Home	1.0 per unit
² Detached Dwelling, Semi-detached Dwelling, Multi-attached Building fronting onto a public roadway	2.0 per unit
³ Detached Dwelling, Semi-detached Dwelling, Multi-attached Building fronting onto a private roadway	2.0 per unit plus 1.0 space for every 5.0 units which must be provided for guest parking
Multiple Family Building	1.0 per one bedroom unit; 1.5 per two bedroom unit; 2.0 per three bedroom unit plus 1.0 space for every 5.0 units which must be clearly identified as guest parking
Lodging and Boarding Houses	1.0 per 2.0 persons being accommodated
⁴ Assisted Living Facility	0.4 per unit to provide for residents, visitors and day duty staff, with a minimum of three spaces.
Secondary suite with two or fewer bedrooms	1.0 parking spaces
Secondary suite with more than two bedrooms	2.0 parking spaces

- (2) Notwithstanding section 3.1(1), all residential development in the C1 District shall meet the residential parking standards as specified above.
- (3) The parking requirement for any use not specified herein shall be as determined by the Development Authority, having regard to similar uses for which parking requirements are established.
- (4) Where there are multiple uses of a site within a shopping centre, parking shall be calculated on the basis of total shopping centre parking space requirement, rather than calculating the parking requirements for each individual use.
- (5) In all other cases where there are multiple uses of a site, the Development Authority shall calculate the parking required for each individual use and the total shall be deemed to be the required parking for the site.
- (6) Where the applicant can demonstrate that there is a complementary or overlapping use of the parking facilities which would warrant a reduction in the parking requirements, the Development Authority may reduce the parking requirement

¹ 3357/L-2013

² 3357/E-2007

³ 3357/E-2007

⁴ 3357/C-2007

3.2 ¹Parking Standards

- (1) The standards set out in Section 3.2 apply to the development of parking lots in all districts.
- (2) All parking areas must have access to individual parking spaces by means of unobstructed driving aisles satisfactory to the Development Authority.
- (3) A parking space must be located either:
 - a) On the same site as the building or use in respect of which it is required, or
 - b) With the approval of the Development Authority, on another site not more than 100.0m away (herein called “adjacent site”) from the building or use in respect of which it is required.
- (4) Where some or all of the required parking is to be provided on an adjacent site, the Development Authority may require the owner of the land to provide such parking in perpetuity and to secure such parking by way of restrictive covenant or other obligation secured against the title to the adjacent site and enforceable by The City.
- (5) ²A minimum parking space in all districts shall be at least 2.7m in width and 5.5m in depth/length.
- (6) ³Parking areas required for multi-attached, multiple family and commercial buildings shall be paved or finished to a hard surfaced standard satisfactory to the Development Authority. This does not include gravel finished parking lots.
- (7) ⁴Driving aisles for perpendicular (90 degree) parking within new developments shall be at least 7.0 m in width. The requirement shall not apply to redevelopment applications for developments approved prior to September 11, 2006, in which case the driving aisle shall be at least 6.0 m in width.
- (8) On-site parking shall be constructed in the manner shown on the approved plan.
- (9) Curbs, concrete bumper, fences and curb stops shall be provided to the satisfaction of the Development Authority.
- (10) The minimum parking stall width and parking aisle depth, minimum overall depth and minimum driving aisle width in parking lot design shall meet the requirements of Table 3.2 below, calculated on the parking angle as shown:

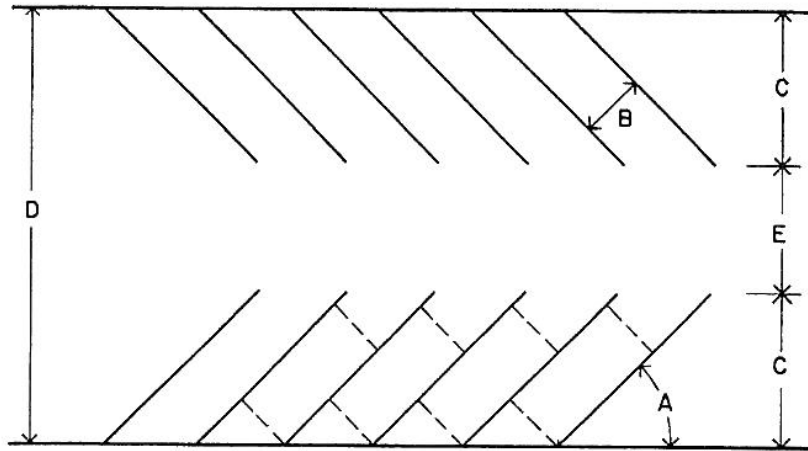
¹ 3357/H-2009

² 3357/A-2006 (deleted and replaced with 3357/H-2009)

³ 3357/E-2014

⁴ 3357/A-2006 (deleted and replaced with 3357/H-2009)

Table 3.2 Minimum Parking Lot Design Standards



A	B	C	D	E
Parking Angle	Stall Width	Parking Aisle Depth	Overall Depth	Driving Aisle
0°	2.9 m	2.9 m	9.3 m	3.5 m
30°	2.7 m	5.0 m	13.5 m	3.5 m
45°	2.7 m	5.7 m	15.4 m	4.0 m
60°	2.7 m	6.0 m	17.5 m	5.5 m
90°	2.7 m	5.5 m	18.0 m	7.0 m''

¹3.2.1 Parking Layout for Commercial Developments

- (1) The parking layout of all commercial developments shall be constructed to meet the following standards to the satisfaction of the Development Authority.
 - (a) Parking aisles shall not be greater than 105.0 m in length.
 - (b) All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width.
 - (c) All parking lots containing more than 200 parking spaces shall be configured into smaller cells by use of interior landscaping, drive lands, and pedestrian walkways.

¹ 3357/A-2006

- (d) Pedestrian walkways for parking lots containing more than 200 parking spaces shall be a minimum of 1.2 m in width and shall be oriented, to ensure safe and efficient pedestrian traffic flow. Such walkways shall be incorporated into any adjoining neighbourhood trail system.
- (e) All commercial developments shall provide for adequate stacking and queuing lanes for vehicles to ensure that traffic will not unduly cause hazard or impede traffic on public roads.
- (f) ¹With the exception of the Riverlands Districts, the parking intended for each use shall be located near the entrance of the Building containing that use.
- (g) All parking stalls within new developments shall be at least 2.7 m in width. Parking stalls within developments approved prior to September 11, 2006 shall be at least 2.6 m in width.

²3.2.2 Accessible Parking Design

- (1) The intent of this subsection is to establish development standards for parking lots and walkways within all commercial, public service and to some multiple family residential developments is required to ensure accessibility by persons with mobility challenges (i.e. wheelchairs, strollers, walkers, walking canes). The requirement of this subsection 3.2.2 apply to all development permit applications for:
 - (a) new and existing developments in commercial and public service districts;
and
 - (b) new and existing multiple family building residential developments which have a shared or common entrance:
- (2) Concrete curb stops shall be provided for all parking spaces adjacent to all walkways fronting commercial, public service and multiple family residential development entrances. Such curb stops shall be set back a sufficient distance from the walkways to prevent vehicles from projecting over the walkway.
- (3) Walkways along the front, rear and side of commercial, public service and multiple family residential structures shall be free of obstructions and architectural features that would impede access and travel for persons with mobility challenges.
- (4) Ramps shall be constructed on walkways along the front, rear or side of commercial, public service and multiple family residential structures, wherever required so as to ensure that such walkways are accessible to persons with mobility challenges.

¹ 3357/Q-2016

² 3357/A-2008

(5) Walkways shall be provided:

- (a) from commercial and public service developments to any adjacent transit stops and public sidewalks;
- (b) from a multiple family development to the nearest public sidewalk; and
- (c) between all principal buildings within multiple building developments.

(6) An application for a development permit for a development in a commercial, public service or multiple family residential district that is to provide for accessibility is subject to the approval of the Development Authority, which may, in its discretion, impose additional specific obligations similar to the foregoing in order to ensure that walkways are accessible.

(7) The Development Authority may, in its discretion, waive any of the requirements of Section 3.2.2:

- (a) in the case of a minor redevelopment of an existing commercial, public service or multiple family building, (such as an architectural modification, modified signage, a change in elevations, the installation of a shed or seasonal garden centre, or the construction of a new front entrance);
- (b) where the redevelopment does not include an expansion of, or an amendment to, an approved site plan; or
- (c) in the case of parking space curb stops, these may be not required if an adjoining sidewalk is of sufficient width to accommodate both vehicle overhang and accessibility by persons with mobility challenges.

¹3.2.3 Parking and Landscaping Separation

(1) Parking areas shall be physically separated from any landscaped areas either by the use of curb stops or any other means satisfactory to the Development Authority.

²3.3 DELETED

¹ 3357/I-2013

² 3357/AA-2007, 3357/B-2018

3.4 DELETED

3.5 Accessory Building Regulations

- (1) An accessory building:
- (a) shall not be erected or placed on the rear yard of a site closer to the side boundary which is a common boundary with a street than the minimum side yard for the site; and
 - (b) may not be erected or placed over a gas line if the accessory building is on a permanent foundation.
- (2) ²No Accessory Building or Buildings designed or intended to be used for a workshop shall be erected on a Site in a C1 District or the Riverlands Districts if the ground floor area of such Accessory Building or Buildings exceeds 40% of the ground floor area of the Principal Building on the Site.
- (3) Where an accessory building is allowed to be located over a sewer or water line it shall be a condition of such approval that:
- (h) the owner provides at his expense an agreement registered by caveat on the title to the site, releasing The City from, and agreeing to indemnify The City for, any damage to such service lines or buildings on or adjacent to the site, and
 - (i) an accessory building shall not enclose the service valves or shut off valves of that line.
- (4) A private garage, or carport, in addition to the other provisions of this section and section 3.11 shall comply with the following:
- (a) where the vehicle entrance to the garage or carport face a lane, the building setback shall be either 6.0 m or 0.9 m from the lane, except in those cases where an easement has been placed along the rear property line, in which event the building setback shall be either 6.0 m or the width of the easement plus 0.5 m from the lane,
 - (b) where the vehicle entrance to the garage or carport face the side boundary of the site which is not a common boundary with a street, the building shall be not less than 6.0 m from the side boundary which the entrance faces. If there is an easement, the building setback at its closest point shall be the width of the easement plus 0.5 m from the lane,

¹ 3357/B-2018

² 3357/Q-2016

- (c) where the vehicle entrance to the garage or carport face the side boundary of the site which is a common boundary with the street, the building shall be not less than 6.0 m from the nearest edge of the sidewalk abutting such side boundary and where there is no sidewalk, not less than 2.4 m from such side boundary of the site. If there is an easement, the building setback at its closest point shall be the width of the easement plus 0.5 m from the lane,
- (d) notwithstanding section 3.5(4)(a),(b), and (c), a garage which is within the following tolerances of the requirements therein stated shall be deemed to comply with those subsections namely: The distance: not less than 90% or more than 10% of the required distance, provided the garage does not encroach on an easement.
- (5) ¹Accessory Buildings in all Residential Districts and Riverlands Districts shall be similar to, and complement, the Principal Building in exterior material, colour, and appearance.

¹ 3357/A-2016, 3357/Q-2016

3.6 Landscaping Regulations

- (1) The Developer shall submit detailed landscape design plans with the application for development for approval by the Development Authority in compliance with the Landscaping Regulations specified herein, which shall include the lands proposed for development as well as all adjacent boulevards and municipal reserves.
- (2) In addition to the requirements section 2.4, the landscape design plan shall include the following additional information:
 - (a) common botanical names;
 - (b) planting standards - excavation for all plantings shall be 50% larger volume than the soil ball and filled with acceptable topsoil. The minimum planting excavation will be 0.6 m x 0.6 m; and
 - (c) number of trees and shrubs.
- (3) ¹The landscape design plans shall include details, specifying the mixture of coniferous and deciduous trees and shrubs designed to provide landscape enhancement for year round effect as well as any water conservation methods or strategies employed. Any proposed landscaping plan with a naturescaping component for new development or redeveloped site shall be subject to Development Authority approval.
- (4) Landscape details shall consist of not less than the following standards:
 - (a) deciduous trees - minimum calliper 60.0 millimetres (measured 450.0 millimetres from ground level),
 - (b) coniferous trees - minimum height 2.5 m,
 - (c) deciduous shrubs – minimum #2 container class,
 - (d) coniferous shrubs – minimum #2 container class.
- (5) ²Refer to Section 7.15 Major Entry Areas Overlay District, Subsection (7) for Major Entry Areas Regulations for Landscaping.

¹ 3357/T-2009

² 3357/G-2016

- (6) ¹In all areas other than Major Entryways Areas the following minimum standards shall be met:
- (a) One tree is required for each 60.0m² of landscaped area;
 - (b) One shrub is required for each 30.0m² of landscaped area;
 - (c) The proportion of deciduous to coniferous trees or shrubs shall be approximately 2:1.
- (7) The use of landscaping is required adjacent to exterior walls which are visible from adjacent public roads, other than lands, to minimize the perceived mass of the building and to create visual interest.
- (8) The landscaping of boulevard and front yards shall include a mixture of coniferous/deciduous tree and shrubs.
- (9) Where off street parking for 25 or more vehicles is required and is being provided at grade, dispersed landscaped areas shall be provided within the interior of the parking area(s) for the purpose of providing visual relief and to break up large areas of parking into smaller cells.
- (10) The landscaping treatment shall be in the form of landscaped islands, particularly at the termini of long rows of parking; tree lines separating facing rows of parking stalls, or some other form or combination of landscaping treatments.
- (11) The location, extent and type of plantings and other landscaping treatments shall be to the satisfaction of the Development Authority.
- (12) The applicant shall, as a condition of Development Permit approval, provide an Irrevocable Letter of Credit to The City equal to 100% of the estimated landscaping costs, with the conditions of the security being that:
- (a) if the landscaping is not completed in accordance with the provisions of this Bylaw and the approved landscaping plan within one growing season after the completion of the development, then the amount specified in the Irrevocable Letter of Credit shall be paid to The City on demand for its use absolutely, and
 - (b) Engineering Services shall not release the Irrevocable Letter of Credit until an inspection of the site has demonstrated that the landscaping has been well maintained and is in a healthy condition two growing seasons after completion of the landscaping. This inspection will be performed at the discretion of the Development Authority within four weeks from the

¹ 3357/T-2009

date of receiving a written request for the applicant to perform said inspection.

- ¹**(13)** The parking of vehicles, the outdoor display or sale of goods and outdoor storage are all prohibited on any portion of a site which has been approved for landscaping (including the natural display of grass, plants or other landscaping features) unless approved by the Development Authority.
- ²**(14)** A minimum of 15% of all Landscaped Area of developments requiring a landscaping plan shall consist of Naturescaping.
- ³**(15)** The Developer is responsible for landscaping boulevards and roadway berms adjacent to the lot or development site.
- ⁴**(16)** In addition to subsection (15), with the exception of mixed use district areas, in the case of non-residential lots adjacent to residential lots, landscaping shall provide a visual buffer between the residential and non-residential uses.
- ⁵**(17)** 25% of all front yards of detached, semi-detached and multi-attached dwelling units shall consist of landscaped area.

¹ 3357/E-2006

² 3357/T-2009

³ 3357/T-2009

⁴ 3357/T-2009

⁵ 3357/T-2009

3.7 Loading Spaces

- (1) The minimum required number of loading spaces:
- (a) In C1, C1A, C2A, C2B, C3 and C4 Districts, one loading space opposite each loading door with a minimum of one shall be provided.
 - (b) In I1 and I2 Districts, one loading space opposite each loading door with a minimum of one for each 1,858.0 m² of floor space shall be provided.
- (2) Loading Space Standard:
- (a) A loading space shall be located on the same site as the building or use in respect of which it is required.
 - (b) A loading space situated within a setback distance from a street or lane shall not be counted for the purposes of this section.
 - (c) A loading space shall be designed, located and constructed so that:
 - (i) it is reasonably accessible to any vehicle intended to be accommodated there;
 - (ii) it can be properly maintained; and
 - (iii) it is satisfactory to the Development Authority in size, shape, location and construction.
 - (d) ¹A loading space shall be at least 2.7m wide, having an area of at least 29.0 m², and have an overhead clearance of at least 3.6 m.
 - (e) A loading space and the driveway which provides access thereto shall be surfaced as directed by the Development Authority and be properly maintained.

3.8 Deleted

¹ 3357/I-2013

² 3357/E-2006

3.9 Projection Over Yards

- (1) Except as provided in this part, no person shall allow any portion of the principal building on a site to project into a minimum yard setback.
- (2) On a site in any district, an exterior fire escape not more than 1.2 m wide, provided that in commercial districts an exterior fire escape must be constructed at least 3.6 m above grade.

3.10 Number of Buildings per Site

- (1) Not more than one principal building shall be erected on a lot unless an overall site plan, which provides for one or more groups of buildings, has been approved by the Development Authority.

3.11 Restrictions on Corner Site Lines

- (1) ¹No person shall erect, place, allow or permit any Building, fence, vehicle or trailer, Sign, screening material or object, and no person shall plant or permit to grow any hedges, trees or vegetation which exceeds 0.9m in height on a portion of a Corner Site determined as follows:
 - (a) where the corner site is at the intersection of two lanes or two streets, within a triangular area two sides of which shall be a minimum of 4.5 m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect the points so determined on each such boundary (for illustrative purposes see Part 3, Figure 2), or
 - (b) in the case of a site which is at the intersection of a lane and a street, within a triangular area two sides of which shall be a minimum of 3.0 m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect points so determined on each such boundary (for illustrative purposes see Part 3, Figure 2).
- (2) In the front yard of a site in a residential district, no fence or hedge more than 0.9 m in height shall be permitted within 6.0 m of the intersection of a driveway or lane and a road. (for illustrative purposes see Part 3, Figure 2).

¹ 3357/B-2018

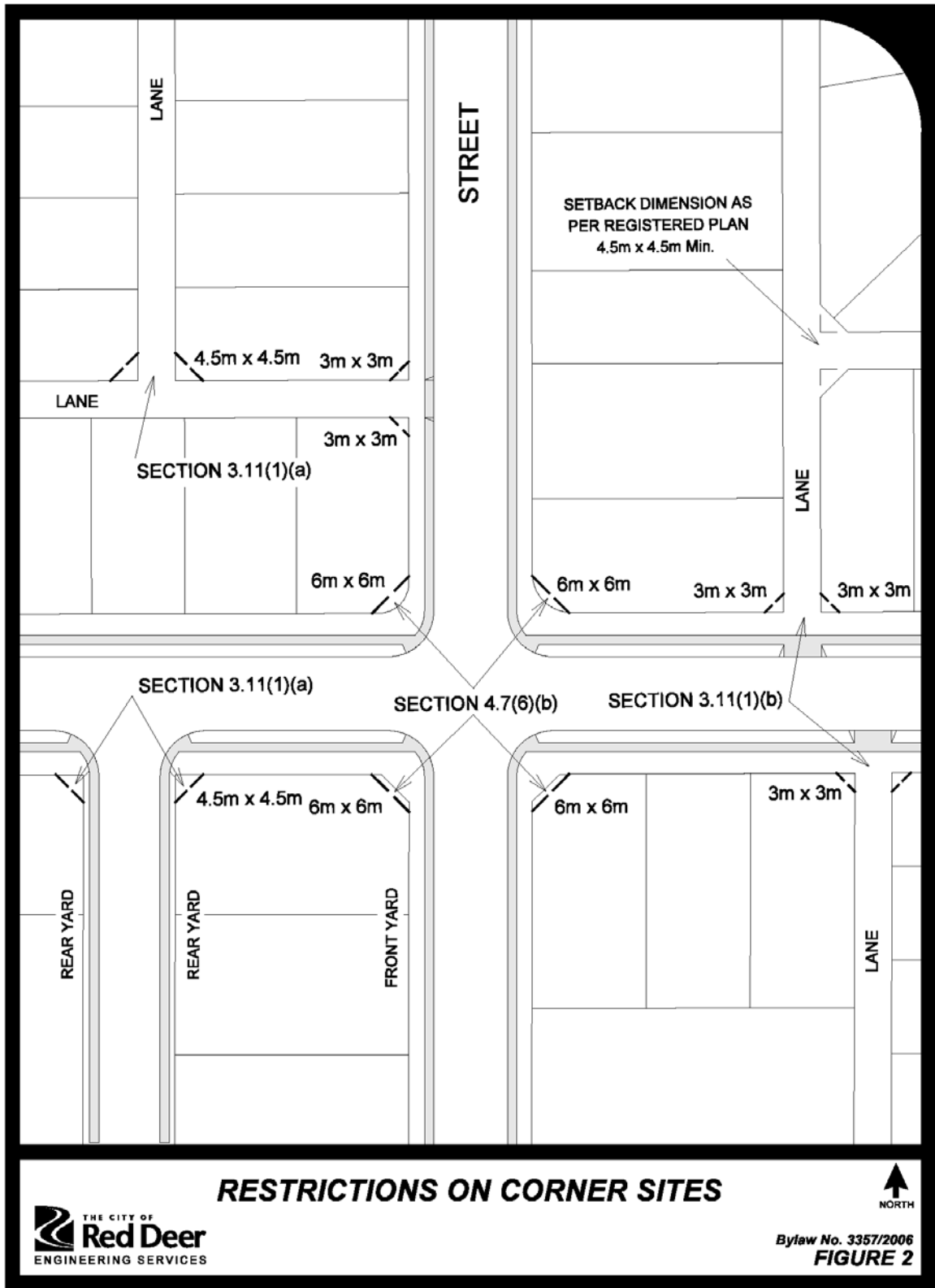
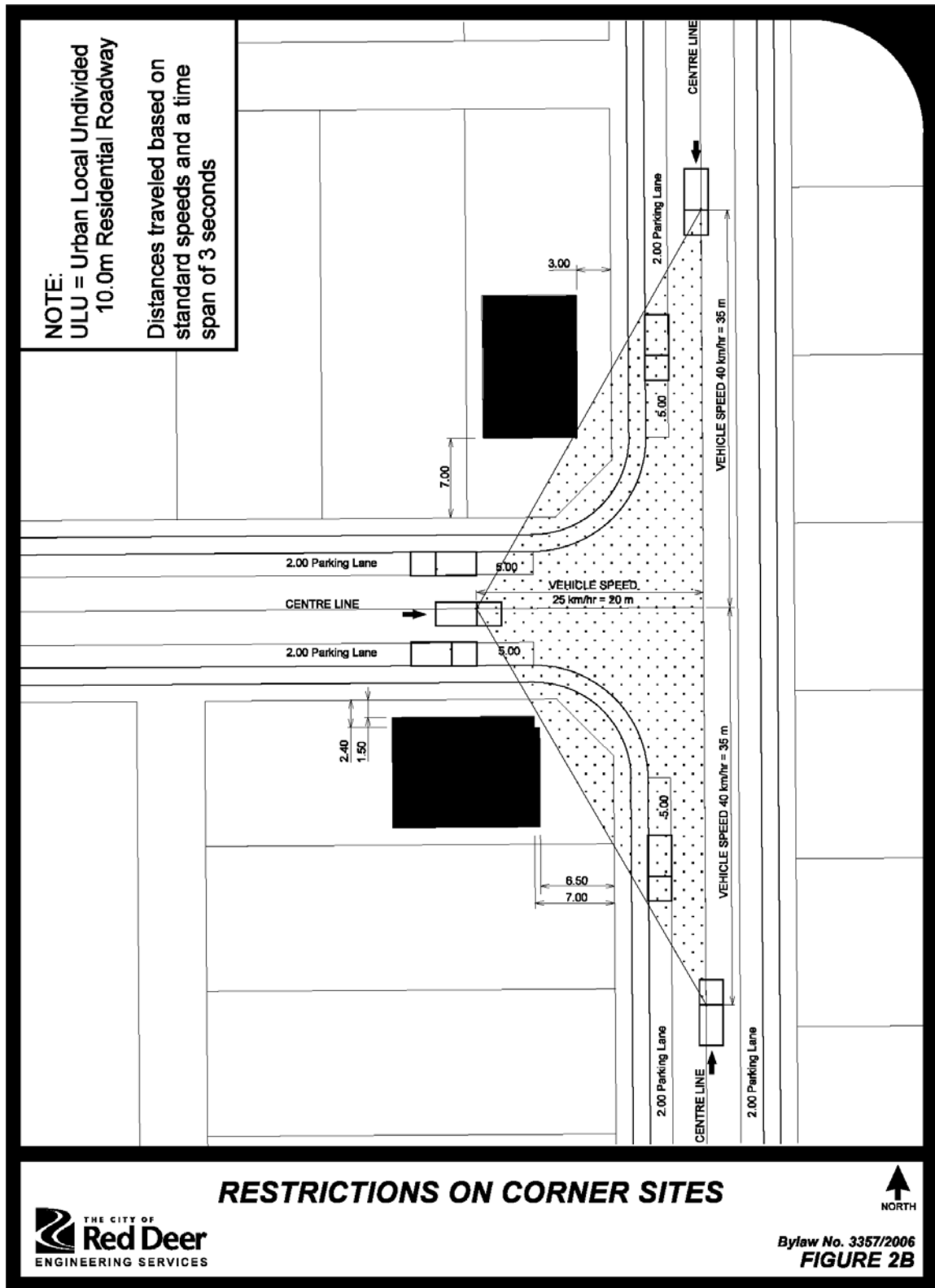


Figure 2-Restrictions on Corner Sites



RESTRICTIONS ON CORNER SITES



Bylaw No. 3357/2006
FIGURE 2B

Figure 2B-Restrictions on Corner Sites

¹3.12 - DELETED

²Figure 3-Major Entry Areas - DELETED

3.13 Roof Drainage

- (1) All roof drainage shall be directed onto the site or as specified by the Development Authority.

3.14 Similar Use Permit

- (1) The list of discretionary uses for any land use district shall be deemed to include any use which is, in the opinion of the Commission, consistent with the overall intent of the land use district and similar to a listed permitted or discretionary use.

3.15 Building Heights

- (1) The height of a building is the vertical distance measured from the average grade to the highest point of the building.
- (2) ³The highest point of a Building shall be determined without considering an elevator housing, roof stairway entrance, water tank, ventilating fan, skylight, steeple, chimney, smokestack, fire wall, parapet wall, aerial array, flag pole or similar device or feature not structurally essential to the Building.

3.16⁴ DELETED

3.17 Satellite Dish Antennas

- (1) No satellite dish antenna:
- (a) shall be located in a front or side yard abutting a street,
 - (b) shall be illuminated, or
 - (c) shall exhibit or display any advertising.

¹ 3357/G-2016

² 3357/G-2016

³ 3357/B-2018

⁴ 3357/W-2015

- (2) Satellite dish antennas greater than 0.8 m in diameter may not be erected in any residential district in such a manner that any part thereof is more than 3.0 m above the grade level, without the approval of the Development Authority.
- (3) Satellite dish antennas 0.8 m in diameter or less:
 - (a) in the case of a residential structure with a pitched roof, no portion of the satellite dish antenna may be located above the highest point of the pitched roof, without the approval of the Development Authority,
 - (b) in the case of a residential structure with a flat roof, may be attached to the building's fascia or soffit or any lower location.

3.18 Utility Regulation Stations

- (1) The Commission may approve the erection of a gas, electricity or waterworks pumping, regulating, transformer or storage building or equipment, on a site, notwithstanding that such development does not conform to the area or side yard requirements of this Bylaw.

3.19 Electrical Overhead Wiring Separation Distance

- (1) No building which exceeds 4.4 m in height may be constructed so that any part of it is closer than 4.3 m to a boundary which is adjacent to existing overhead wiring.
- (2) No building which is less than 4.4 m in height may be constructed so that any part of it is closer than 2.5 m to a boundary which is adjacent to existing overhead wiring.
- (3) In order to accommodate electrical wiring and equipment, the Development Authority may require the registration of an easement as a condition of the issuance of a development permit.
- (4) Where there is a difference between the setback required under this section and the setback required under Parts 4-8 of this Bylaw, the greater distance shall prevail.

3.20 Fence Regulations

- (1) No person shall erect or cause to be erected or shall have or maintain on any property located in the City of which he is the owner, occupant, tenant or lessee:
 - (a) any barbed wire fence or other barbed wire structure or any fence which is surmounted by nails, sharpened spikes, broken glass or other dangerous objects or materials; or

- (b) any electrified fence.
- (2) Subsection (1)(a) shall not apply:
 - (a) where barbed wire is placed on a fence at a height of not less than 1.83 m above the level of ground on a fence in a non-residential district;
 - (b) where the fence is located on land designated A-1 Future Urban Development District under this land use bylaw.
- (3) A fence in a residential district or other district in which the principle use is residential, must meet the following requirements:
 - (a) the portion of a fence which is located between the front of the building and the rear property line or along the rear property line may not exceed 2.0 m in height;
 - (b) the portion of a fence which is located between the front of the building and the front property line may not exceed 0.9 m in height.
- (4) For the purpose of subsection (3) the height of a fence is measured from ground level to the top of the fence, except where the fence is located on a retaining wall, in which case the height of the fence shall include the height of the retaining wall.
- (5) The Development Authority may grant a relaxation to the height requirement set out in subsection 3.20 (3).
- (6) No development permit is required for a fence in a residential district or other district in which the primary use is residential except unless a height relaxation under section 3.30 (5) is requested.
- (7) No development permit is required for a fence in a non-residential district.
- (8) ¹No person shall construct, allow or permit a fence to be located on City property, including a road or lane right-of-way, City boulevard, utility lot or municipal reserve lot, without the expressed written permission of The City.

¹ 3357/A-2012

3.21 Cremation Regulations

- (1) The use of a crematorium, retort or cremation chamber must not result in any noise, odor, smoke or other nuisance which emanates beyond the boundaries of the premises on which the use takes place.

3.22 Public Property Regulations

- (1) No person shall park or leave a vehicle, or any part of a vehicle, on or over any public property.
- (2) The prohibition in subsection (1) does not apply to a vehicle which is parked:
 - (a) in a designated parking stall or designated parking areas;
 - (b) on any carriageway intended for the passage of vehicles and where not otherwise prohibited;
 - (c) on public property in accordance with a license from or the express approval of The City.
- (3) Where one or more vehicles are parked or left on public property contrary to subsection (1), it shall be a separate offence for each day that such vehicle(s) is so parked or displayed.
- (4) No person shall store, display or sell goods on any public property, except in accordance with the terms of a valid City business license or other lawful authority granted by The City.
- (5) Subsection (4) does not prohibit occasional sidewalk sales provided that such sales do not impede pedestrian traffic on the sidewalk.

3.23 Objects Prohibited or Restricted in Yards

- (1) No person in lawful possession or control of a site shall allow or permit a trailer parked on such site to be used for living or sleeping accommodation except as follows:
 - (a) A trailer parked in an approved campground.
 - (b) A trailer parked in the Westerner Exposition site if their on-site campground is full or if exhibitors require close proximity to on-site facilities.

- (c) A self-container trailer parked in the parking lot of a church, school, recreation venue site, community centre or major hotel with conference/convention facilities providing:
- (i) the occupant has obtained consent from the owner of the site and is attending a function or event in a facility on that site;
 - (ii) the owner of the site has obtained approval from the Development Authority;
 - (iii) overnight parking on the site does not exceed two consecutive nights unless approved by the Development Authority;
 - (iv) overnight parking on the site shall not exceed two occasions per calendar month unless approved by the Development Authority;
 - (v) no fees shall be charged for overnight parking;
 - (vi) the owner of the site will be responsible to ensure that all City of Red Deer Bylaws, including the Public Order Bylaw, are complied with.
- (d) A trailer parked on a site in a residential district for 48 hours or less between the first day of April and the thirty-first day of October each year providing:
- (i) the owner of the site obtains approval from the Development Authority;
 - (ii) no rent or fees are paid for the use of the site or facilities;
 - (iii) the period shall in no circumstances exceed thirty days without prior approval of the Development Authority.

3.24 ¹DELETED

¹ 3357/L-2009, 3357/Q-2015

3.25 ¹Community Gardens

Community Gardens are discretionary use in all districts and subject to approval by the Development Authority.

3.26 ²Temporary Buildings

(1) A temporary building may not be erected without the permission of the Development Authority which may be granted as follows:

(a) any district other than a residential district subject to the owner agreeing to remove such a building in accordance with the terms and conditions stipulated by the Development Authority.

(b) a residential land use district provided that:

(i) no such temporary building shall have a floor area exceeding 16.5 square metres, be more than 3.0 metres in height or be set back less than 1.2 metres from the side of the property line; and

(ii) the owner enters into an agreement to remove such a building in accordance with the terms and conditions stipulated by the Development Authority;

(iii) there shall be no more than one temporary building per site;

(iv) a temporary building being used as a garage must be placed in the rear yard only;

(v) in the case of a pre-manufactured temporary building, the elevations shall be subject to the approval of the Development Authority;

(vi) the temporary building must be set back at least 1.2 metres from the property line; and

(vii) the permit for the temporary building shall expire at the end of 24 months unless extended by the Development Authority.

(c) ³Through a Special Event Permit

(2) If an owner fails to comply with the terms and conditions of a temporary building permit, the Development Authority may remove or cause to be removed such building as the case may be, the costs of which shall be charged against the lands

¹ 3357/P-2011

² 3357/X-2014

³ 3357/V-2017

upon which the temporary building is situated and shall be payable by the owner to The City on demand.

(3) A temporary building may not be used as a dwelling

4.1 R1 Residential (Low Density) District



General Purpose

The general purpose of this District is to provide land which will be used for low density residential development.

1. R1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	¹ DELETED
(vi)	² Secondary Suite, subject to section 4.7(9).
(b) ³Discretionary Uses	
(i)	Amateur radio tower.
(ii)	⁴ Assisted Living Facility in a Detached Dwelling Unit.
(iii)	⁵ Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
(iv)	Bed & Breakfast in a Detached Dwelling Unit or Semi-detached Dwelling Unit, subject to subject to section 4.7 (11).
(v)	⁶ Building Sign, for uses described in Section 11.10(1); and
(vi)	“Existing Special Residential” (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
(vii)	⁷ Freestanding Sign, for uses described in Section 11.13(1).
(viii)	Garden Suite subject to section 4.7(13).
(ix)	Home occupations which will generate additional traffic subject to section 4.7(8).
(x)	Home Music Instructor/Instruction (six students), subject to section 4.7(10).
(xi)	Municipal Services limited to Police, Emergency Services and/or Utilities.
(xii)	¹ Show Home or Raffle Home.

¹ 3357/B-2018

² 3357/Z-2009

³ 3357/A-2012

⁴ 3357/C-2007

⁵ 3357/C-2007

⁶ 3357/B-2018

⁷ 3357/B-2018

- (xiii) ²Secondary Suite, subject to section 4.7(9).
 (xiv) ³DELETED

2. R1 Residential (Low Density) District Regulations

(a) Table 4.1 R1 Regulations

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m but not less than 72.0 m ²
⁴ Site Coverage Maximum	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
⁵ Front Yard Set Back	6.0 m except for the R1 zoned lands located within the Timberlands North Neighbourhood Area Structure Plan area (south of 67 Street and east of 30 Avenue) where the front yard setback is: <ul style="list-style-type: none"> • Minimum 3.0 m and a maximum of 4.5m for the live portion of a dwelling unit, and • Minimum 6.0 m for any front attached garage portion of a dwelling unit.
Side Yard Minimum	Detached dwelling: minimum 1.5 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m ²
Frontage Minimum	Detached dwelling 12.0 m

(b) R1 district is subject to any applicable residential regulations listed within section 4.7.

(c) ¹Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R-1, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority.

¹ 3357/T-2015

² 3357/Z-2009

³ 3357/B-2018

⁴ 3357/I-2013

⁵ 3357/L-2013, 3357/D-2015

²4.1.1 R1C Residential (Carriage Home) District



General Purpose

The general purpose of this District is to provide the unique opportunity for one additional self-contained Dwelling Unit on a residential lot in the form of a Carriage Home located above a detached garage with lane access thereby increasing housing choices.

(1) Carriage Homes are mandatory on all corner lots including lots located at the intersection of a lane with a street and as identified on the Land Use Concept Plan in the Timberlands North Neighbourhood Area Structure Plan

(2) R1C Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory Building subject to sections 3.5 and 4.7(3)
(ii)	Detached Dwelling Unit
(iii)	Carriage Home, subject to section 4.1.1.(3)(b)
(iv)	Home Music Instructor/Instruction (2 students), subject to section 4.7(10)
(v)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(vi)	³ DELETED
(vii)	Secondary Suite, subject to sections 4.1.1(3)(b) and 4.7(9)
(b) Discretionary Uses	
(i)	Assisted Living Facility in the principal dwelling unit
(ii)	Bed & Breakfast in the principal dwelling unit
(iii)	Garden Suite, subject to sections 4.1.1(3)(b) and 4.7(9)
(iv)	Home Occupations which will generate additional traffic and located on a lot that does not contain a Carriage Home, subject to section 4.7(8)
(v)	Home Music Instructor/Instruction (six students), subject to section 4.7(10)
⁴ (vi)	Show Home or Raffle Home.
(vii)	Secondary Suite, subject to sections 4.1.1(3) and 4.7(9)
(viii)	⁵ DELETED

¹ 3357/H-2008

² 3357/L-2013

³ 3357/B-2018

⁴ 3357/T-2015

⁵ 3357/B-2018

¹4.1.2 R1WS Residential (Wide/Shallow Lot) District



²General Purpose

The general purpose of this District is to provide residential lots that have a wide frontage and a shallow depth intended to reduce the dominance of front attached garages from the street. Development will consist of detached dwelling units with articulated front elevations through the use of dormers, bays, porches and gable ends. Front attached garages cannot be closer to the street than the live portion of the house. Front porches are strongly encouraged and are allowed to encroach into the minimum front yard.

1. R1WS Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory Building subject to sections 3.5 and 4.7(3)
(ii)	³ Detached Dwelling Unit with mandatory front attached garage subject to section 4.1.2(2)(b)
(iii)	Home Music Instructor/Instruction (2 students), subject to section 4.7(10)
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(v)	⁴ DELETED
(b) Discretionary Uses	
(i)	Assisted Living Facility in a Detached Dwelling Unit
(ii)	Bed & Breakfast in a Detached Dwelling Unit
(iii)	Garden Suite, subject to sections 4.1.2(2)(b) and 4.7(13)
(iv)	Home Occupations which will generate additional traffic, subject to section 4.7(8)
(v)	Home Music Instructor/Instruction (six students), subject to section 4.7(10)
⁵ (vi)	Show Home or Raffle Home.
(vii)	Secondary Suite, subject to sections 4.1.2(2)(b) and 4.7(9)
(viii)	⁶ DELETED

2. R1WS Residential (Wide/Shallow Lot) Regulations

(a) ⁷Table 4.1.2 R1WS Regulations

¹ 3357/L-2013
² 3357/D-2015
³ 3357/D-2015
⁴ 3357/B-2018
⁵ 3357/T-2015
⁶ 3357/B-2018
⁷ 3357/D-2016

Regulations	Requirements
Floor Area	Lot frontage in m x 6.0 m, but not less than 72 m ²
Site Coverage Maximum	45% (includes garage & accessory buildings)
Building Height Maximum	2 ½ storeys with a maximum height of 12.0 m measured from the average of the lot grade
¹ Front Yard Minimum	<ul style="list-style-type: none"> ▪ 3.8 m for the live portion of a dwelling unit, and ▪ 6.0 m for the front attached garage of the dwelling unit
Front Porch encroachment Maximum into Front Yard	1.8 m
Side Yard Minimum	1.5 m however, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2B
Rear Yard Minimum	7.5 m
Lot Depth	<p>Maximum: 27.0 m Minimum: 24.0 m</p> <p>²A lot depth maximum variation may be considered in the following situations:</p> <ul style="list-style-type: none"> • When lot configuration is impacted by natural features; • When lot configuration is impacted by road design; and • When a lot transitions into another land use district.
Landscaped Area Minimum	30% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	³ 324 m ²
Lot Frontage Minimum	<p>Detached Dwelling Unit with single car garage 12.0 m Detached Dwelling Unit with double car garage 15.0 m</p>
Garage	<ul style="list-style-type: none"> • The width of the front attached garage cannot be greater than 60% of the entire front face exposure of the dwelling unit (live and garage portion combined). The driveway cannot be wider than the width of the front attached garage. • Garage doors shall face the street and contain window panels

¹ 3357/D-2015

² 3357/D-2015

³ 3357/V-2017

	<ul style="list-style-type: none">• The width of the front driveway shall not exceed the front face width of the garage portion of the dwelling unit.
--	---

(b) ¹DELETED

(c) The R1WS District is subject to any applicable residential regulations listed within section 4.7

(d) Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R1WS, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority

4.2 R1A Residential (Semi-Detached Dwelling) District



General Purpose

The general purpose of this District is to provide land which will be used for low density residential development including semi-detached dwelling units.

1. R1A Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	¹ DELETED
(vi)	² Semi-detached dwelling unit, except in the West Park Overlay district where such use shall be discretionary, subject to sub-section (3).
(vii)	³ Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(iii)	⁴ Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
(iv)	⁵ Building Sign, for uses described in Section 11.10(1); and
(v)	⁶ “Existing Special Residential” (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
(vi)	⁷ Freestanding Sign, for uses described in Section 11.13(1).
(vii)	Home music instructor/instruction (six students), subject to section 4.7(10).
(viii)	Home occupations which will generate additional traffic subject to section 4.7(8).
(ix)	Municipal services limited to Police, Emergency Services and/or Utilities.
(x)	¹ Show Home or Raffle Home.

¹ 3357/B-2018

² 3357/FF-2008

³ 3357/Z-2009

⁴ 3357/C-2007

⁵ 3357/B-2018

⁶ 3357/C-2007

⁷ 3357/B-2018

- (xi) ²Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
- (xii) ³Secondary Suite in existence in a semi-detached Dwelling Unit on January 1, 2009, subject to section 4.7(9).

2. R1A Residential (Semi-Detached Dwelling) Regulations

- (a) Where each half of a semi-detached dwelling unit is to be contained in a separate parcel or title no side yard shall be required on the side of the dwelling unit which abuts the adjacent dwelling unit.
- (b) Notwithstanding subsection (c), the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 metres by the Development Authority provided that the front yard of the adjoining dwelling unit meets the minimum requirements of this section.

(c) Table 4.2 R1A Regulations

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6 m but not less than 72.0 m ² Semi-detached dwelling: 72.0 m ² for each unit
⁴ Site Coverage Maximum	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
Front Yard Minimum	6.0 m
Side Yard Minimum	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2

¹ 3357/T-2015

² 3357/Z-2009

³ 3357/Z-2009

⁴ 3357/I-2013

Regulations	Requirements
Lot Area Minimum	Detached dwelling 360.0 m ² Semi-detached dwelling unit: 232.0 m ² per dwelling unit
Frontage Minimum	Detached dwelling 12.0 m Semi-detached dwelling unit 7.6 m per unit

(d) R1A District is subject to any applicable residential regulations listed within section 4.7.

3. ¹R1A Residential (Semi-Detached Dwelling) West Park Overlay District

- (a) The West Park Overlay district shall be the area identified on Figure 19.
- (b) In the West Park Overlay District, the discretionary use of a semi-detached dwelling unit may be approved by the Municipal Planning Commission.
- (c) An application for a semi-detached dwelling unit shall be referred to all landowners on sites within a 100 metre radius of the site of the proposed development, for comments on the proposal prior to its presentation to the Municipal Planning Commission.

¹ 3357/FF-2008

4.3 R1N Residential (Narrow Lot) District



General Purpose

The general purpose of this District is to provide land which will be used for narrow lot single family residential development in new neighbourhoods.

1. R1N Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	¹ DELETED
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(iii)	² Building Sign, for uses described in Section 11.10(1); and
(iv)	³ Freestanding Sign, for uses described in Section 11.13(1).
(v)	Home music instructor/instruction (six students), subject to section 4.7(10).
(vi)	Municipal services limited to Police, Emergency Services and/or Utilities.
(vii)	⁴ Show Home or Raffle Home.
(viii)	⁵ Secondary Suite in existence on January 1, 2009, subject to section 4.7(9).
(ix)	⁶ Home occupations which will generate additional traffic subject to sections 4.3(2)(o) & (p) and 4.7(8).

2. R1N Residential (Narrow Lot) Regulations

- (a) In order to ensure that there is not an excessive amount of on street parking, a two vehicle parking pad, shall be constructed in the back of the lot to at least a gravel standard. All locations shall be approved by the Development Authority.

¹ 3357/B-2018

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/T-2015

⁵ 3357/Z-2009

⁶ 3357/F-2014 (Revised Alternative)

- (b) In order to ensure a pleasing neighbourhood appearance, there shall be a common architectural theme, with the house oriented to the street and including such features as front porches and decks for any narrow lot development. The proposed theme shall be approved by the Development Authority.
- (c) The Development Authority, having regard for the siting and appearance of adjoining residences and other residences within the block face, may increase the Front Yard requirement to improve sunlight exposure, views, privacy and to add general interest to the streetscape.
- (d) Identical houses with similar front elevations must be separated by a minimum of one lot unless finishing treatments (colour/front elevations) are substantially different to the satisfaction of the Development Authority.
- (e) ¹The Development Authority shall require a graduated transition between different house styles which shall be accommodated by varied roof lines, architectural projections, and/or the interjection of bi-level or split level designs between bungalow and two-storey designs.
- (f) ²Side windows of above grade storeys of Detached Dwelling Units shall be arranged to minimize the incidence of windows facing each other. Obscured glass shall be used in any bathroom which faces a window in an adjoining residence.
- (g) In order to ensure that the front landscape is not dominated by either garages or driveways, there shall be no front driveways or front yard garages allowed in this district.
- (h) In order to ensure that there is access to the rear yard, all lots in this District shall have rear lane access.
- (i) The front yard shall have a tree or shrub plantings.
- (j) ³**DELETED**
- (k) For the purpose of this section, “total development area” means the total area of land which is designated residential in the Neighbourhood Area Structure Plan.
- (l) Table 4.3 R1N Regulations

Regulations	Requirements
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¹ 3357/F-2014 (Revised Alternative)

² 3357/A-2012

³ 3357/F-2014 (Revised Alternative)

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m
Site Coverage	Maximum - 45% (includes garage and accessory buildings) Minimum – 6 m x frontage
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
Front Yard Minimum	¹ 4.0 m
Side Yard Minimum	Detached dwelling: 1.25 m, except where the building flanks a public roadway (excluding a lane or walkway) where the side yard on the flankage side shall be 2.4 m
Rear Yard Minimum	7.5 m
Lot Depth Minimum	36.6 m
Landscaped Area	35% of site area
Parking Spaces	2 stalls in the back of lot
Lot Area Minimum	Detached dwelling ² 385.0 m ²
Frontage Minimum	Detached dwelling 10.5 m
³ Minimum Lot Width at Rear of Lot	9.2 m

(m) R1N District is subject to any applicable residential regulations listed within section 4.7.

⁴(n) Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R1N whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority.

⁵(o) Any Home occupation use which generates additional traffic shall be required to provide one additional on-site parking stall at the rear of the property.

⁶(p) A hard surfaced walkway connection, that can be shovelled, shall be provided between all on-site rear parking spaces and the primary dwelling unit.

¹ 3357/F-2014 (Revised Alternative)

² 3357/F-2014 (Revised Alternative)

³ 3357/D-2016

⁴ 3357/H-2008

⁵ 3357/F-2014 (Revised Alternative)

⁶ 3357/F-2014 (Revised Alternative)

4.3.1 ¹R1G Residential (Small Lot) District



General Purpose

The general purpose of this District is to provide land which will be used for small lot detached housing with mandatory front attached garages to create increased opportunity for more efficient utilization of land in small and comprehensively planned residential development clusters.

1. R1G Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory Building subject to sections 3.5 and 4.7(3).
(ii)	Detached Dwelling Unit.
(iii)	Home Music Instructor/Instruction (two students), subject to section 4.7(10).
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic, subject to section 4.7 (8).
(v)	² DELETED
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & Breakfast, subject to section 4.7(11).
(iii)	Home Music Instructor/Instruction (six students), subject to section 4.7(10).
(iv)	Municipal services limited to Police, Emergency Services and/or Utilities.
³ (v)	Show Home or Raffle Home.
⁴ (vi)	Home occupations which will generate additional traffic subject to section 4.7(8)

2. R1G Residential (Small Lot) Regulations

- (a) All Detached Dwelling Units shall include a front double attached garage.
- (b) Where a Detached Dwelling Units is located on a corner site, the side which abuts a street shall have an architectural treatment similar to the front elevation.
- (c) ⁵Side windows of above grade storeys of Detached Dwelling Units shall be arranged to minimize the incidence of windows facing each other. Obscured glass shall be used in any bathroom which faces a window in an adjoining residence.

¹ 3357/J-2011

² 3357/B-2018

³ 3357/T-2015

⁴ 3357/F-2014 (Revised Alternative)

⁵ 3357/A-2012

¹4.3.2 RLW Residential (Live-Work) District



General Purpose

The general purpose of this District is to provide opportunity for live-work units whereby street level commercial space is operated by the resident who occupies a residential dwelling unit above the ground floor commercial space. The form of development is similar to that of a multi-attached building but with ground floor commercial and each live-work unit having individual access to the street.

1. RLW Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3)
(ii)	Live-Work unit subject to section 4.3.2(2)(b)
(iii)	Ground floor commercial uses subject to section 4.3.2(2)(b)
(iv)	Home music instructor/instruction (2 students), subject to section 4.7(10)
(v)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(vi)	² DELETED
(b) Discretionary Uses	
(i)	³ Building Sign, for uses described in Section 11.10(1)
(ii)	Day Care Facility
(iii)	Home Occupations which will generate additional traffic, subject to section 4.7(8)
(iv)	Home Music Instructor/Instruction (six students), subject to section 4.7(10).
⁴ (v)	Show Home or Raffle Home
(vi)	⁵ DELETED

¹ 3357/L-2013

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/E-2016

⁵ 3357/B-2018

4.4 R2 Residential (Medium Density) District



General Purpose

The general purpose of this District is to provide a medium density residential area with a mixture of housing types and residential accommodation and at the same time control, regulate and encourage the development or redevelopment of residential uses that are compatible with the neighbourhood, the immediate site and the growth policies of the Municipal Development Plan.

1. R2 Permitted and Discretionary Uses Table ¹

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3)
(ii)	Detached dwelling unit
(iii)	Home music Instructor/Instruction (two students), subject to section 4.7(10)
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(v)	² DELETED
(vi)	Secondary suite legally in existence before April 5, 2004
(i)	³ Secondary suite in a detached Dwelling Unit, subject to subsections 4.7(9)

(b) Discretionary Uses	
(i)	Accessory residential structure subject to section 4.7(3)
(ii)	Amateur radio tower.
(iii)	⁴ Assisted living facility, Day Care Facility, Day Care Adult Facility, Temporary Care Facility or Place of Worship or Assembly on sites within an Area Structure Plan or Area Redevelopment Plan which designates where such uses will be situated: only on site which are designated for the use within the applicable plan.
(iv)	⁵ Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites with no approved Area Structure Plan or Area Redevelopment Plan or on sites with no designated location in an Area Structure Plan or Area Redevelopment Plan.
(v)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(vi)	⁶ Building Sign, for uses described in Section 11.10(1); and

¹ 3357/C-2007

² 3357/B-2018

³ 3357/Z-2009

⁴ 3357/X-2014

⁵ 3357/X-2014

⁶ 3357/B-2018

- (vii) “Existing Special Residential” (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
- (viii) ¹Freestanding Sign, for uses described in Section 11.13(1)
- (ix) Garden suite subject to section 4.7(13).
- (x) Home music instructor/instruction (six students), subject to section 4.7(10).
- (xi) Home occupations which will generate additional traffic subject to section 4.7(8).
- (xii) Multi-attached dwelling unit building.
- (xiii) ²Multiple family building up to three storeys
- (xiv) Municipal services limited to police, emergency services and/or utilities.
- (xv) Public and quasi-public buildings.
- (xvi) Semi-detached dwelling unit.
- (xvii) ³Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
- (xviii) ⁴Show Home or Raffle Home.

2. R2 Residential (Medium Density) Regulations

- (b) Where each half of a semi-detached dwelling unit is to be contained in a separate site no side yard shall be required on the site of the dwelling unit which abuts the adjacent dwelling unit.
- (c) Where the dwelling units of a row house building are to be contained in separate sites, no side yards shall be required on either side in the case of an internal dwelling unit and no side yard shall be required on one side of the end dwelling unit.
- (d) Notwithstanding the 6.0 metre front yard setback, except for multi-family which shall have a minimum setback of 7.5 metres, the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 metres by the Development Authority provided that the front yard of the adjoining dwelling unit meets the minimum requirement of this section.

(e) Table 4.4 R2 Regulations

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6.0 m Semi-detached dwelling: 65.0 m ² for each unit Multi-attached: 60.0 m ² for each unit
¹ Site Coverage	40% (includes garage and accessory buildings)

¹ 3357/B-2018

² 3357/I-2013

³ 3357/Z-2009

⁴ 3357/T-2015

Regulations	Requirements
Maximum	
Building Height Maximum	² 2 storeys with a maximum total height of 10.0 m measured from the average of the lot grade except: <ul style="list-style-type: none"> ▪ Multiple family building as per subsection 4.4 (1)(b)(xi) ▪ 3 storeys for an Assisted Living Facility
Front Yard Minimum	6.0 m except multi-family which shall have a 7.5 m minimum

Regulations	Requirements
³ Side Yard Minimum	<p>Detached dwelling: 1.5 m</p> <p>Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m</p> <p>Special residential: 3.0 m</p> <p>Multi-attached (without side entry): 1.8 m Multi-attached (with side entry): 2.4 m</p> <p>Multiple Family Building, Assisted Living Facility, or Temporary Care Facility: <ul style="list-style-type: none"> • Buildings up to 2 storeys: 3.0m • Buildings of 3 storeys: 4.5m </p> <p>Notwithstanding the setbacks noted above, where the Multiple Family Building, Assisted Living Facility, or Temporary Care Facility flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.</p> <p>In all cases the minimum side yard requirement is subject to sections 3.19 and 5.7(2).</p>
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	⁴ Detached dwelling 360.0 m ² Semi-detached: 232.0 m ² per dwelling unit

¹ 3357/I-2013
² 3357/I-2013
³ 3357/D-2016
⁴ 3357/I-2013

	<p>Multi-attached: 185.0 m² per dwelling unit</p> <p>Multi-family:</p> <ul style="list-style-type: none"> ▪ no separate bedroom: 74.0 m² per dwelling unit ▪ one bedroom: 111.0 m² per dwelling unit ▪ more than one bedroom: 139.0 m² per dwelling unit
Frontage Minimum	<p>¹Detached dwelling unit: 12.0 m</p> <p>Semi-detached: 7.6 m per dwelling unit</p> <p>Multi-attached building: 15.0 m except, if all units are side by side town or row housing units: 6.1 m per dwelling unit</p> <p>Multiple family building: 18.0 m</p>

(e) R2 District is subject to any applicable residential regulations listed within section 4.7.

3. R2 Residential (Medium Density) Site Location

- (a) Notwithstanding section 4.4(2) (d), a site shall not be located or developed so as to leave small isolated parcels of land that cannot accommodate future development.
- (b) The location of the site to be developed within the land use district, and the relationship of the site to the surrounding environs shall be subject to approval by the Commission.

¹ 3357/I-2013

¹4.4.1 R2T Residential (Town House) District



General Purpose

The general purpose of this District is to provide for town or row house development in traditional side by side lots, clustered, stacked or condominium format. No front driveways permitted to or from an arterial roadway.

1. R2T Permitted and Discretionary Uses Table

a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3)
(ii)	Town or row house or Stacked Town or row house dwelling
(iii)	Home music Instructor/Instruction (two students), subject to section 4.7(10)
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(v)	² DELETED
b) Discretionary Uses	
(i)	Home Occupations which will generate additional traffic, subject to section 4.7(8)
(ii)	Home Music Instructor/Instruction (six students), subject to section 4.7(10)
(iii)	³ Show Home or Raffle Home.

2. R2T Residential (Town House) District Regulations

(d) Table 4.4.1 R2T Regulations

Regulations	Requirements
Floor Area Minimum	60.0 m ² per dwelling unit
Site Coverage Maximum	40% (includes any garage & accessory buildings)
Building Height	Maximum: 2½ storeys with a maximum height of 12.0 m measured from the average of the lot grade Minimum: 2 storeys
⁴ Front Yard Minimum	<ul style="list-style-type: none"> ▪ Minimum 3.0 m and maximum 4.5 m for the live portion of a dwelling unit, and ▪ Minimum 6.0 m for any front attached garage portion

¹ 3357/L-2013

² 3357/B-2018

³ 3357/T-2015

⁴ 3357/D-2015

	of a dwelling unit.
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Regulations	Requirements
Side Yard Minimum	1.5 m except: <ul style="list-style-type: none"> ▪ where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2B ▪ nil for internal dwelling units ▪ nil on the internal side of an end dwelling unit
Rear Yard Minimum	7.5 m except if dwelling unit has a rear attached garage, the garage portion of the dwelling unit only requires a minimum 6.0 m setback from the back edge of a lane or private driveway
Lot Depth Minimum	30.0 m
Landscaped Area Minimum	30% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	185 m ²
Lot Frontage Minimum	6.1 m per dwelling unit

(b) The R2T District is subject to any applicable residential regulations listed within section 4.7.

(c) Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R2T, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority.”

4.5 R3 Residential (Multiple Family) District



General Purpose

The general purpose of this District is to accommodate and control medium and high density residential development.

1. R3 Permitted and Discretionary Uses Table¹

(a) Permitted Uses

- (i) ²Building Sign, for uses described in Section 11.10(1).
- (ii) Home music instructor/instruction (two students), subject to section 4.7(10).
- (iii) Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
- (iv) Multi-attached building up to a maximum density of 35 dwelling units per hectare (D35).
- (v) Multiple family building up to a maximum density of 35 dwelling units per hectare (D35).
- (vi) ³DELETED

(b) Discretionary Uses

- (i) Accessory residential structure subject to section 4.7(3).
- (ii) ⁴Assisted living facility, Day Care Facility, Day Care Adult, Temporary Care Facility or Place of Worship or Assembly on sites within an Area Structure Plan or Area Redevelopment Plan which designates where such uses will be situated; only on site which are designated for use within the applicable plan.
- (iii) ⁵Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility or Place of Worship or Assembly on sites with no approved Area Structure Plan or Area Redevelopment Plan or on sites with no designated location in an Area Structure Plan or Area Redevelopment Plan.
- (iv) Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
- (v) Detached or semi-detached dwelling unit in existence before January 12, 2004.
- (vi) ⁶Existing Special Residential: place of worship, kindergarten, school, and Day Care Facility. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall also be deemed to be a Discretionary Use for that site

¹ 3357/C-2007

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/X-2014

⁵ 3357/X-2014

⁶ 3357/A-2012

Discretionary Uses Table - Continued

- (vii) ¹Freestanding Sign, for uses described in Section 11.13(1).
- (viii) Home music instructor/instruction (six students), subject to section 4.7(10).
- (ix) Home occupations which will generate additional traffic subject to section 4.7(8).
- (x) Multi-attached building more than 35 dwelling units per hectare.
- (xi) Multiple family building more than 35 dwelling units per hectare.
- (xii) ²Municipal Services limited to Police, Emergency Services and/or Utilities
- (xiii) Secondary suite legally in existence before April 5, 2004.
- (xiv) ³Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
- (xv) ⁴Show Home or Raffle Home.
- (xvi) Temporary care facility.

2. R3 Residential (Multiple Family) Regulations

(a) Table 4.5 R3 Regulations⁵

Regulations	Requirements
Floor Area Minimum	<p>Detached dwelling: Frontage in m x 6.0 m</p> <p>Semi-detached dwelling: 65.0 m² for each unit</p> <p>Multi-attached: 60.0 m² for each unit</p> <p>Dwelling unit in a multiple family building: 37.0 m²</p> <p>Unit in assisted living facility: 23.0 m²</p>
Site Coverage Maximum	40% (includes garage and accessory buildings) except within multi-family, assisted living facility or temporary care facility on sites located within the boundaries of the Greater Downtown Action Plan, where it is 60% (including accessory buildings)
⁶ Building Height Maximum	<p>2 storeys with a maximum of 10.0 m measured from the average of the lot grade except:</p> <ul style="list-style-type: none"> ▪ 4 storeys for Assisted Living Facility, Temporary Care Facility or Multiple family building unless site is located within the downtown commercial core area in which case there is no specific maximum.

¹ 3357/B-2018

² 3357/I-2013

³ 3357/Z-2009

⁴ 3357/T-2015

⁵ 3357/C-2007

⁶ 3357/I-2013

4.6 R4 Residential (Manufactured Home) District



General Purpose

The general purpose of this District is to provide land for manufactured homes and manufactured home communities.

1. R4 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Home music instructor/instruction (two students), subject to section 4.7(10).
(ii)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(iii)	Manufactured home.
(iv)	Manufactured home park.
(b) Discretionary Uses	
(i)	¹ Building Sign, for uses described in Section 11.10(1); and
(ii)	² Freestanding Sign, for uses described in Section 11.13(1)
(iii)	Garden suite subject to section 4.7(13).
(iv)	Home music instructor/instruction (six students), subject to section 4.7(10).
(v)	Home occupations which will generate additional traffic subject to section 4.7(8).
(vi)	³ DELETED
(vii)	⁴ Accessory building
(viii)	⁵ Municipal Services limited to Police, Emergency Services and/or Utilities
(ix)	⁶ Show Home or Raffle Home.

2. R4 Residential (Manufactured Home) Regulations

(a) Notwithstanding subsection (b), the site plan of a Manufactured Home Park shall be subject to approval by the Commission.

(b) Table 4.6 R4 Regulations

Regulations	Requirements
Floor Area Minimum	55.0 m ²
Building Height	1 storey

¹ 3357/B-2018
² 3357/B-2018
³ 3357/B-2018
⁴ 3357/L-2006
⁵ 3357/I-20013
⁶ 3357/T-2015

Regulations	Requirements
Maximum	
Front Yard Minimum	6.0 m Manufactured Home Units (Subdivision or Condominium Sites) – 6.0 m per setback list
Side Yard Minimum	1.5 m on right side facing lot from street; 2.35 m on left side
Rear Yard Minimum	6.0 m
Landscaped Area	35% of site area
Parking	Manufactured home park as required by the Development Authority Manufactured home units (subdivision or condominium sites): 2 stalls on site
Site Area	Manufactured home park: as required by the Development Authority Manufactured home units (subdivision or condominium sites): <ul style="list-style-type: none"> ▪ Single wide: minimum 350.0 m² ▪ Double wide: minimum 418.0 m²
¹ Site Coverage Maximum	45%
Frontage Minimum	Manufactured home park: 11.0 m Manufactured home units (subdivision or condominium sites): <ul style="list-style-type: none"> ▪ Single wide: minimum 11.0 m ▪ Double wide: minimum 14.0 m

(c) R4 District is subject to any applicable residential regulations listed within section 4.7.

¹ 3357/L-2006

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5.1 C1 Commercial (City Centre) District



General Purpose

This district is located in the central area of the city with excellent road access, access to transit and a good pedestrian environment. In accordance with the Area Redevelopment Plan, this district is intended to act as the main office area for the city and provide a wide range of commercial, institutional, cultural and residential development. Generally, the land uses are to serve the city and region as a whole.

1. C1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	¹ Building Sign; and
(ii)	Commercial recreation facility.
(iii)	Commercial service facility.
(iv)	Dwelling units above the ground floor.
(v)	² Freestanding Sign.
(vi)	Hotel or motel
(vii)	Restaurant
(viii)	Merchandise sales and/or rental, excluding agricultural and industrial motor vehicles or machinery.
(ix)	Office.
(x)	Service and repair of goods traded in the C1 district, excluding motor vehicles.
(xi)	³ DELETED
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Accessory building or use subject to section 3.5.
(iii)	⁴ Assisted living facility
(iv)	Commercial entertainment facility.
(v)	Dangerous goods occupancy.
(vi)	Detached dwellings and their accessory buildings existing legally at the time of adoption of this Bylaw.
(vii)	Drinking establishment (adult entertainment prohibited and subject to section 5.7(8)).
(viii)	Drinking establishment (adult entertainment permitted and subject to section 5.7(8)).

¹ 3357/B-2018

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/C-2007

(b) Discretionary Uses <i>continued</i>	
(ix)	¹ Dynamic Fascia Sign, on Sites described in Section 11.8.1(4).
(x)	² Dynamic Freestanding Sign, on Sites described in Section 11.8.1(4).
(xi)	Funeral home
(xii)	Home occupations subject to section 4.7 (8).
(xiii)	Hostel.
	³ Institutional service facility
(xiv)	Motor vehicle service and repair, including the sale of fuel but excluding the service or repair of agricultural or industrial motor vehicles or machinery.
(xv)	⁴ Multiple Family Building, excluding ground floor dwelling units within the downtown core as outlined in section 7.11 Figure 18.
(xvi)	Late night club subject to section 5.7(7).
(xvii)	Parking lot/parking structure.
(xviii)	⁵ DELETED
(xix)	⁶ Temporary care facility
(xx)	Transportation, communication or utility facility.
(xxi)	⁷ Outdoor display or sale of goods.
(xxii)	⁸ Gaming or Gambling Establishment subject to section 5.7 (1) (f)
(xxiii)	⁹ Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
(xxiv)	¹⁰ Show Home or Raffle Home.

2. C1 Commercial (City Centre) Regulations

(a) Table 5.1 C1 Regulations

Regulations	Requirements
Floor Area	Commercial – Nil Residential Minimum - dwelling units 37 m ² Residential Maximum – three times site area
Building Height Maximum	¹¹ The Development Authority shall have discretion in reviewing height based on the buildings impact on surrounding properties and the streetscape. For development greater than four storeys, the Development Authority shall be the Municipal Planning Commission.
Front Yard Minimum	Commercial – nil, subject to sections 5.7(2) & 3.19 Residential – 7.5 m or as required by the Commission
Side Yard Minimum	Commercial – nil, subject to sections 5.7(2) & 3.19 unless

¹ 3357/B-2018

² 3357/B-2018

³ 3357/C-2007

⁴ 3357/V-2008

⁵ 3357/B-2018

⁶ 3357/C-2007

⁷ 3357/E-2006

⁸ 3357/J-2007

⁹ 3357/Z-2009

¹⁰ 3357/T-2015

¹¹ 3357/X-2014

Regulations	Requirements
	the side yard abuts a lane, in which case it shall be 1.5 m Residential – as required by the Commission
Rear Yard Minimum	Commercial – 1.5 m, subject to sections 5.7(2) & 3.19 Residential – as required by the Commission
Landscaped Area	Commercial – nil Residential – 15 % unless otherwise required by the Commission
Parking	Subject to sections 3.1 & 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one
Site Area Minimum	278.0 m ²
Frontage Minimum	7.5 m

- (b) C1 district is subject to any applicable commercial regulations listed within section 5.7.
- (c) The Development Authority will consider the lot configuration as well as the standards in corresponding residential districts when evaluating the site plan for a residential development in the C1 District.
- (d) The following development design criteria apply to all C1 Commercial lands located south of the Red Deer River:
 - (i) Building Fronts – All Buildings:
 - (1) Street facing elevations shall be parallel to the street. In the case of corner lots or parcels with multiple street frontages, a minimum of two street facing elevations shall be parallel to the street.
 - (2) Minimum building height shall be 8.5 m from grade to the cornice (eave) line.
 - (3) Street frontage elevations of buildings located on corner lots shall have equal quality architectural treatment.
 - (4) No street frontage building elevation shall have any single horizontal wall length greater than 5.0 m unless it contains distinct architectural elements such as projections, recesses, jogs or windows, to provide visual variety and interest.

- (5) Where lanes exist, access to on-site parking and for loading and delivery zones shall be provided from the lane.
- (6) No parking is permitted between a building elevation and a street, except: in the case of parcels with street frontage on 3 sides, parking may be allowed on one side; and in the case of parcels with street frontage on 4 sides, parking may be allowed on 2 sides.
- (7) Existing boulevard areas and sidewalk trees are to be preserved and may not be removed for new developments, including driveways.
- (8) Fencing along the street fronts of vacant sites, construction sites and around garbage compounds, will be subject to the approval of the Development Authority.

(ii) Building Fronts - Commercial Buildings:

- (1) All building front development criteria listed in subsection (i) also apply to commercial buildings.
- (2) On the side facing a street, buildings shall be constructed:
 - (a) to the property line,
 - (b) to the setback line from the property line provided for in Section 5.7(2) (a) (i), or
 - (c) to the setback provided by the Development Authority to allow for an amenity to the pedestrian environment under Section 5.7(2) (a) (ii).
- (3) In the case of parcels with frontage on 3 or more streets, at least 2 of the building elevations shall be built to the standards set out in subparagraph (ii) above.
- (4) A building on a corner lot shall be constructed so that parking on the site is not visible from any street front.
- (5) Street level elevations shall replicate the historic pattern of store front modules of 7.5 to 10.0 m wide, each containing varied design elements such as entrances, windows, canopies, projections, roof lines and signage.
- (6) The ground floor of any street facing building elevation shall contain a minimum of 50% windows.

- (7) Display windows shall be provided adjacent to each retail front entrance.
- (8) The minimum ground floor height shall be 3.6 m.
- (9) As a minimum, overhead weather protection shall be provided for pedestrians along building fronts at each building entrance.
- (10) Building cantilevers and attached awnings and canopies shall not project more than 3.0 m from any front building face.
- (11) Front entrances shall be angled and recessed 0.9 to 1.5 m from the building face.

(iii) Building Fronts - Residential Buildings:

- (1) All building front development criteria listed in subsection (i) also apply to residential buildings
- (2) Each main floor dwelling unit fronting a street shall have a private front yard and individual direct front entry access from the sidewalk.
- (3) The main floor shall not be located higher than 1.5 m above the grade of the front sidewalk.
- (4) Retaining walls, railings, fences or hedges located in the minimum front yard shall not exceed 1.0 m in height unless of an open design.
- (5) Architectural design elements such as balconies, verandas, canopies and window projections shall be incorporated into front building faces.
- (6) Trees of a minimum 60 mm caliper (deciduous) or minimum 2.5 m height (coniferous) shall be planted in the front yard at one tree per 7.5 m of lot frontage.

- (e) ¹Notwithstanding anything in this bylaw, the following uses are not permitted on the ground floor of any building in the downtown core area of the C1 district as identified in section 7.11 Figure 18:

(a) Dwelling Units

- (b) The residential component of a building associated with any other permitted or discretionary use in the C1 district.**

3. Heritage Buildings

- (a) For the purpose of this section, heritage buildings and properties are only those listed in sections 7.5 and 7.6 of the Land Use Bylaw that are located within the C1 Commercial District.
- (b) ¹Deleted
- (c) The Development Officer shall as part of their normal circulation process, refer any development proposal within the boundary of any Main Street Programme, or a property abutting the Main Street Programme boundary, to the Main Street Local Advisory Board for comment.
- (d) Where a proposed development affecting a heritage property, or a property abutting a heritage property, is to be forwarded to the Municipal Planning Commission for a decision, or is the subject of an appeal before the Subdivision Development Appeal Board, the Development Officer shall notify The Heritage Preservation Committee and any Main Street Local Advisory Board of the time and date at which the development will be considered.

4. Gaetz-Ross Heritage Area

- (a) The Gaetz-Ross Heritage area is defined as all those parcels of land fronting onto Gaetz Avenue from 48 Street north to, and including, the Hamilton Block (5211 Gaetz Avenue) and, all those parcels fronting onto Ross Street between, and including, the former CP Railway Station and the Old Court House Professional Centre building (4838 Ross Street).
- (b) All building front development criteria listed in subsections (i) to (iii) also apply to all developments in the Gaetz-Ross Heritage area.
- (c) Any portion of a new building higher than two storeys at the front building face shall be stepped back a minimum of 1.2 m from the front building façade of the lower two storeys. A second storey cornice line shall be architecturally accentuated.

5. Setbacks

- (a) The minimum rear yard setback of 1.5 m required under section 5.1(2)(a) Table 5.1, shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.

¹ 3357Q-2007

- (b) The minimum side yard setback of 1.5 m required under section 5.1(2)(a) Table 5.1, shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.

5.2 C1A Commercial (City Centre West) District

C1A

General Purpose

This general purpose of this district is to facilitate the development of a unique area of land uses, which includes office and a combination of commercial, industrial, institutional, cultural and residential developments. Generally, the land uses are to serve The City and the region, as a whole. This district is distinct from, and includes higher standards of development than, the C1 District.

1. C1A Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	¹ Building Sign; and
(ii)	Commercial service facility.
(iii)	² Freestanding Sign.
(iv)	Merchandise sales and/or rental excluding all motor vehicles, machinery and fuel – maximum building size of 1500 m ² (16,146 sq ft.).
(v)	Office.
(vi)	Restaurant.
(vii)	³ DELETED

¹ 3357/B-2018

² 3357/B-2018

³ 3357/B-2018

(b) Discretionary Uses

- (i) Accessory building or use subject to section 3.5.
 - (ii) Any development legally existing or legally approved prior to the passing of this Bylaw deemed to be a discretionary use duly approved by the Development Authority.
 - (iii) ¹Assisted living facility.
 - (iv) ²Commercial entertainment facility
 - (v) Commercial recreation facility.
 - (vi) Dangerous goods occupancy.
 - (vii) Drinking establishment (adult entertainment prohibited and subject to section 5.7(8)).
 - (viii) Funeral home.
 - (ix) Late night club subject to section 5.7(7).
 - (x) Home occupations subject to section 4.7 (8).
 - (xi) Hotel, motel, or hostel.
 - (xii) Manufacturing of any articles.
 - (xiii) Merchandise sales and/or rental.
 - (xiv) Multiple family building.
 - (xv) Parking lot/parking structure
-
- (xiv) Service and repair of any articles.
 - (xv) ³DELETED
 - (xvi) ⁴Temporary care facility.
 - (xvii) Transportation, communication or facility.
 - (xviii) Warehouse in the existing structure.
 - (xix) ⁵Outdoor storage.
 - (xx) ⁶Outdoor display or sale of goods.
 - (xxi) ⁷Gaming or Gambling Establishment subject to section 5.7 (1) (f)
 - (xxii) ⁸Show Home or Raffle Home

2. C1A Commercial (City Centre West) Regulations

(a) Table 5.2 C1A Regulations

Regulations	Requirements
Floor Area	Minimum - dwelling units 37.0 m ² Maximum – one third of site area (ground floor)

¹ 3357/C-2007

² 3357/R-2007

³ 3357B-2018

⁴ 3357/C-2007

⁵ 3357/E-2006

⁶ 3357/E-2006

⁷ 3357/J-2007

⁸ 3357/T-2015

Regulations	Requirements
Building Height Maximum	As approved by the Commission
Front Yard Minimum	6.0 m
Side Yard Minimum	Nil, when there is a constructed lane 3.8 m on one side when there is no constructed lane 3.0 m when it abuts a street
Rear Yard Minimum	3.0 m
Landscaped Area	15 % site area
Parking	Subject to sections 3.1 & 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one
Site Area Minimum	900.0 m ²
Frontage Minimum	20.0 m

(b) C1A District is subject to any applicable commercial regulations listed within section 5.7.

5.3 C2A Commercial (Regional Shopping Centre) District

General Purpose



The general purpose of a Regional Shopping Centre District is to facilitate the development of regional trade centres, which also include services, offices and dwelling units as secondary functions, generally to serve The City and the region, as a whole.

1. C2A Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	¹ Building Sign
(ii)	Commercial service facility.
(iii)	² Freestanding Sign.
(iv)	Merchandise sales and/or rental excluding all motor vehicles, machinery and fuel.
(v)	Office in total not to exceed 10% of the gross leasable area of the whole shopping centre.
(vi)	Restaurant.
(vii)	Service and repair of goods traded in the C2A (Regional Shopping Centre) District, excluding motor vehicles.
(viii)	³ DELETED
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel including propane and used oil.
(ii)	Accessory building or use subject to section 3.5.
(iii)	Commercial entertainment facility.
(iv)	Commercial recreation facility.
(v)	Dangerous goods occupancy.
(vi)	Drinking Establishment (adult entertainment prohibited and subject to section 5.7(8)).
(vii)	Dwelling units above the ground floor.
(viii)	⁴ Dynamic Fascia Sign; and
(ix)	⁵ Dynamic Freestanding Sign.
(x)	Home occupations subject to section 4.7 (8).
(xi)	Hotel or motel.
(xii)	Motor vehicle sales, service and repair, including the sale of fuel but excluding agricultural or industrial motor vehicles or machinery.
(xiii)	Parking lot.
(xiv)	⁶ DELETED
(xv)	⁷ DELETED

¹ 3357/B-2018

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/B-2018

⁵ 3357/B-2018

⁶ 3357/G-2016, 3357/B-2018

⁷ 3357/B-2018

- | | |
|---------|--|
| (xvi) | Transportation, communication or utility facility. |
| (xvii) | ¹ Outdoor storage. |
| (xviii) | ¹ Outdoor display or sale of goods. |
| (xix) | ² Gaming to Gambling Establishment subject to section 5.7 (1) (g) |
| (xx) | ² Show Home or Raffle Home. |

2. C2A Commercial (Regional Shopping Centre) Regulations

(a) Table 5.3 C2A Regulations

Regulations	Requirements
Floor Area	Dwelling Units Minimum – 55.0 m ² Shopping Centre Maximum – gross leasable floor area shall not exceed one third of site area
Building Height Maximum	3 storeys
Front Yard Minimum	9.0 m
Side Yard Minimum	9.0 m
Rear Yard Minimum	9.0 m
Landscaped Area Minimum	15% of site area
Parking	Commercial - 5.1 spaces for every 93.0 m ² of gross leasable floor area, subject to section 3.1 and 3.2 Residential – subject to section 3.1 and 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one per building, subject to section 5.7(3).
Site Area Minimum	3.0 ha

(b) C2A District is subject to any applicable commercial regulations listed within section 5.7.

¹ 3357/E-2006 ² 3357/J-2007

² 3357/T-2015

5.4 C2B Commercial (District Shopping Centre) District



¹General Purpose

The general purpose of a District Shopping Centre is to facilitate the development of district trade centres, which also include services, and dwelling units as secondary functions, to serve residential districts or non-commercial areas of the district in which they are situated only.

1. C2B Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	² Building Sign.
(ii)	Commercial service facility.
(iii)	³ Freestanding Sign.
(iv)	Merchandise sales and/or rental excluding all motor, machinery, fuel and liquor, beer or wine sales.
(v)	Service and repair of goods traded in C2B District, excluding motor vehicles.
(vi)	⁴ DELETED
(b) Discretionary Uses	
(i)	Accessory building or use subject to section 3.5.
(ii)	Commercial recreation facility.
(iii)	Dangerous goods occupancy.
(iv)	Drinking Establishment (adult entertainment prohibited and subject to section 5.7(8)).
(v)	Dwelling units above the ground floor.
(vi)	⁵ Dynamic Fascia Sign
(vii)	⁶ Dynamic Freestanding Sign.
(viii)	Home occupations subject to section 4.7(8).
(ix)	Liquor, beer or wine sales.
(x)	Motor vehicle sales, service and repair, including the sale of fuel but excluding agricultural or industrial motor vehicles or machinery.
(xi)	Health and medical services.
(xii)	Parking lot.
(xiii)	Restaurant.
(xiv)	⁷ DELETED
(xv)	Transportation, communication or utility facility.
(xvi)	⁸ Outdoor storage.
(xvii)	⁹ Outdoor display or sale of goods.

¹ 3357/E-2016

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/B-2018

⁵ 3357/B-2018

⁶ 3357/B-2018

⁷ 3357/B-2018

⁸ 3357/E-2006

⁹ 3357/E-2006

- | | |
|---------|--|
| (xviii) | ³ Gaming or Gambling Establishment subject to section 5.7 (1) (g) |
| (xix) | ¹ Show Home or Raffle Home. |

2. C2B Commercial (District Shopping Centre) Regulations

(a) Table 5.4 C2B Regulations

Regulations	Requirements
Floor Area	Dwelling Units Minimum – 55.0 m ² Shopping Centre Maximum – gross leasable floor area shall not exceed one third of site area
Building Height Maximum	3 storeys
Front Yard Minimum	9.0 m
Side Yard Minimum	9.0 m
Rear Yard Minimum	9.0 m
Landscaped Area Minimum	15% of site area
Parking	Commercial - 5.1 spaces for every 93.0 m ² of gross leasable floor area, subject to section 3.1 and 3.2 Residential – subject to section 3.1 and 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one per building, subject to section 5.7(3)
Site Area	Shopping centre minimum 1.0 ha Shopping centre maximum 3.0 ha

(b) C2B District is subject to any applicable commercial regulations listed within section 5.7.

³ 3357/J-2007

¹ 3357/T-2015

5.5 C3 Commercial (Neighbourhood Convenience) District

C3

General Purpose

The general purpose of this district is to facilitate the development of local convenience trade centres, which may also include the provision of services, dwelling units and medical offices as secondary functions. The uses in this district are primarily intended to serve residents within a one kilometre radius (the “adjoining neighbourhood”). However, uses that serve residents beyond the adjoining neighbourhood may be allowed on a discretionary basis subject to the conditions set out in section 5.5(1)(b).

1. C3 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	¹ Building Sign.
(ii)	Merchandise sales and/or rental, servicing the neighbourhood only, excluding all uses where the primary focus is adult oriented merchandise and/or entertainment, motor vehicles, machinery, fuel, and liquor, beer or wine sales.
(iii)	Service and repair of goods traded in the C3 District, (serving the neighbourhood only).
(iv)	² DELETED
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Accessory building or use (serving the neighbourhood only and subject to section 3.5).
(iii)	Commercial service facility (serving the neighbourhood only).
(iv)	Dangerous goods occupancy, where required, in association with a dry cleaning business.
(v)	Dwelling unit above the ground floor.
(vi)	³ Freestanding Sign.
(vii)	Restaurant.
(viii)	Home occupations subject to section 4.7 (8).
(ix)	Motor vehicle service, including the sale of fuel but excluding agricultural or industrial motor vehicles or machinery (serving the neighbourhood only)

¹ 3357/B-2018

² 3357/B-2018

³ 3357/B-2018

(b) Discretionary Uses - *continued*

- (x) Notwithstanding the restriction in section 5.5 (1) which confines uses to those serving the neighbourhood only, a use which serves residents beyond the adjoining neighbourhood may be allowed provided that the use:
 - (1) is otherwise listed in section 5.5 (1); will not result in excess traffic or parking demand, and
 - (2) will operate during business hours compatible with the business hours of other businesses on the site; will not, in the opinion of the Development Authority, result in excessive noise or vagrancy or otherwise adversely affect the amenities of the neighbourhood.
- (xi) Office – medical (serving the neighbourhood only).
- (xii) ¹DELETED
- (xiii) Transportation, communication or utility facility (serving the neighbourhood only).
- (xiv) ²Show Home or Raffle Home.

2. C3 Commercial (Neighbourhood Convenience) Regulations

(a) Table 5.5 C3 Regulations

Regulations	Requirements
Floor Area	Dwelling Units Minimum – 55.0 m ² Local Convenience Centres Maximum – one third of site area
Building Height Maximum	One storey, not exceeding 6.0 m, unless the approval allows dwelling units above the ground floor, in which case a second storey is allowed
Front Yard Minimum	6.0 m
Side Yard Minimum	1.5 m, unless the side yard abuts a residential parcel, in which case it shall be 3.0 m
Rear Yard Minimum	3.0 m, unless the rear yard abuts a lane, in which case it may be reduced to 1.5 m
Landscaped Area Minimum	15% of site area
Parking	Commercial - 5.1 spaces for every 93.0 m ² of gross leasable floor area, subject to section 3.1 and 3.2 Residential – subject to section 3.1 and 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one, which may be used as a parking space, subject to approval by the Development Authority
Site Area	Minimum 378.0 m ² Maximum 4047.0 m ²
Frontage:	Minimum 7.5 m

(b) C3 District is subject to any regulations listed within section 5.7.

¹ 3357/B-2018

² 3357/T-2015

5.6 C4 Commercial (Major Arterial) District



General Purpose

The general purpose of this District is to facilitate the development of the primary location for trade and service related to automotive transportation and the automobile traveller, and other commercial land uses which are built at low densities, in planned centres, generally, to serve the city and the region, as a whole.

1. C4 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	¹ Building Sign
(ii)	Commercial recreation facility.
(iii)	Commercial service facility.
(iv)	² Freestanding Sign.
(v)	Merchandise sales and/or rental (minimum floor area for a building or a comprehensively designed group of buildings – 929.0 m ² (there is no minimum floor area for the units within the building(s)).
(vi)	Restaurant.
(vii)	Service and repair of goods traded in the C4 District.
(viii)	³ DELETED
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Accessory building or use subject to section 3.5.
(iii)	⁴ Billboard Sign;
(iv)	Dangerous goods occupancy.
(v)	Drinking establishment (adult entertainment prohibited and subject to section 5.7(8)).
(vi)	Drinking establishment (adult entertainment permitted and subject to section 5.7(8)).
(vii)	⁵ Dynamic Fascia Sign; and
(viii)	⁶ Dynamic Freestanding Sign.
(ix)	Funeral Home.
(x)	⁷ Health and Medical Services

¹ 3357/B-2018

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/B-2018

⁵ 3357/B-2018

⁶ 3357/B-2018

⁷ 3357E/2011

<p>(xi) Hotel, motel or hostel.</p> <p>(xii) Merchandise sales and/or rental (no minimum floor area for a building or a unit within the building).</p> <p>(xiii) ¹Outdoor display or sale of goods.</p>
<p>(b) Discretionary Uses <i>continued</i></p>
<p>(xiv) ²DELETED</p> <p>(xv) Transportation, communication or utility facility.</p> <p>(xvi) Warehouse.</p> <p>(xvii) ³Outdoor storage.</p> <p>(xviii) ⁴Gaming or Gambling Establishment subject to section 5.7 (1) (g)</p>

2. C4 Commercial (Major Arterial) District Regulations

(a) Table 5.6 C4 Regulations

Regulations	Requirements
⁵ Floor Area Maximum	One third of site area
Building Height Maximum	Three storeys
Front Yard Minimum	15.0 m
Side Yard Minimum	Nil, when there is a constructed lane 3.8 m on one side when there is no constructed lane 3.0 m when it abuts a street
Rear Yard Minimum	3.0 m
Landscaped Area Minimum	40% of minimum front yard, however, if it is determined by the Development Authority that landscaping is required elsewhere on the site, then 15 % of the site area may be required to be provided
Parking	Subject to section 3.1 and 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one per building, subject to section 5.7(3)
Site Area	Minimum 1393 m ² Maximum 4.0 ha
Frontage	Minimum 30.0 m

(b) C4 District is subject to any applicable commercial regulations listed within section 5.7.

¹ 3357/E-2006

² 3357/G-2016, 3357/B-2018

³ 3357/E-2006

⁴ 3357/J-2007

⁵ 3357/G-2018

3. C4 Commercial (Major Arterial) Site Development

- (a) The relationship of the use to adjacent residential areas will be a factor in considering the size, site plan and architectural treatment of the building.

¹5.6.1 C5 Commercial (Mixed Use) District



General Purpose

The general purpose of this District is to allow for a variety and mix of commercial and residential uses in the context of a sustainable, healthy and pedestrian focused neighbourhood. This area is suitable for collector street orientated retail development incorporating residential uses above. While mixed use commercial buildings that combine living alternatives with community orientated commercial uses are envisioned, separate freestanding residential or commercial buildings will be allowed.

1. C5 Permitted and Discretionary Uses Table

(a) ²Permitted Uses
(i) ³ Building Sign
(ii) Day care facility
(iii) Dwelling units above the ground floor
(iv) ⁴ Freestanding Sign
(v) Health and medical services
(vi) Home music instructor/instruction, subject to section 4.7(10)
(vii) Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(viii) Live work unit subject to section 4.3.2(2)(b)
(ix) Merchandise sales and/or rental (excluding industrial goods, motor vehicles, machinery and fuel and all uses where primary focus is adult orientated merchandise and/or entertainment)
(x) Multiple family building with a minimum density of 35 dwelling units/hectare
(xi) Multi-attached buildings with a minimum density of 35 dwelling units/hectare
(xii) ⁵ Restaurant without drive-through
⁶ (xiii) Show Home or Raffle Home.
(xiv) ⁷ DELETED

¹ 3357/L-2013

² 3357/D-2015

³ 3357/B-2018

⁴ 3357/B-2018

⁵ 3357/G-2018

⁶ 3357/T-2015

⁷ 3357/B-2018

(b) ¹Discretionary Uses	
(i)	Accessory building or use
(ii)	Assisted living facility
(iii)	Commercial entertainment facility
(iv)	Commercial recreation facility
(v)	Commercial service facility
(vi)	Drinking establishment (adult entertainment prohibited) and subject to section 5.7(8)
(vii)	² Dynamic Fascia Sign
(viii)	³ Dynamic Freestanding Sign.
(ix)	⁴ Office in total not to exceed 10% of the gross commercial floor area of the site on which it is located.
(x)	Parking lot/parking structure
(xi)	Place of worship or assembly
(xii)	Public and quasi-public buildings
(xiii)	Transportation communications or utility facility
(xiv)	Outdoor display or sale of goods
(xv)	⁵ Restaurant with drive-through
(xvi)	Sale of fuel
(xvii)	⁶ DELETED

2. C5 District Regulations

Table 5.6.1 C5 Regulations

Regulations	Requirements
Residential Floor Area Minimum	37.0 m ² per dwelling unit
Site Coverage	Residential: Maximum 80% (includes parking structures and accessory buildings) Commercial: Minimum one third of site area (ground floor)
Building Height	Multiple family, mixed use, commercial or public building: <ul style="list-style-type: none"> ▪ maximum 4 storeys Multi-attached building: <ul style="list-style-type: none"> ▪ minimum 2 storeys; ▪ maximum 2½ storeys
Landscaped Area Minimum	15% of site area

¹ 3357/D-2015

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/G-2018

⁵ 3357/G-2018

⁶ 3357/B-2018

Parking Spaces	Subject to sections 3.1 & 3.2
Design Criteria	Subject to section 5.6.1 (4)

3. Approving Authority

- (a) The Development Authority is the Approving Authority for all uses and development in this district. In exercising its approval powers, the Development Authority shall ensure that development, in addition to the above District Regulations, also conforms with any Design Criteria as set out in an applicable overlay district.
- (b) All development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of any building, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by the Approving Authority.

4. Design Criteria

The following Design Criteria regulations are applicable to the C5 Commercial (Mixed Use) Land Use District.

- (a) Regulations for all Developments
 - (i) The physical relationship of building with the street is critical in establishing the overall character of the area. The building shall have a strong presence along its public street fronting property line and an inviting interface with the public realm's sidewalk and street.
 - (ii) Developments shall create variety, character, comfortable scale and visual interest by incorporating a variety of building styles.
 - (iii) The Principles of Crime Prevention through Environmental Design (CPTED) shall be applied to all development.
 - (iv) High quality hard and soft landscaping elements shall be provided including trees and shrubs that add value throughout all seasons.
 - (v) Developments shall be designed with green technologies and materials that reduce energy, waste and conserve water (i.e. green roofs, solar energy systems, district energy).
 - (vi) Buildings fronting collector streets shall have minimal front yard setbacks unless additional space is required for such

things as an eating patio, major private art display, water feature or other amenity.

- (vii) The rear yard setbacks shall be flexible and as required to allow for site access, on-site parking, loading and servicing.
- (viii) Developers shall create opportunities for pedestrian linkages with adjacent properties.
- (ix) Street elevations of buildings located on corner properties shall have equal sidewalk interface and architectural corner features and high quality elevation treatments along each street edge.
- (x) Building walls facing a public street shall be articulated at approximately 6-8 metre intervals containing varied design elements such as entrances, windows, vertical accents, setbacks, canopies and signage, projections, and roof lines.
- (xi) ¹When fronting a road right of way, the front elevation of any commercial or multiple family building exceeding 2 storeys in height shall be set back from the lower floors. Residential floors above any street level commercial shall be set back from the commercial level building face. As many residential units as possible shall view the street.
- (xii) All businesses or stores shall have their own clearly identifiable street level entry.
- (xiii) All commercial ground floor elevations facing a street shall contain un-tinted glass windows.
- (xiv) Underground parking is highly encouraged. All surface parking shall be paved and located behind the building(s) in carefully designed, landscaped lots with defined, integrated pedestrian connections to public sidewalks and trails. No surface parking shall be allowed between a street and a building.
- (xv) To assist in establishing a sustainable urban environment, internal private laneways are encouraged as part of the design to allow servicing, access to parking, as well as key pedestrian linkages.
- (xvi) ²DELETED

¹ 3357/V-2017

² 3357/B-2018

(b) Regulations for Free-standing Residential Developments

- (i)** No residential development to front an arterial roadway.
- (ii)** Street facing ground floor units shall have their own individual access from the public sidewalk through a private front yard or courtyard. Each street-facing unit on higher floors shall have its own balcony with glass or ornamental metal railing.
- (iii)** Each ground floor unit shall have a private, landscaped front yard. Front fencing may be used to provide security, but no solid fence shall be allowed higher than 1.0 metre above the sidewalk level.
- (iv)** Ramps to underground parking should be located at the rear or side of the building rather than from a front street location.
- (v)** No on-site parking shall be allowed in the front yard of any residential building.”

5.7 General Commercial District Regulations

1. Site Development

- (a) Within C1, C1A, C2A, C2B, C3, and C4 Districts the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.
- (b) ¹Within C1 and C1A Districts, where a drinking establishment is proposed as an accessory use or as the main use and where it would abut a residential neighbourhood or lane or street or reserve which abuts a residential neighbourhood, the developer shall provide the Development Authority with an impact statement as part of the application for a development permit, indicating the measures taken to ensure that noise or visual impacts from the proposed establishment will not negatively affect the adjoining residential neighbourhood.
- (c) All buildings in the C1 and C1A Districts shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other buildings in the downtown. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding public roadways (excluding lanes).
- (d) If strict adherence to C2A, C2B and C4 corresponding regulations listed in Tables 5.3, 5.4 & 5.6 prohibits an effective relationship between buildings, structures and open spaces on the site and adjoining property the Commission may relax the requirements of the corresponding regulations.
- (e) ²A drinking establishment in a C2A, C2B and C4 District shall not be located where it would abut a residential land use district or a lane or street or reserve which abuts a residential land use district. This prohibition shall not apply to a drinking establishment which is proposed as an accessory use, subject to the developer providing the Development Authority as part of the application for a development permit, an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the drinking establishment will not negatively affect adjoining properties.

¹ 3357/J-2007

² 3357/J-2007

- (f) ¹Within C1, C1A and DC (6) Districts, where a gaming or gambling establishment is proposed as an accessory use or as the main use and where it would abut a residential neighbourhood or lane or street or reserve which abuts a residential neighbourhood, the developer shall provide the Development Authority with an impact statement as part of the application for a development permit, indicating measures taken to ensure that noise or visual impacts from the proposed establishment will not negatively affect the adjoining residential neighbourhood. The Development Authority will notify all property owners and any community association located within 65 metres of the boundary of the site which is the subject of the intended development. In addition, a neighbourhood meeting is required for gaming or gambling establishments as a main use.
- (g) ²A gaming or gambling establishment in a C2A, C2B, C4, DC (1) DC (20) and DC (20.1) District shall not be located where it would abut a residential land use district or lane or street or reserve which abuts a residential land use district. This prohibition shall not apply to a gaming or gambling establishment which is proposed as an accessory use, subject to the developer providing the Development Authority as part of the application for a development permit, an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the gaming establishment will not negatively affect adjoining properties.

2. Additional Setbacks

(a) Setbacks from Streets:

- (i) The minimum front and side yard setbacks of sites abutting the streets illustrated with a solid heavy line for illustrative purposes on Figure 4, shall be increased by an additional building setback of 2.13 m to be added to each side of the original 20.12 m wide street right of way. This additional setback is necessary for future traffic demands and shall not be relaxed.
- (ii) ³The minimum front and side yard setbacks of sites abutting the streets illustrated with a dashed heavy line for illustrative purposes on Figure 4, shall be increased by an additional building setback of 2.13 m to be added to each side of the original 20.12 m wide street right of way. As this setback is intended for pedestrian and/or other planning enhancements, the Development Authority, in its discretion, may relax this requirement in accordance with section 5.1(3)(b) of the Land Use Bylaw.

¹ 3357/J-2007

² 3357/J-2007

³ 3357/Q-2015

- (iii) Notwithstanding subsections (i) and (ii) the minimum front and side yard setbacks of a site abutting other streets are illustrated on the following figures:
- (1) 55 Street (Gaetz Avenue to 42A Avenue) – See Figures 5, 6 & 7
 - (2) Ross Street (45 Avenue to west boundary of N.E. 15-38-27-4) – See Figures 8, 9 & 10
 - (3) 40 Avenue (44 Street to 52 Street) – See Figures 11 & 12
 - (4) 45 Street (Taylor Drive to 51 Avenue) – See Figure 13
- (iv) Subsection (i) and (ii) shall not apply to:
- (1) a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback;
 - (2) a lot where the setback or any portion of it is occupied by a building, and the owner has also entered into a License to Occupy Agreement with The City.
- (v) The minimum front and side yard setbacks shown in Figure 4 for illustrative purposes, do not apply to the following types of buildings where the development has been approved by the Development Authority and which meet the design guidelines set out in section 5.1(3)(b) of the Land Use Bylaw:
- (1) Any historic building identified in sections 7.5 to 7.6 of the Land Use Bylaw,
 - (2) New construction for which the Development Authority has granted approval as a historical “echo” or “replica” building, or
 - (3) Any building located within the Red Deer Main Street Programme boundary.
- (vi) The minimum front and side yard setbacks for sites on streets with the area marked by the dashed heavy line for illustrative purposes on Figure 4, may be reduced or eliminated by the Development Authority, if the Development Authority determines, based on the merit of each individual development, that encroachment into the setback area is identified for pedestrian enhancements that meet the following criteria:
- (1) Development within the setback area is non-structural.

- (2) Space for pedestrian amenities such as walkways, sidewalks, bicycle routes, green spaces and landscaping, urban sculptures and benches or other street furniture.
- (3) Development with special design elements featuring unique building entrances and/or facades, non-structural columns, canopies, porches and balconies, special lighting, or street oriented signage.
- (4) Development that takes into account the unique character of an area or any applicable individual neighbourhood design guidelines,
- (5) Development that creates a visually interesting and compatible relationship with the street and adjoining buildings, and provides a continuous pedestrian streetscape or pedestrian/public amenity such as an outdoor café, courtyard or garden.

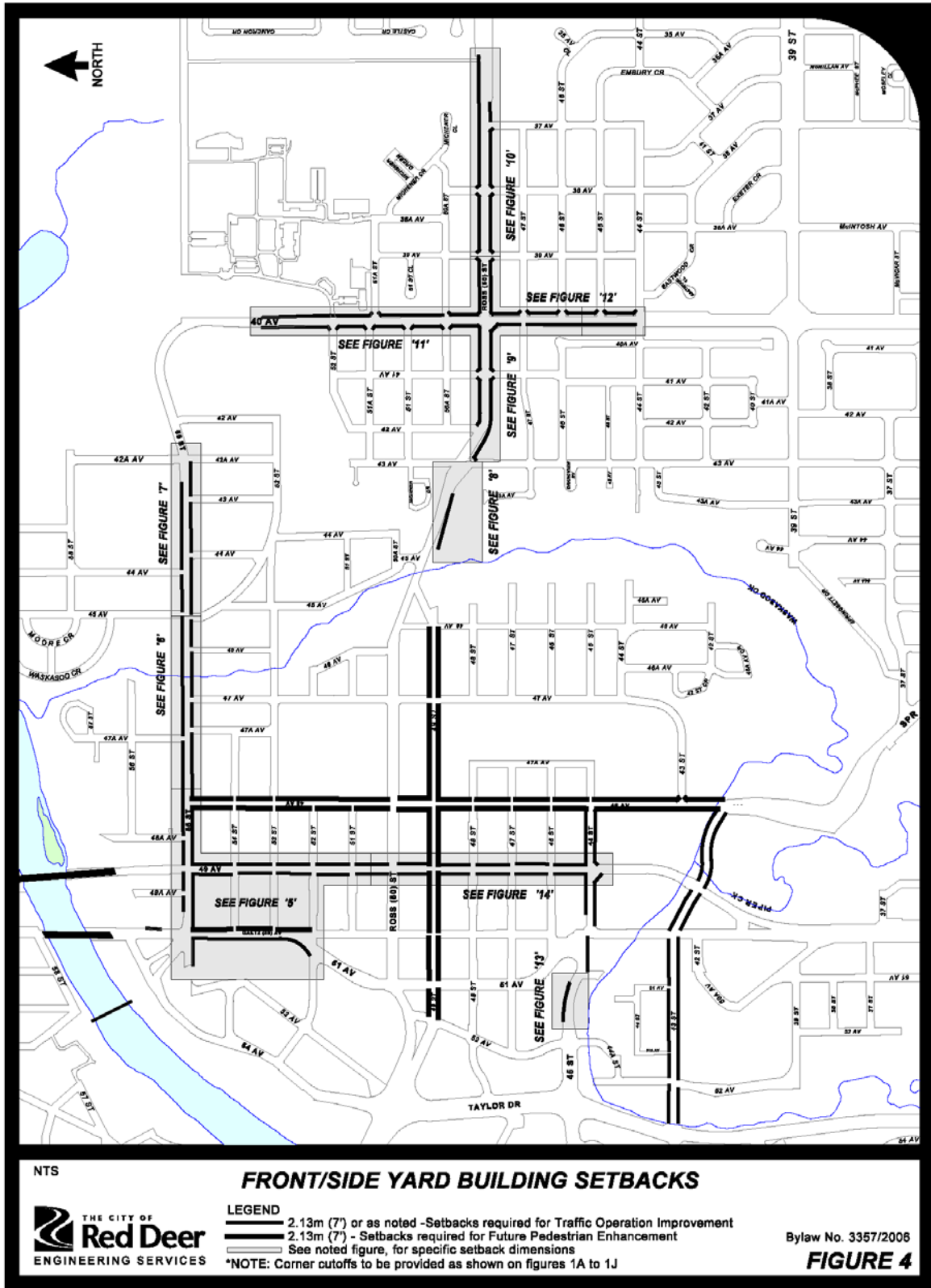


Figure 4-Front/Side Yard Building Setbacks

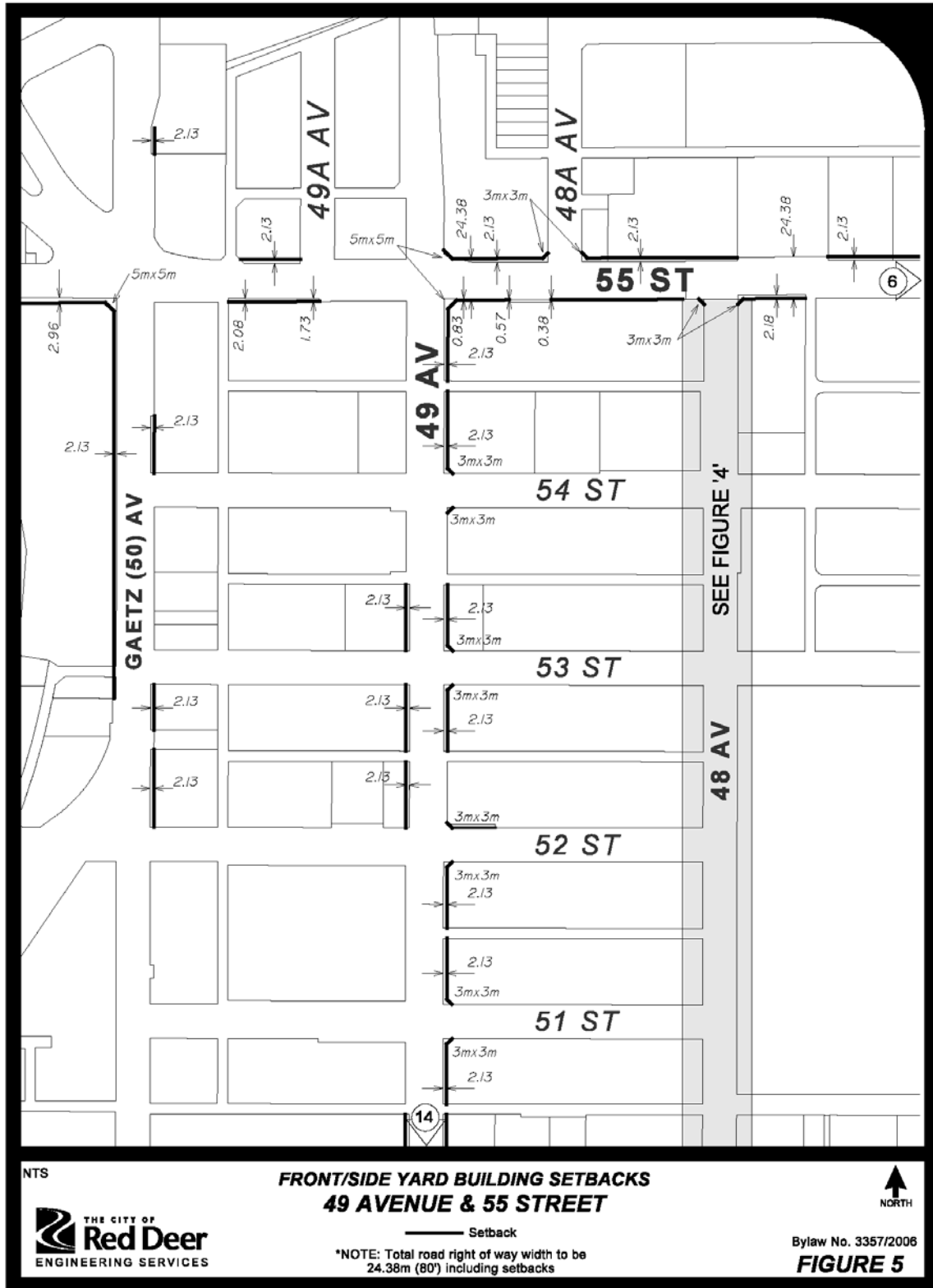


Figure 5-Front/Side Yard Building Setbacks 49th Avenue & 55 Street

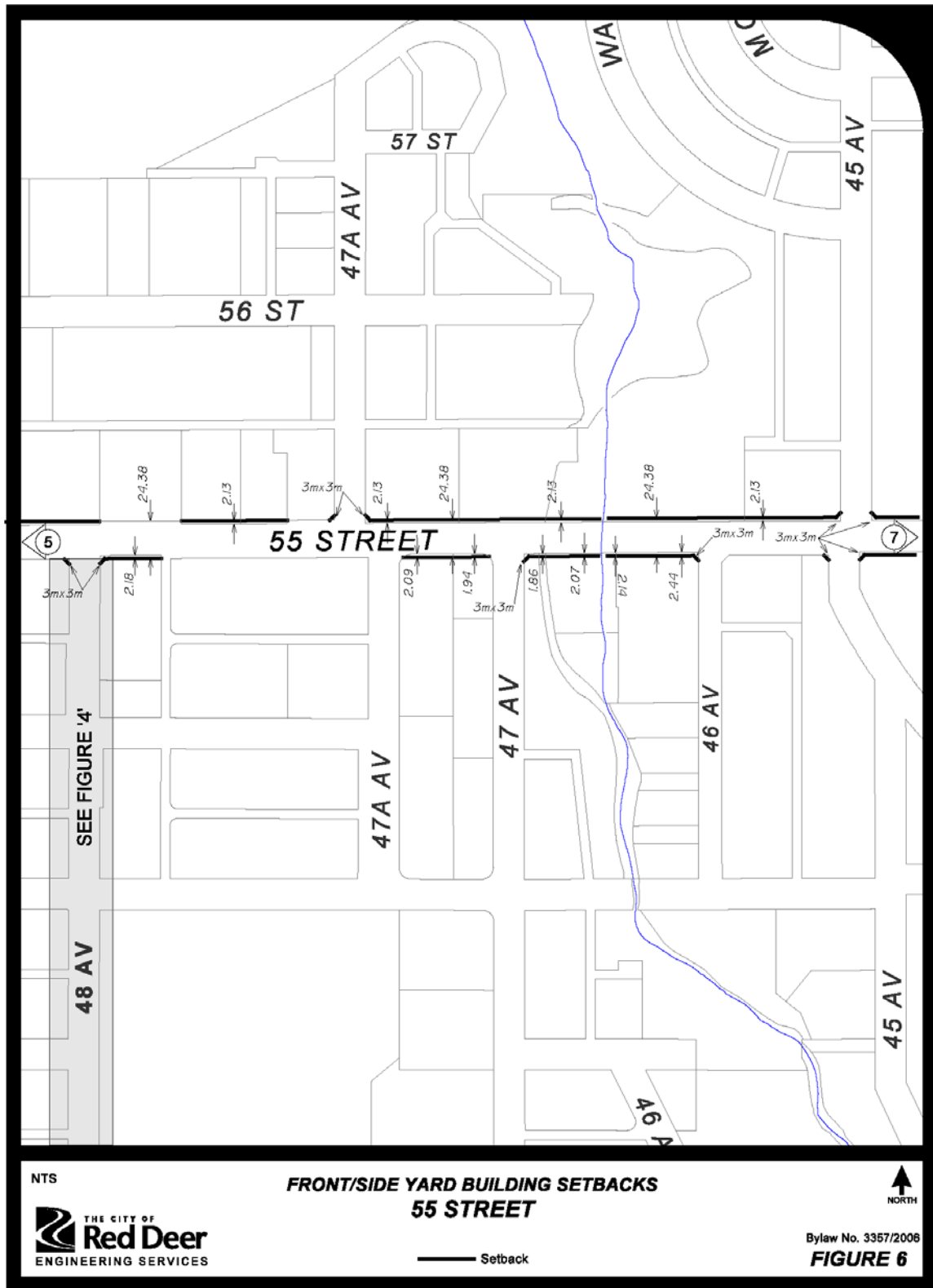


Figure 6-Front/Side Yard Building Setbacks 55 Street

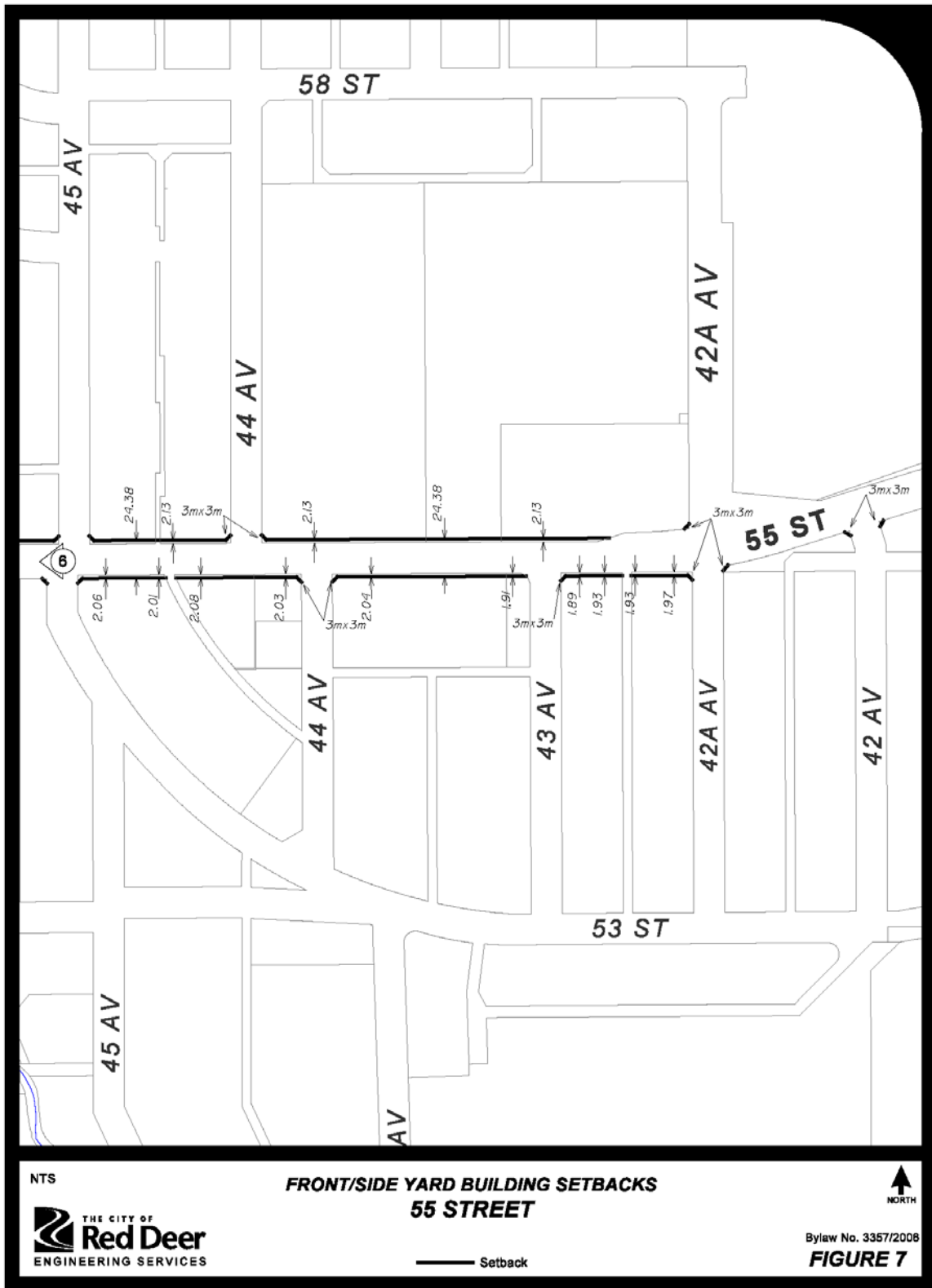


Figure 7-Front/Side Yard Building Setbacks 55 Street

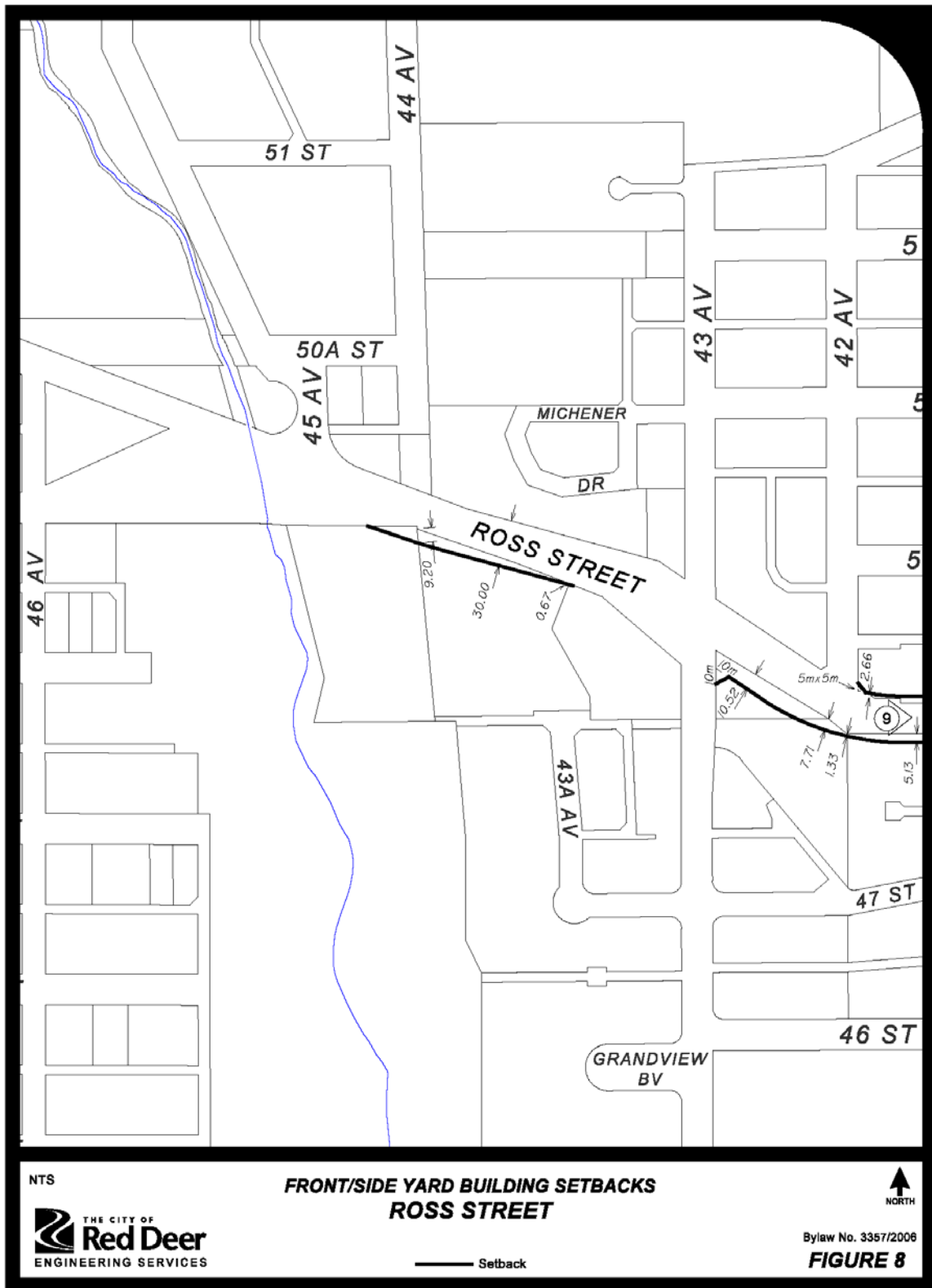


Figure 8-Front/Side Yard Building Setbacks Ross Street

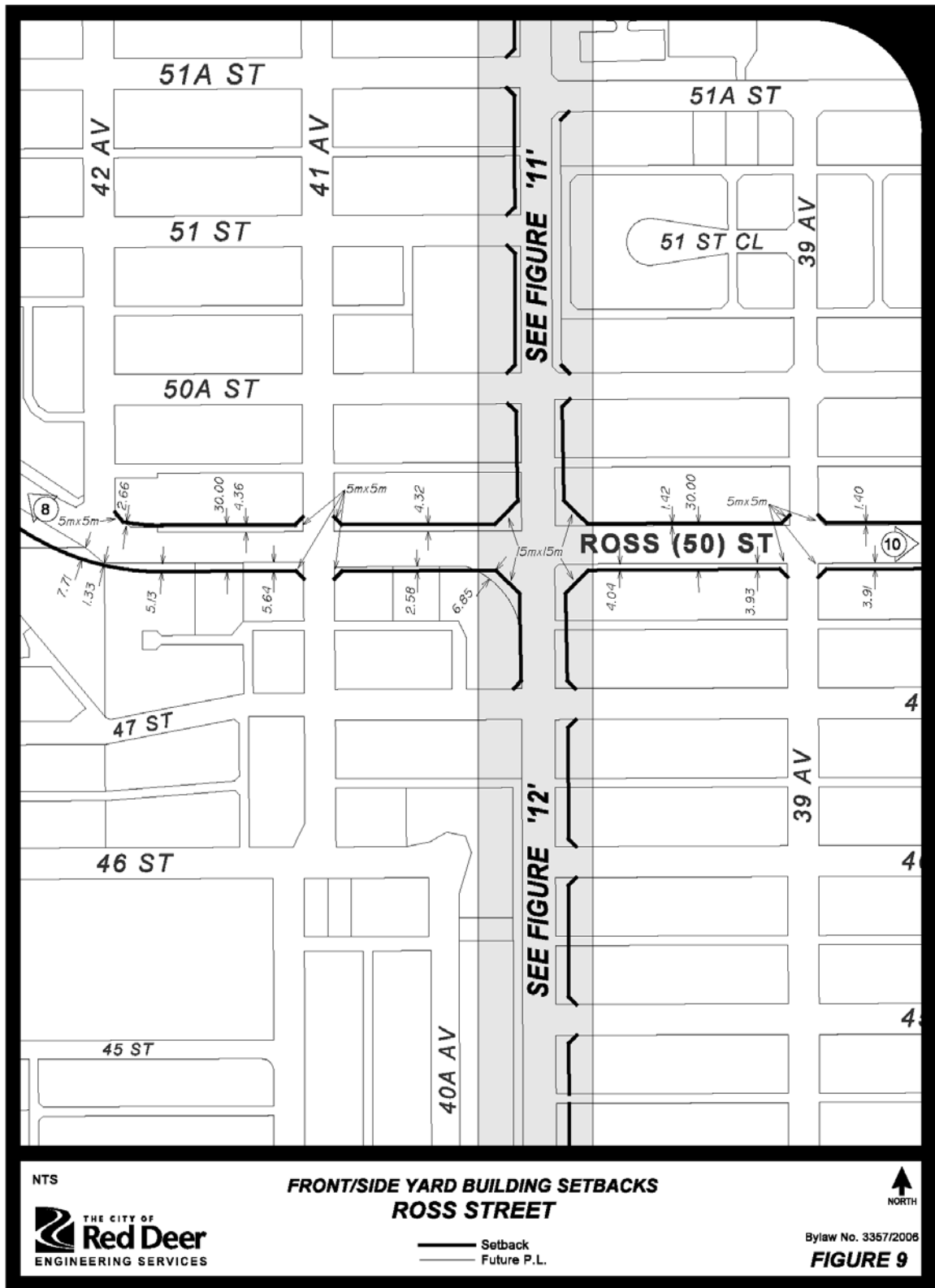


Figure 9-Front/Side Yard Building Setbacks Ross Street

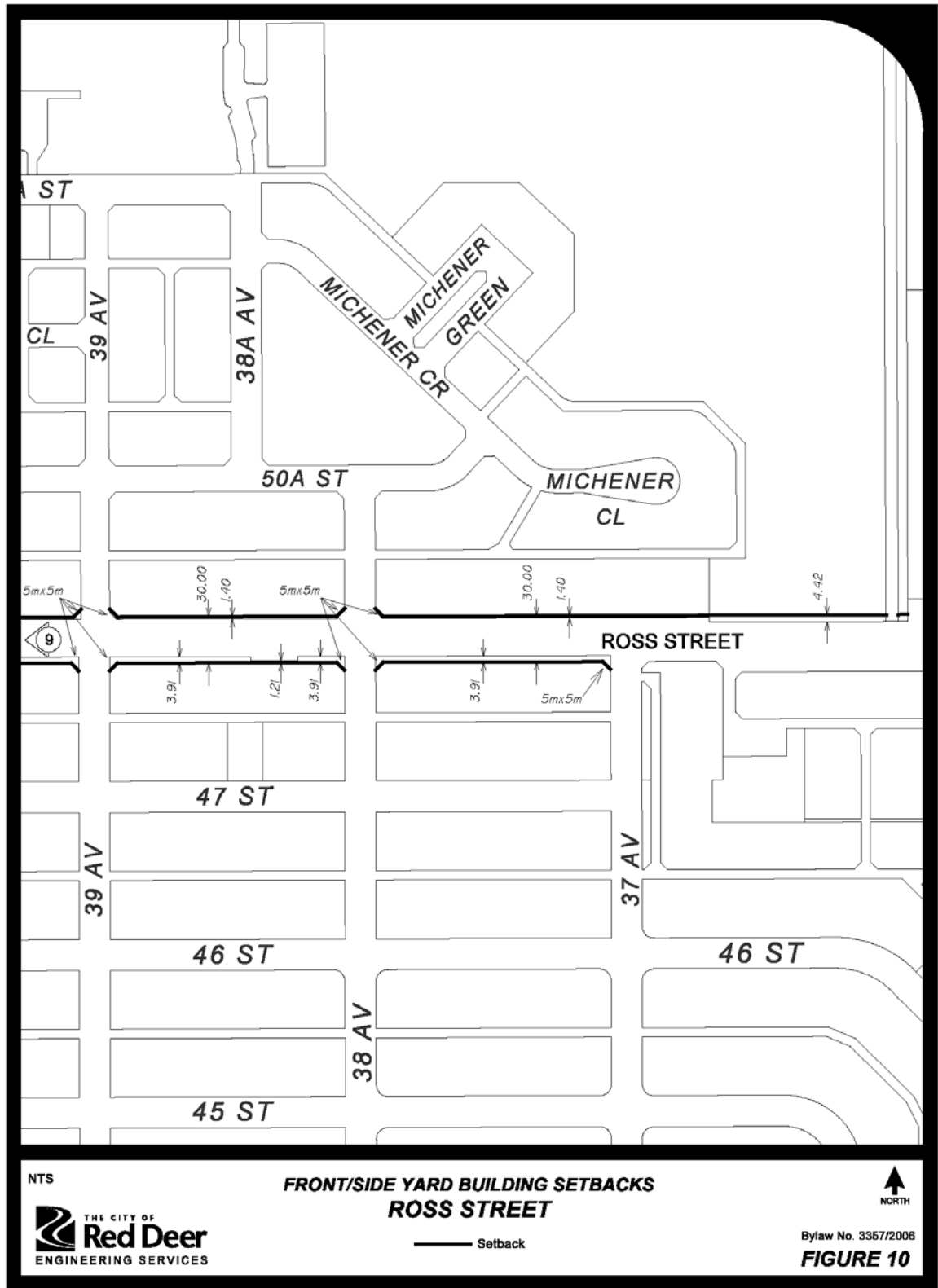


Figure 10-Front/Side Yard Building Setbacks Ross Street

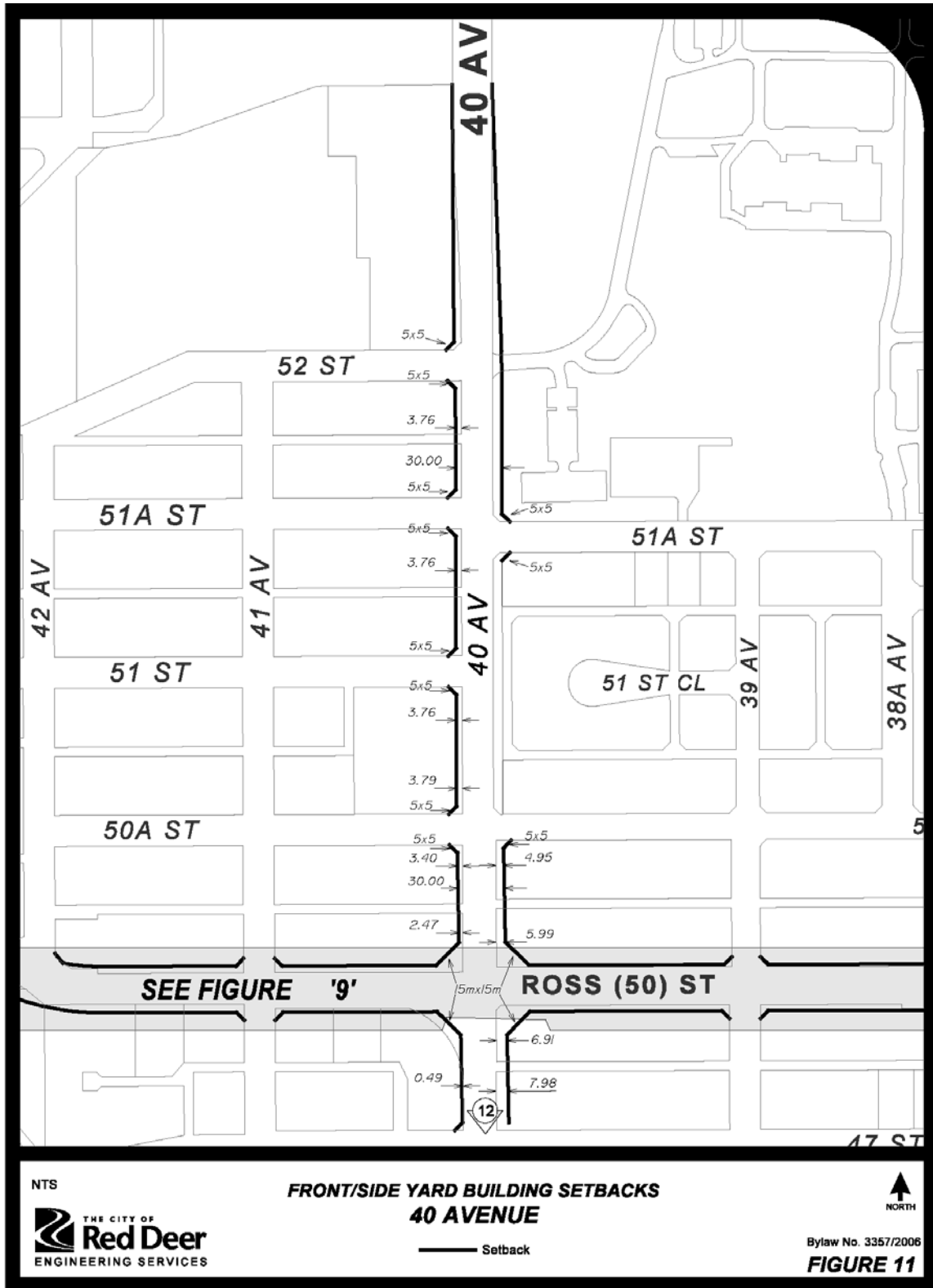


Figure 11-Front/Side Yard Building Setbacks 40 Avenue

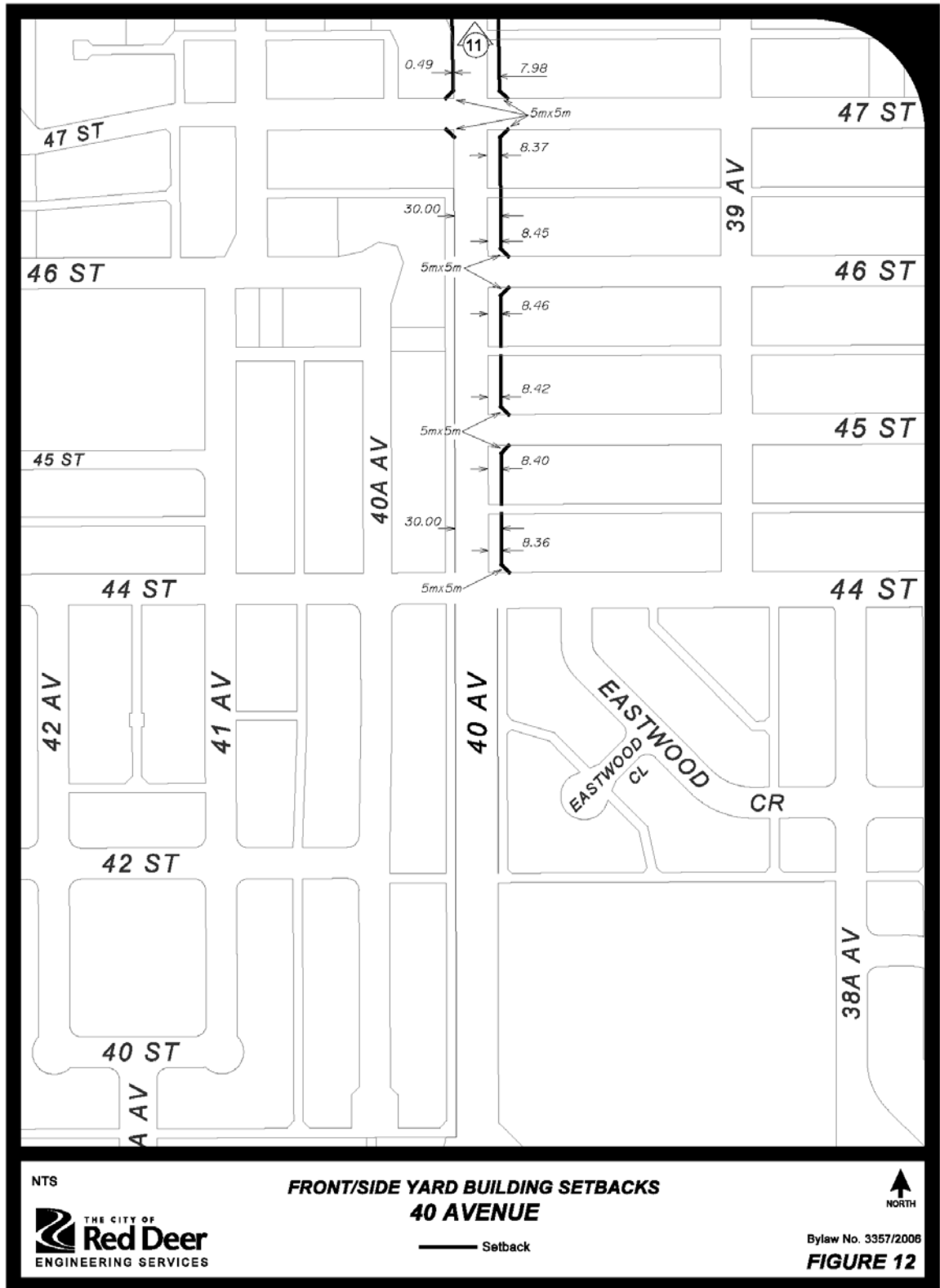


Figure 12-Front/Side Yard Building Setbacks 40 Avenue

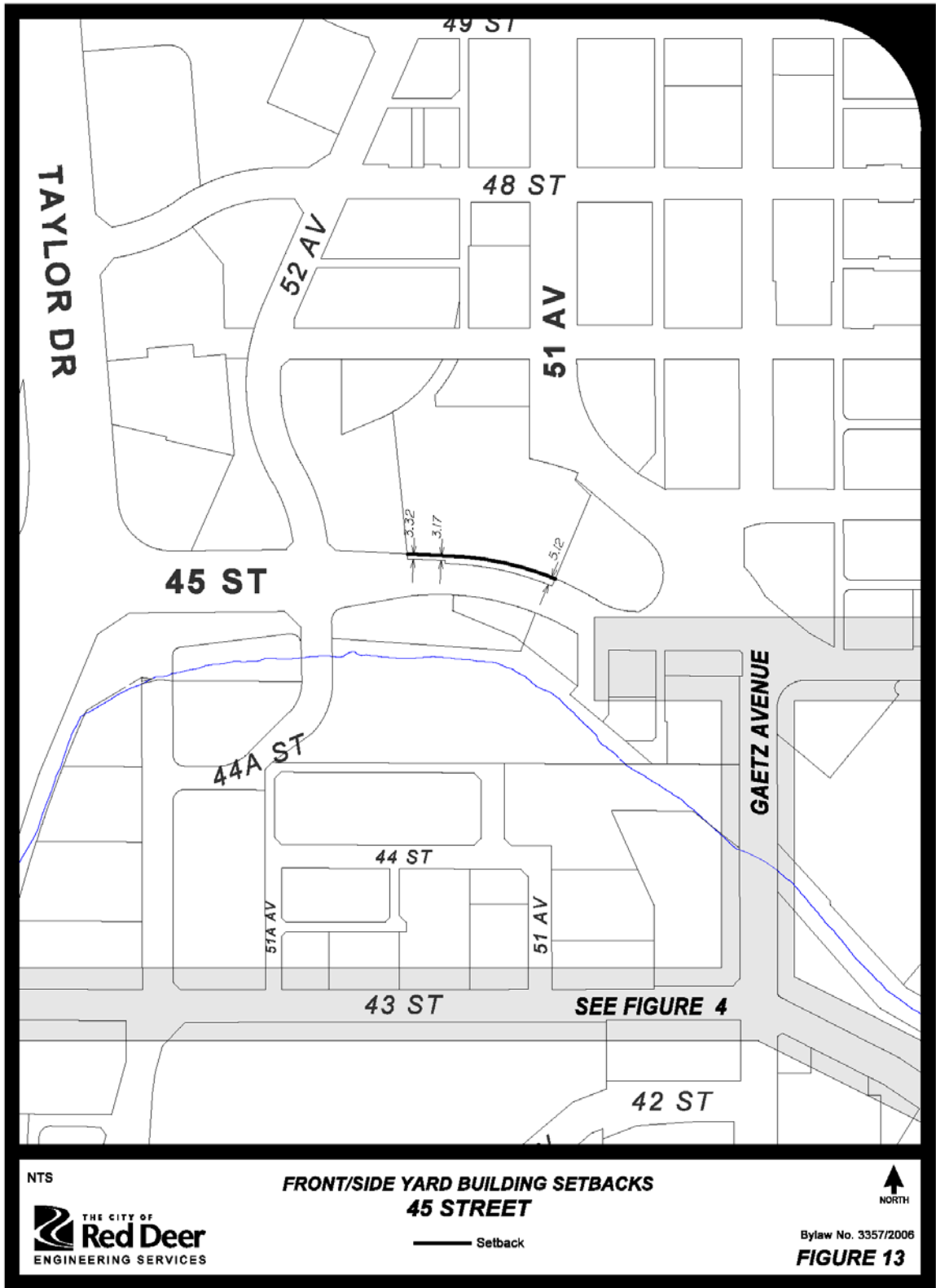


Figure 13-Front/Side Yard Building Setbacks 45 Street

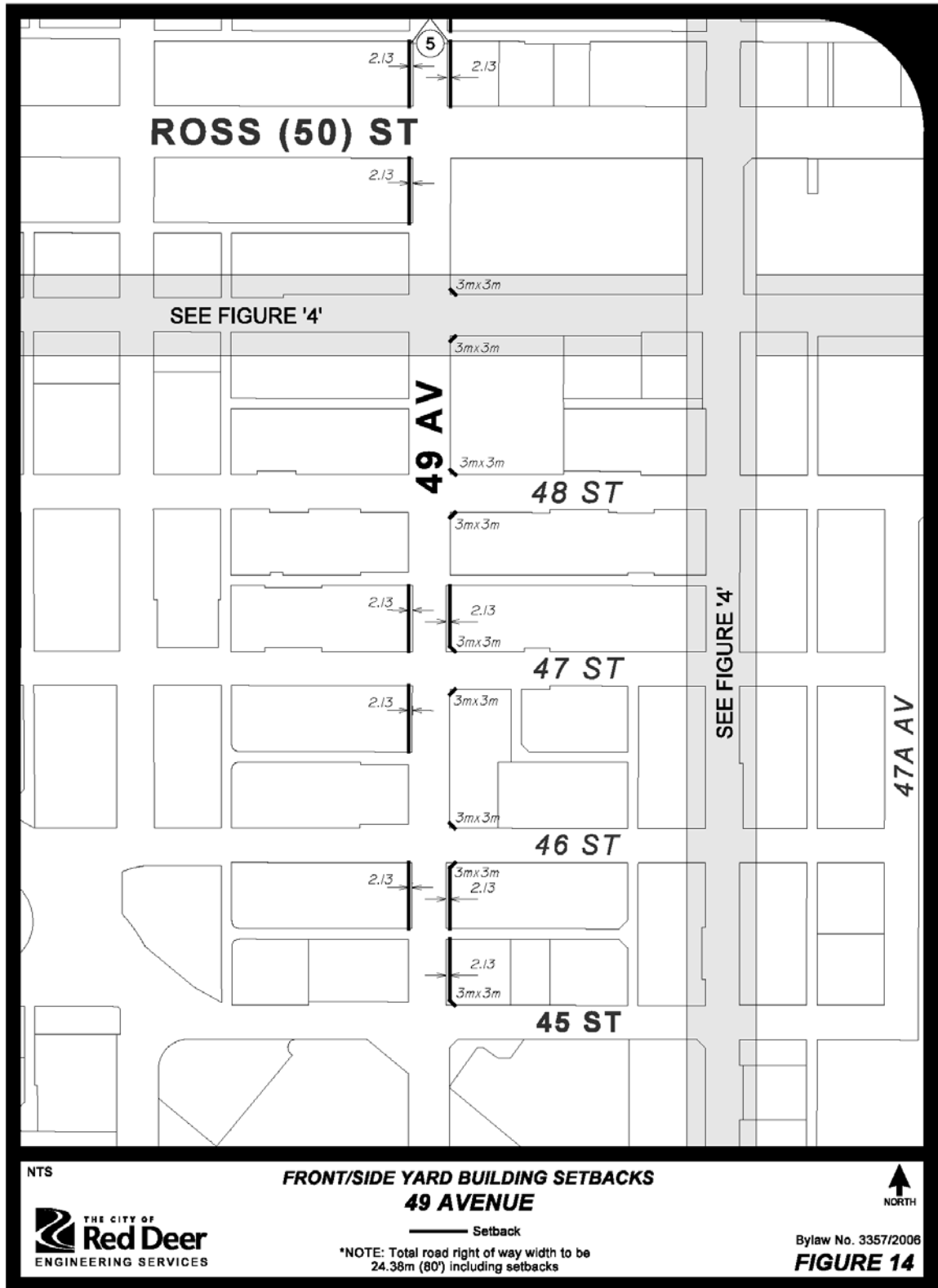


Figure 14-Front/Side Yard Building Setbacks 49 Avenue

3. Loading Spaces

- (a) Load space standards are subject to section 3.7 (2).
- (b) Minimum required number of loading spaces:
 - (i) In C1, C1A, C2A, C2B, C3 and C4 Districts, one loading space opposite each loading door with a minimum of one shall be provided.

4. Projection Over Yards

- (a) All projections over yards are subject to section 3.9.
- (b) The portions of, and attachments to, a principal building, which may project over or on a minimum yard are:
 - (i) On sites in commercial and/or industrial districts, a canopy if:
 - (1) the canopy is at least 3.6 m above the surface of the yard, and
 - (2) no supports or posts are constructed under the portion of the canopy projecting over the minimum rear yard.

5. Vehicular Access to Lots from Public Roadways

- (a) The location and number of proposed entrances to, and exits from, a development must conform to the provisions of the applicable Engineering Standards in force from time to time as determined by Engineering Services.
- (b) Where access from a lane adjacent to an R1, R1A, R1N, R2, R3 or R4 District is required to give access to a commercial use in a C1, C1A, C2A, C2B, C3 or C4 land use district adjacent to such lane, the Development Authority may require the owner of such commercial site, as a condition of the granting of the development permit or as a provision of a development agreement:
 - (i) to pay for up to 100.0% of the cost of the construction of a paved lane, or
 - (ii) agree to the passage of a Local Improvement Bylaw and to pay for a proportionate share of the cost of constructing a paved lane servicing the development and the adjacent area, which share shall be calculated pursuant to The City policy in effect from time to time for local improvements of that nature.

6. Low Impact Commercial Use

(a) General Purpose: Low impact, commercial uses are intended to allow the use of detached dwellings for small offices, commercial and personal services, and sales, whether or not in conjunction with single family residential use, in designated transition areas between low density residential neighbourhoods and the commercial land uses in the downtown, while retaining, preserving and maintaining the low density residential character of the individual properties, the adjacent residential neighbourhoods and the streetscapes in terms of privacy, enjoyment, amenities, and general appearance.

(b) ~~Deleted.~~

(c) A low impact commercial use may include, but is not limited to, a professional or medical office, an antique store, a boutique, an art studio or gallery, a photography studio, a beauty or hair salon, a coffee shop, a florist shop, or other similar uses.

(d) Notwithstanding subsection (c), the following uses shall not be allowed as low impact commercial uses:

- (i) Businesses whose normal operating hours (i.e. shipping goods, or receiving clients or customers) are anytime on Sunday, or earlier than 8:00 a.m. or later than 6:00 p.m. from Monday to Saturday.
- (ii) Businesses which are expected to cause nuisances including, but not limited to, emissions, odours or noise.
- (iii) Businesses which require more than a total of ten on-site parking spaces, including any parking spaces required for a dwelling unit.
- (iv) ²The following specific uses: parking lots except at, for a temporary parking lot for a 9 year period commencing the date of development permit issuance, Lots 44-46, Block A, Plan K8 (4643 50 Street) and Lots 41-43, Block A, Plan K8 (4637 50 Street) for parking provisions for Jackpot Casino Ltd. Lot 15, Block 38, Plan 3479 MC, and (excluding parking lots ancillary to the low impact commercial use or another use on the same site), drinking establishments, service stations, drug stores, convenience stores, adult entertainment uses, sales and/or rental of adult oriented merchandise, restaurants, fast food outlets, amusement arcades, animal services, commercial entertainment facilities, late night clubs, commercial recreational facilities, dry cleaning or laundering outlet, funeral home, liquor store, gaming establishments, any industrial or warehousing uses or motor

¹ 3357/W-2015

² 3357/H-2015

vehicle sales or service or repair.

- (v) Any other use which, in the opinion of the Development Authority, would adversely affect the amenities of the residential neighbourhood or the privacy or the enjoyment of adjacent properties.
- (e) A low impact commercial use, notwithstanding its inclusion in any land use district as a discretionary use, constitutes a conditional right to use property, provided that such use must be in accordance with the following regulations:
- (i) The lot frontage may not exceed 30.5 m.
 - (ii) The low impact commercial use must be operated from a building resembling a detached dwelling.
 - (iii) Development on the lot shall comply with the regulations of the underlying residential district, and, if applicable, those of the underlying historic preservation district or historic significance district.
- (f) Parking spaces shall be provided on-site at the rates indicated below:

USE COMPONENT	NUMBER OF PARKING SPACES REQUIRED
General Office	1.6 parking spaces per staff person on duty.
Medical, Dental or related Office	2.0 parking spaces per personal consultation cubicle, plus 1.0 parking space per staff person on duty.
Commercial Service or Personal Service or Merchandise Sales	5.0 parking spaces per 93.0 m ² floor area or part thereof plus 1.0 parking space per staff person on duty.
Residential	2.0 parking spaces per dwelling unit.

Provided that:

- (i) a use requiring more than ten on-site parking spaces, including any parking spaces required for residential use, shall not be allowed to establish as a low impact commercial use,
- (ii) parking spaces shall not be allowed in the front yard or the side yards of a principle building,
- (iii) parking spaces shall be screened from the front street view,
- (iv) access to the parking spaces shall be off the rear lane only,

- (v) all employee and commercial vehicles shall be parked on-site, and
- (vi) for the purpose of the calculation of the number of parking spaces required for commercial services, personal services and merchandise sales, the term “floor area” is defined as those entire floor spaces associated with the low impact commercial use, excluding storage area and washrooms.
- (g) Exterior lighting of the premises shall not impose upon the privacy or the enjoyment of adjacent properties or the area in general.
- (h) Waste containers shall be located in the rear yard only and be appropriately screened to the satisfaction of the Development Authority.
- (i) Outside storage or display of any kind shall not be permitted.
- (j) The Development Authority may require that the position of existing mature trees or hedges shall be indicated on a site map as part of the development permit application and that such vegetation shall be retained and preserved by the property owner or, if destroyed due to any reason during construction or after commencement of the low impact commercial use, shall be replaced by the property owner with similar sized plants.
- (k) Notwithstanding any other provisions in this or another bylaw, no signs other than those approved by the Development Authority may be erected. Signs shall not exceed 1.0 m by 1.2 m in size and may not exceed a maximum height of 1.8 m. Within these maximums, the size, appearance and position of the sign shall be subject to the approval of the Development Authority. Generally, signs must be placed discretely, be unobtrusive and be styled in a manner that is compatible with the appearance of the principal building in terms of colour and material. No self-illuminated signs shall be allowed. If lighting of the sign is required, the source shall be spot lighting. No window signs shall be permitted.
- (l) Upon receipt of an application for a low impact commercial use, the Development Authority shall refer the application for comments to adjacent landowners and the relevant Community Association.

7. Late Night Club

- (a) In considering an application for a new late night club or for renovations to an existing late night club, whether as a principal use or ancillary use, the Development Authority shall obtain and consider a report from the RCMP and where an application is granted, the Development Authority shall require the developer to:
 - (i) demonstrate provision of adequate parking within 150.0 m of the site,

- (ii) provide adequate outside lighting in the area, and
- (iii) if the proposed development abuts a residential area, provide an impact statement as part of the application indicating the measures to be taken to ensure that noise and visual impacts from the late night club will not negatively affect the adjoining neighbourhood.

(b) A late night club shall meet the following regulations:

- (i) gross floor area not to exceed a maximum of 557.0 m²,
- (ii) building occupancy not to exceed a maximum of 300 persons, and
- (iii) ¹A Late Night Club with a gross floor area greater than 186.0m² shall not be located within 150.0m of the Boundary of the Site of another Late Night Club or a Drinking Establishment with a gross floor area greater than 186.0 m².

8. Drinking Establishments

(a) ²When considering an application for approval of a Drinking Establishment (adult entertainment prohibited) as either an Accessory Use or a principal use, the Development Authority shall:

- (i) refer the application to the RCMP for comment,
- (ii) notify the Downtown Business Association if the application is located within the boundary of the Business Revitalization Zone,
- (iii) require the developer to:
 - (1) demonstrate provision of adequate parking within 150.0 m of the site,
 - (2) provide adequate outside lighting in the area, and
 - (3) if the proposed development abuts a residential area, as part of the application provide an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the drinking establishment will not negatively affect the adjoining neighbourhood,
- (iv) require the following regulations to be met:
 - (1) gross floor area not to exceed a maximum of 557.0 m²,

¹ 3357/T-2015

² 3357/T-2015

- (2) building occupancy not to exceed a maximum of 300 persons, and
- (3) a Drinking Establishment (adult entertainment prohibited) with a gross floor area greater than 186.0m² shall not be located within 150.0 m of the Boundary of the Site of another Drinking Establishment or Late Night Club with a gross floor area greater than 186.0 m².
- (4) ¹not be allowed as an accessory use in any I1 or I2 Industrial District.

(b) ²When considering an application for approval of a Drinking Establishment (adult entertainment permitted) as either an Accessory Use or a principal use, the Development Authority shall:

- (i) refer the application to the RCMP for comment,
- (ii) notify the Downtown Business Association if the application is located within the boundary of the Business Revitalization Zone,
- (iii) require the developer to:
 - (1) demonstrate provision of adequate parking within 150.0 m of the site, and
 - (2) provide adequate outside lighting in the area.
- (iv) require the following regulations to be met:
 - (1) gross floor area not to exceed a maximum of 557.0 m²,
 - (2) building occupancy not to exceed a maximum of 300 persons,
 - (3) a Drinking Establishment (adult entertainment permitted) with a gross floor area greater than 186.0m² shall not be located within 150.0m of the Boundary of the Site of another Drinking Establishment or a Late Night Club with a gross floor area greater than 186.0m², and
 - (4) ³a Drinking Establishment (adult entertainment permitted) shall not be located on a Site within 150.0 m of:

(a) the boundary of a Residential Site, or

¹ 3357/I-2013

² 3357/T-2015

³ 3357/T-2015

- (b) the Boundary of any Direct Control District in which residential uses are the main use within the Direct Control District, or
- (c) any Site with an Institutional Service Facility, or
- (d) any public lot developed for active or passive park purposes (excluding P1 buffer strips and/or road boulevards), or
- (e) any use which may have a playground on the Site, or
- (f) a Site on Nash (68th) Street or Orr Drive.

(5) ¹Not be allowed as an accessory use in any I1 or I2 Industrial District.

- (v) no exterior display of nudity or partial nudity in respect of any adult entertainment offered within the premises.

9. ²Outdoor Storage in Commercial Districts

- (a) The Development Authority may approve an application for outdoor storage in any Commercial district in which outdoor storage is a discretionary use, or in any Direct Control district in which commercial activity is conducted, subject to the imposition of such conditions as it deems necessary in order to comply with the intent of this Bylaw.
- (b) All outdoor storage must meet the following requirements:
 - (i) Outdoor storage is permitted for a period of one year.
 - (ii) Outdoor storage shall be concealed from sight from adjacent roads.
 - (iii) Outdoor storage areas shall be screened so that no stored goods are visible above the screening. Screening shall not exceed 2.5 metres in height.
 - (iv) Outdoor storage areas shall not exceed 2.5% of the gross floor area of the principal building on the site, or where there is more than one building on the site, shall not exceed 2.5% of the gross floor area of the building to which the Outdoor Storage area relates.
 - (v) An outdoor storage area may not reduce the parking spaces available for use on the site below the number of spaces required under the Land Use Bylaw or approved by the Development Authority.

¹ 3357/I-2013

² 3357/E-2006

- (vi) A portable storage container may be used for outdoor storage provided that it is painted to match the principal building on the site and does not exceed dimensions of 12 metres in length by 2.4 metres in width by 2.6 metres in height. A portable storage container does not need to be screened.

10. ¹Outdoor Display or Sale of Goods in Commercial Districts

- (a) The Development Authority may approve an application for the outdoor display or sale of goods in any Commercial district in which the use is listed, or in any Direct Control district in which commercial activity is conducted, subject to the imposition of such conditions as it deems necessary in order to ensure compliance with the intent of this Bylaw.
- (b) Such approval may be granted on a permanent basis, for a specific period of time or for limited times during the year.
- (c) All areas used for the outdoor display or sale of goods shall comply with the following requirements:
 - (i) Display areas shall be fenced or screened as approved by the Development Authority.
 - (ii) Goods in a display area may be visible from outside the display area provided they are not visible from any street and further provided that the visible goods are displayed in an orderly manner.
 - (iii) Fencing or screening shall not exceed 2.5 metres in height.
 - (iv) No goods may be stored so as to be visible above the screening.
 - (v) Outdoor display or sales areas shall not exceed 25% of the gross floor area of the establishment to which that outdoor display or sales area relates.
 - (vi) An outdoor display or sales area may not reduce the parking spaces available for use on the site below the number of spaces required under the Land Use Bylaw or approved by the Development Authority.
 - (vii) Where sheds form part of the outdoor display or sale of goods, a maximum of six sheds will be allowed immediately adjacent to the retail establishment or at such other specific location as may be approved by the Development Authority. The exterior of any sheds on display must be finished and are not required to be screened.

¹ 3357/E-2006

- (d) ¹Unless otherwise directed by the Development Authority, a person who has received approval for an annual temporary outdoor display or sale of goods may erect the outdoor display or sales area every year provided that it is constructed in the manner and for the duration approved by the Development Authority.
- (e) Notwithstanding the provisions of 5.7 (10), no development approval is required for the outdoor display or sale of goods which does not extend further than 4.5 metres from the front of a building on private property in a C1, C1A, C2A, C2B or C4 Commercial district, or on an approved DC site, provided the goods are not displayed on any area intended for the passage of vehicles, and are displayed in an orderly fashion and in a manner that does not impede pedestrian or vehicular traffic.
- (f) The size of an outdoor display or storage area associated with a lumber yard in a Commercial District shall be at the discretion of the Development Authority, notwithstanding the provisions of section 5.7 (10).

11. ²Funeral Homes

Notwithstanding anything in this bylaw, a Funeral Home may not contain a cremation chamber or conduct cremations on its premises.

¹ 3357/W-2015

² 3357/M-2008

Part Six: Industrial Districts and Regulations

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6.1 I1 Industrial (Business Service) District



General Purpose

The general purpose of this District is to provide for a limited range of light industrial, warehousing, storage, and industrial support services within the performance standards of section 6.4(2)(a), the operation of which do not create or emit noises, odours, dust, fumes or other factors which are regarded as nuisances. In addition, this district will provide for certain other businesses which are incompatible in commercial districts.

1. I1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory buildings or uses excluding sales subject to section 3.5.
(ii)	Accessory sales related to manufacturing, processing, and/or distribution of any article.
(iii)	Accessory sales of used trucks, used automobiles and used holiday trailers, providing that collectively there are not more than three units for sale on the site at any one time.
(iv)	¹ Building Sign; and
(v)	² Freestanding Sign.
(vi)	Industrial support services.
(vii)	³ DELETED
(viii)	Manufacture, processing, distribution, repair, servicing, and/or rental of any articles.
(ix)	Service stations.
(x)	⁴ Warehousing.
(xi)	⁵ Outdoor storage.
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Animal services.
(iii)	Auction marts (excluding livestock).
(iv)	⁶ Billboard Sign;

¹ 3357/B-2018

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/E-2006

⁵ 3357/E-2006

⁶ 3357/B-2018

(b) Discretionary Uses *continued*

- (v) ¹DELETED
- (vi) ²DELETED
- (vii) ³Dynamic Fascia Sign; and
- (viii) ⁴Dynamic Freestanding Sign.
- (ix) Crematorium
- (x) Dangerous goods occupancy.
- (xi) Restaurant.
- (xii) ⁵Sale of large trucks over 10,000 Kg, Manufactured Homes, heavy construction equipment and machinery
- (xiii) Sale of horse, stock, and light flatdeck and cargo trailers.
- (xiv) ⁶DELETED
- (xv) Transportation, communication or utility facility.
- (xvi) ⁷Industrial trade schools (maximum capacity of 60 persons).
- (xvii) ⁸Accessory outdoor display or sale of goods
- (xviii) ⁹Pet Crematorium
- (xix) ¹⁰Alternative/Renewable Energy Facility on sites designated in an Eco Industrial Park Overlay District.
- (xx) Uses that produce waste materials, outputs, or by-products that may be used as inputs for an industrial operation within the Eco Industrial Park Overlay District.
- (xxi) Uses that may consume waste materials, outputs, or by-products that are produced by an industrial operation within an Eco Industrial Park Overlay District.

2. I1 Industrial (Business Service) District Regulations

(a) Table 6.1 I1 Regulations

Regulations	Requirements
Floor Area Minimum	n/a
Building Height	n/a

¹ 3357/G-2016, 3357/B-2018

² 3357/G-2016, 3357/B-2018

³ 3357/B-2018

⁴ 3357/B-2018

⁵ 3357/E-2016

⁶ 3357/B-2018

⁷ 3357/L-2011

⁸ 3357/E-2006

⁹ 3357/M-2008

¹⁰ Correction 38

Regulations	Requirements
Maximum	
Front Yard Minimum	6.0 m, except Edgar Industrial Drive “and I1 ¹ zoned lands located within an Eco Industrial Park Overlay District” which is 9 m
Side Yard Minimum	6.0 m one side
Rear Yard Minimum	3.0 m
Landscaped Area	40 % of minimum front yard
Parking Spaces	Subject to section 3.1 and 3.2
Loading Space	Subject to section 3.7
Site Area Minimum	929.0 m ²
Frontage Minimum	22.0 m

- (b) I1 District is subject to any applicable industrial regulations listed within section 6.4.
- (c) Notwithstanding section 6.1(2)(a) Table 6.1, buildings on properties abutting a major arterial or abutting a service road adjacent to a major arterial shall be constructed at least 18.0 m from the said arterial or service road. The building on Lot 10A, Block A, Plan 782 0258 (2404 - 50 Avenue) shall be exempted from this regulation, but shall have a minimum front yard setback of 15.0 m.

¹ 3357H-2014

6.2 I2 Industrial (Heavy Industrial) District



General Purpose

The general purpose of this District is to provide for a wide range of manufacturing, assembling, fabrication and processing of goods within the performance standards, of section 6.4 (2)(b) in which nuisance factors have a high probability of occurring.

1. I2 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	All uses listed as permitted in the I1 Industrial (Business Service) District with the exception of industrial support services.
(b) Discretionary Uses	
(i)	Auction Mart, including livestock.
(ii)	All uses listed as discretionary in the I1 Industrial (Business Service) District.
(iii)	¹ Medical Marihauna Facility (MMF)

2. I2 Industrial (Heavy Industrial) District Regulations

(a) Table 6.2 I2 Regulations

Regulations	Requirements
Floor Area Minimum	n/a
Building Height Maximum	n/a
Front Yard Minimum	15.0 m, except Edgar Industrial Drive which is 9 m
Side Yard Minimum	3.8 m one one side
Rear Yard Minimum	3.0 m
Landscaped Area	20 % of minimum front yard
Parking Spaces	Subject to section 3.1 and 3.2
Loading Space	Subject to section 3.7
Site Area Minimum	1.2 hectares unless otherwise approved by the Commission
Frontage Minimum	n/a

(b) I1 District is subject to any applicable industrial regulations listed within section 6.4.

¹ 3357/N-2014

3. Site Location

- (a) The location of any discretionary use on a site within the land use district and the relationship of the site to the rest of the city and surrounding environs, shall be subject to approval by the Commission.

6.3 I1A/BSR (Light Industrial and Business Service-Residential) District



General Purpose

The general purpose of this district is to allow for future redevelopment of industrial sites to create an area of new commercial and business service uses combined with residential dwelling units and existing industrial uses. New development is intended to be compatible with the surrounding neighbourhood to enhance the quality of life in the community. All new development must be consistent with the principles and objectives of the Riverside Meadows Area Redevelopment Plan.

1. I1A/BSR Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	¹ Building Sign.
(ii)	Commercial services facilities, excluding a funeral home, crematorium, any gaming or gambling establishment, any drinking establishment or late night club, or any adult entertainment or related use.
(iii)	Dwelling units above the ground floor with one of the following located on the ground floor:
	(1) office,
	(2) merchandise sales and/or rental excluding sales and/or rental of adult oriented merchandise, motor vehicles, machinery, fuel, and liquor, beer or wine,
	(3) ² restaurants excluding drive-through fast food restaurants,
	(4) commercial service facility, excluding a funeral home, crematorium, any gaming or gambling establishment, any drinking establishment or late night club, or any adult oriented entertainment or related use, or
	(5) financial institutions.
(iv)	Financial institutions.
(v)	Home occupations subject to section 4.7(8).
(vi)	Industrial support services, excluding dangerous goods, oilfield services and/or construction trade or contractors and provided it takes place in a building existing as of July 15, 2003 .
(vii)	Multi-attached or multiple family dwelling units.
(viii)	³ Restaurants excluding drive-through fast food restaurants.
(ix)	Service and repair of goods traded in the District (excludes service stations and/or car washes) approved prior to July 15, 2003.

¹ 3357/B-2018

² 3357/G-2018

³ 3357/G-2018

- (x) ¹DELETED
- (xi) The following uses are permitted on the lands indicated, provided that they are in existence as of July 15, 2003 and provided that they continue to meet the conditions listed below:
- (1) Lot 1, Block N, Plan 1861KS as a trophy, award, and plaque production, production of promotional products, and associated retail sales.
 - (2) Lot 22 & 29, Block 17, Plan 7604S, as storage and warehouse.
 - (3) Lots 18-21, Block 17, Plan 7604S as automotive repair and parts sales.
 - (4) Lot 24, Block 17, Plan 7922177 as production of bottled water, water distribution and related sales.
 - (5) Block H, Plan 5296HW as tire and scrap metal storage and tire repair shop and automotive parts sales.
 - (6) Lot 25, Block 17, Plan 7922177 as indoor air cleaning business.
 - (7) Block N, Plan 3051HW as paint supply, mixing of paint, sale and distribution of automotive related finishes and parts, are deemed henceforth to be permitted uses on that site in a building in existence as of July 15, 2003, provided that the use meets all of the following conditions:
 - (a) The use does not extend further throughout the existing building to include a larger area of floor space of the building than it did as of July 15, 2003.
 - (b) The use is continuous. An existing use may continue in operation provided that it is not discontinued for a period of six consecutive months or more. For this purpose, a discontinuance means a discontinuance in fact, whether intended by the land owner or occupant or not. Notwithstanding the foregoing, the Development Authority may issue one or more six month extensions to the period of discontinuance, but no cumulative extensions totally over eighteen months will be granted.
 - (c) The operation of which meets the performance standards set out in sections 6.4(2) and 6.4(3)(a) and (b), of this bylaw, and which does not create nor emit noises, odours, dusts, fumes, or otherwise create a nuisance.
 - (d) Use on part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot.
- (xii) Notwithstanding the above conditions, where a legally approved industrial building within this District in existence at the time of the passing of this Bylaw, is partially or fully destroyed by fire or other accidental means, it may be replaced for the same use and building size as that which was destroyed.

¹ 3357/B-2018

(b) Discretionary Uses

- (i) ¹Freestanding Sign.
- (ii) Merchandise sales and or rentals, excluding motor vehicle sales, machinery sales, fuel sales, sales of adult oriented merchandise, and/or sale of liquor, beer, or wine.
- (iii) Offices (professional and medical).
- (iv) ²Industrial trade/commercial schools.
- (v) Service and repair of goods traded in the District (excludes service stations and/or car washes).
- (vi) ³Show Home or Raffle Home.
- (vii) ⁴Accessory Building, subject to Section 3.5 Accessory Building Regulations.

2. I1A/BSR (Light Industrial and Business Service-Residential) Regulations

I1A/BSR District is subject to any applicable regulations listed within 6.4. The C3 Commercial (Neighbourhood Convenience) District shall be used as a guideline to determine the site regulations within this district including minimum site area, frontage, setbacks, front yard, side yard, and rear yards, as well as minimum parking, loading, and landscaping requirements, except where otherwise specified below and except in cases where these have been varied by the Development Authority. With regard to building height, the Development Authority may consider approval of up to four storeys in special circumstances based on the requirements of the Area Redevelopment Plan. Comments from the Community Association shall be considered.

(c) Table 6.3 I1A/BSR Regulations

Regulations	Requirements
Building Height	Maximum 3 storeys subject to section 6.3(2)
Garbage/Recycling	To be fully screened with a solid fence
Outside storage	Not permitted
⁵ DELETED	

3. Site Development

- (a) Within this District, on any properties which owe municipal reserve at the time of subdivision, land is to be taken for reserves in preference to cash

¹ 3357/B-2018

² 3357/L-2011

³ 3357/T-2015

⁴ 3357/A-2017

⁵ 3357/B-2018

where the land can be used for the development of the public amenity area (town square or commercial village) as described in the Riverside Meadows Area Redevelopment Plan.

- (b) New development/redevelopment is expected to incorporate such features as awnings, planters, and architectural treatment and detailing compatible with surrounding development. Buildings should incorporate pedestrian or street oriented design elements (e.g. recessed entrance ways, street level windows, awnings, appropriate landscaping, parking in the rear where possible).

6.4 General Industrial District Regulations

1. Site Development

- (a) Within the I1A/BSR, I1, and I2 Districts site plans, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to the approval by the Development Authority.
- (b) It is intended that consultation with the Riverside Meadows Community Association will occur with regard to all new development or redevelopment proposals.

2. Industrial Standards Definitions

(a) Industrial Standard I

- (i) Industrial Standard I means any industrial operation including production, processing, cleaning, testing, repairing, storage or distribution of any material which shall conform to the following standards:
 - (1) emit no noise of industrial production audible at any point on the boundary of the lot on which the operation takes place,
 - (2) no process involving the emission of smoke is permitted, except the use of waste disposal incinerators of a design approved by the Development Authority,
 - (3) no process involving the emission of dust, flying ash or other particulate material is permitted,
 - (4) emission of any odour or gas is prohibited,
 - (5) the emission of toxic gases or other toxic substances is prohibited,
 - (6) no industrial operation shall be carried out that would produce glare or heat discernible beyond the property line of the lot concerned,
 - (7) ¹outdoor storage of goods or material is permitted if kept in a neat and orderly manner subject to regulations listed in

¹ 3357/E-2006

section 6.4 (6),

- (8) no waste which does not conform to the standards established by The City Utility Bylaw shall be discharged into any sewer.

(b) Industrial Standard II

- (i) “Industrial Standard II” means an industrial operation, including production, processing, cleaning, testing, repairing, storage or distribution of any material, which does not create a nuisance discernible beyond the property line of the lot concerned, but might produce noxious emissions.

3. General Industrial Performance Standards

- (a) The onus of proving to the Development Authority's satisfaction that a proposed development does and will comply with the requirements of the respective industrial district rests with the applicant.
- (b) In addition to meeting the requirements of section 6.4(2), development of an industrial site shall comply with the following:
 - (i) the minimum front yard of a site in any industrial district may be used only for:
 - (1) landscaped areas and pedestrian walkways which, together, unless otherwise provided in the Regulations, shall comprise not less than 40% of the area of the minimum front yard,
 - (2) driveways having access to a street or streets at locations to be approved by the Commission,
 - (3) subject to the approval of the Commission loading and parking areas having a combined area not exceeding 60% of the area of the said minimum front yard, provided that vehicles can enter and leave the site without reversing or manoeuvring on the right of way of a registered street,
 - (4) display purposes provided that no display is located within the minimum required landscaped area of the front yard and subject to the approval of the Development Authority.
 - (ii) if the front yard of a site in any industrial district exceeds the minimum front yard, any portions of an industrial site not covered by buildings and not used for open storage shall be either:

- (1) paved or gravelled and maintained in a neat dust free condition to the satisfaction of the Development Authority, or
 - (2) landscaped suitably and maintained free of weeds to the satisfaction of the Development Authority, or
 - (3) a combination of (1) and (2) hereof.
- (c) If the street or boulevard abutting a site in an I1 or I2 District is not paved or not landscaped, the Development Authority may permit an extension of not more than 12 months following notification by The City of completion of such paving or landscaping within which the owner shall comply with this Bylaw, provided that the registered owner of the site enter into an agreement in writing satisfactory to The City to complete such works. The City may register a caveat on the title to the site to protect the agreement.

4. Projection Over Yards

- (a) Except as provided in this part, no person shall allow any portion of the principal building on a site to project into a minimum yard setback.
 - (i) On sites in industrial districts, a canopy if:
 - (1) the canopy is at least 3.6 m above the surface of the yard, and
 - (2) no supports or posts are constructed under the portion of the canopy projecting over the minimum rear yard.

5. Vehicular Access to Lots from Public Roadways

- (a) The location and number of proposed entrances to, and exits from, a development must conform to the provisions of the applicable Engineering Standards in force from time to time as determined by Engineering Services.

6. ¹Outdoor Storage in Industrial Districts

- (a) Where the outdoor storage of raw materials, finished or partially finished products, fuel, salvage material, junk or waste is permitted or approved on a site, such storage shall be concealed from sight from adjacent sites, streets or lanes by a fence or wall of appropriate design, and sufficient

¹ 3357/E-2006

dimension and position so that such materials are not visible from any point 2.0 m or less above grade on any adjacent site, street or lane.

- (b) Outdoor storage areas shall be fenced or screened as determined by the Development Authority.
- (c) Outdoor storage shall not be located within the front yard setback of any site.
- (d) Lumber yards approved as an accessory use in Industrial districts shall comply with the outdoor display or sale of goods regulations listed in section 5.7 (10).

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7.1 A1 Future Urban Development District

A1

General Purpose

The General Purpose of this District is to allow agricultural and related uses until such time as the land is required for urban development.

1. A1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	¹ Building Sign.
(ii)	Growing of crops and produce, market gardens or other agricultural operations which may include stands for the sale of produce grown or produced on the site but shall not include feedlots, abattoirs, or the packing or processing of meat or poultry products.
(iii)	Greenhouse or landscape nursery - stock farms including ancillary sales.
(iv)	Home occupations - office only subject to section 4.7(8).
(v)	² DELETED
(b) Discretionary Uses	
(i)	Bed & breakfast, subject to section 4.7(11).
(ii)	Extraction from the ground of petroleum, minerals, sand and gravel, peat moss and topsoil.
(iii)	³ Freestanding Sign.
(iv)	Home occupations subject to section 4.7(8).
(v)	⁴ DELETED
(vi)	Residential uses: one detached dwelling or one manufactured home.
(vii)	Utilities and sanitary landfill.
(viii)	⁵ Accessory building, subject to section 3.5

2. A1 Future Urban Development District Regulations

(a) Table 7.1 A1 Regulations

Regulations	Requirements
Floor Area Minimum	Detached dwellings 75.0 m ²
Building Height Maximum	10 m measured from the average of the lot grade
Front Yard Minimum	15.0 m
Side Yard Minimum	7.5 m

¹ 3357/B-2018

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/B-2018

⁵ 3357/X-2014

Regulations	Requirements
Rear Yard Minimum	7.5 m
Landscaped Area	Subject to Commission approval
Parking Spaces	Subject to sections 3.1 & 3.2
Site Area Minimum	1.2 ha
Frontage Minimum	Subject to Commission approval

7.3 P1 Parks and Recreation District



General Purpose

The general purpose of this District is to provide land for parks and recreation areas and facilities for the use and enjoyment of the public at large.

1. P1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
1.	Formal parks including trees, shrubs, flowers, lawns, pedestrian walks, statuary, ornamental ponds and fountains and any other use normally comprised in a formal floral or ornamental garden and campgrounds.
2.	⁶ DELETED
(b) Discretionary Uses	
(i)	⁷ Accessory Building
(ii)	Above ground storage tanks for motor fuel products including propane and used oil.
(iii)	Bowling greens.
(iv)	⁸ Building Sign
(v)	Community centres.
(vi)	Curling rinks.
(vii)	Day care facilities.
(viii)	Enclosed hockey, ice skating or roller skating rinks.
(ix)	Exhibition buildings or amphitheatres.
(x)	⁹ Freestanding Sign.
(xi)	Golf courses or golf driving ranges.
(xii)	¹⁰ DELETED
(xiii)	Outdoor rinks.
(xiv)	Parks, picnic areas or open space facilities for use by the general public, playgrounds or tot lots.
(xv)	Parking ancillary to a permitted or discretionary use.
(xvi)	Sports fields.
(xvii)	Swimming pools.
(xviii)	Sports stadiums.
(xix)	¹¹ Tennis Courts (indoor or outdoor)
(xx)	Utilities.
(xxi)	¹² Deleted

⁶ 3357/A-2017, 3357/B-2018

⁷ 3357/E-2016

⁸ 3357/B-2018

⁹ 3357/B-2018

¹⁰ 3357/I-2013, 3357/B-2018

¹¹ 3357/E-2016

(xxii) ² Off Leash Dog Park

3. P1 Parks and Recreation District Regulations

(a) Table 7.2 P1 Regulations

Regulations	Requirements
Front Yard Minimum	15.0 m
Side Yard Minimum	15.0 m from any street, otherwise 7.5 m
Rear Yard Minimum	15.0 m from any street, otherwise 7.5 m
Landscaped Area	As required by the Recreation, Parks and Culture Manager
Parking Spaces	Subject to sections 3.1 & 3.2
Loading	Subject to Commission approval

4. Site Development

- (a) Within the P1 Parks and Recreation District the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

¹² 3357/I-2009 and 3357/F-2011

² 3357/FF-2009

7.4 PS Public Service (Institutional or Government) District

PS

General Purpose

The general purpose of this District is to provide land for those uses that are public or quasi-public in nature.

1. PS Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Any use for National Defence purposes which does not prejudice the character or value of the surrounding property.
(ii)	At the Westerner Exposition Site situate upon the following lands namely Lot 5, Block 1, Plan 882 2274, and Plan 615 L.Z, the holding of the annual Westerner Exposition Fair or Exhibition and any use in conjunction with or incidental thereto, agricultural, animal, machinery, automotive shows, rodeos, circuses, concerts, racing and sporting events, the rental of facilities for banquets, weddings, meetings and events.
(iii)	¹³ Building Sign
(iv)	¹⁴ Freestanding Sign
(v)	Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large.
(vi)	¹⁵ DELETED
(b) Discretionary Uses	
(i)	¹⁶ Assisted living facility.
(ii)	At the Westerner Exposition Site situated upon the following lands namely Lot 5, Block 1, Plan 882-2274, and Plan 615 L.Z.: <ol style="list-style-type: none"> (1) any use similar to the uses permitted at the Westerner site, (2) any uses which are accessory to any of the approved uses, provided that they are consistent with the theme of such use, or provide a directly related service to such use. (3) Gaming establishment.
(iii)	At the Red Deer College site, situate upon the following lands namely: <ol style="list-style-type: none"> (1) Lot 1, Block 1, Plan 012 0303 and the remainder of Section 5, Township 38, Range 27, West of the 4th meridian. (2) Residence, nursing home, research facility, diagnostic services, work placement services, and/or technical or administrative support related to education of students at Red Deer College.
(iv)	Concession booths for the sale of food or beverages to members and guests of

¹³ 3357/B-2018

¹⁴ 3357/B-2018

¹⁵ 3357/A-2017, 3357/B-2018

¹⁶ 3357/C-2007

	a group approved under this table.
(v)	Campground.
(vi)	Day care facilities.
(vii)	¹⁷ Dynamic Fascia Sign on Sites over 17.1 hectares in size;
(viii)	¹⁸ Dynamic Freestanding Sign on Sites over 17.1 hectares in size;
(ix)	¹⁹ Electronic Message Fascia Sign; and
(x)	²⁰ Electronic Message Freestanding Sign.
(xi)	²¹ DELETED
(xii)	²² DELETED
(xiii)	²³ Institutional service facility
(xiv)	Offices for community oriented groups which have recreation as part of their programs.
(xv)	Parking ancillary to any permitted or discretionary use.
(xvi)	Private clubs or organizations.
(xvii)	Retail sales of goods required in connection with a use approved under this table.
(xviii)	²⁴ Temporary care facility.
(xix)	Utilities.
(xx)	²⁵ Deleted.
(xxi)	²⁶ Accessory Building, subject to Section 3.5 Accessory Building Regulations.

2. PS Public Service (Institutional or Government) District Regulations

(a) Table 7.3 PS Regulations

Regulations	Requirements
Floor Area Minimum	Not applicable, except for a unit in assisted living residence or retirement home 23.0 m ²
Front Yard Minimum	Subject to Commission approval
Side Yard Minimum	Subject to Commission approval
Rear Yard Minimum	Subject to Commission approval
Landscaped Area	Subject to Commission approval
Parking Spaces	Subject to sections 3.1 & 3.2
Loading	Subject to Commission approval

¹⁷ 3357/B-2018

¹⁸ 3357/B-2018

¹⁹ 3357/B-2018

²⁰ 3357/B-2018

²¹ 3357/G-2016, 3357/B-2018

²² 3357/B-2018

²³ 3357/C-2007

²⁴ 3357/C-2007

²⁵ 3357/I-2009 and 3357/F-2011

²⁶ 3357/A-2017

3. Site Development

- (a) Within the PS Public Service District the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

7.5 HP Historical Preservation Overlay District



General Purpose

The general purpose of this District is to maintain the historical character of an area in the terms of building appearance, and to ensure the degree of activity and other aspects of the operation would not be incompatible with such district, and subject to such regulatory standards as are necessary to ensure such compatibility and historical preservation.

1. HP Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Those uses listed as permitted in the underlying use district.
(b) Discretionary Uses
(i) Those uses which, in the opinion of Council, will maintain and achieve the general purpose of this District.

2. Historical Preservation Overlay District Regulations

- (a) ²⁷In accordance with the *Alberta Historical Resources Act*, no person shall destroy, disturb, alter, restore, or repair a building or structure on a site that has been designated a:
- (i) Municipal Historic Resource without written approval from the Development Officer based on a recommendation of the Heritage Planner or planning department and in consultation with relevant experts;
 - (ii) Provincial Historic Resource without written approval from the Minister responsible for the *Alberta Historical Resources Act*;
 - (iii) Registered Historic Resource until expiration of 90 days from the date the notice of the proposed intervention is served on the Minister responsible for the *Alberta Historical Resources Act*, unless the Minister sooner consents to the proposed action.
- (b) The relationship between buildings, structures and open spaces, and the provisions of landscaping and parking shall be subject to the approval of the Development Authority.

²⁷ 3357/Q-2007

3. ²⁸Historical Preservation Buildings and Sites

Property Number	Building or Site	Municipal Address	Legal Description	Designation
HP - 1	1. Old Court House	4836 Ross Street	Lots 1-4, Block 28, Plan K	Provincial
HP - 2	2. C.P.R. Station	5000 - 51 Avenue	Lot 19, Plan 952 4241	Provincial/ Municipal
HP - 3	3. St. Luke's Anglican Church	4929 - 54 Street	Lots 9-11, Block 14, Plan K	Municipal/ Registered
HP - 4	4. Allen Bungalow	6316 - 45 Avenue	NE 1/4 21-38-27-4 which lies east of Road Plan 1264 ET	Registered / Municipal
HP - 5	5. North Cottage School	5704 - 60 Street	Lot S, Plan 4596 NY	Municipal/ Registered
HP - 6	6. Parsons House	4801 - 49 Street	Lots 42 & 43, Block 26, Plan 982-1122	Registered / Municipal
HP - 7	7. C. P. R. Rail Bridge	Red Deer River	SE of Plan 952 3190	Registered / Municipal
HP - 8	8. Cronquist House	Great Chief Park	Lot 1MR, Block 1, Plan 832 2386	Municipal
HP - 9	9. Red Deer Armoury (Fire Hall No. 1)	4905 - 49 Street	Lot 1, Block 27, Plan 1339 RS	Municipal
²⁹ HP - 10	10. Presbyterian Ladies College	3909 - 55 Street	Lot 3, Block 10, Plan 0624309	Municipal
HP - 11	11. J.J. Gaetz House	3504 - 55 Street	Lot 3, Block 1, Plan 792 1758	Municipal
HP - 12	12. Clarke Residence	4757 - 56 Street	Lot 27, Block A, Plan K1	Municipal
HP - 13	13. McIntosh House	4631 - 50 Street	Lots 38-40 Block A, Plan K8	Municipal
HP -14	14. Gaetz Library, Presbyterian Church Steeple, and Stevenson Hall Block	Heritage Square	Lot 1, Block C, Plan 842 2027	Municipal
HP - 15	15. Scott House	4743 - 56 Street	Lot 20, Block A, Plan K1	Municipal
³⁰ HP - 16	16. Red Deer Cenotaph	4908 - 50 Street	Lot 1, Block 1, 1221959	Provincial/ Municipal
³¹ HP-17	17. Willson House	5011 43 Avenue	Lot 8, Block 6, Plan 5470HW	Municipal
³² HP-18	18. Routledge Family Residence	4736 56 Street	Lot 15, Block C, Plan 5947 AM	Municipal
³³ HP-19	19. Intermediate School	5205 48 Street	Lot S, Block 36, Plan 802 2591	Municipal

²⁸ 3357/M-2009

²⁹ 3357/H-2009

³⁰ 3357/A-2010, 3357/I-2013

³¹ 3357/M-2015

³² 3357/W-2010

³³ 3357/W-2017

³⁴ HP-20	20. Government of Canada Building	4909-50 Street	Lots 20-29, Block 18, Plan H	Provincial
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Note: Provincial and Registered Designations are designations assigned by the Province of Alberta to provincially significant historic resources.

³⁴ 3357/DD-2017

7.6 HS Historical Significance Overlay District



General Purpose

This district is intended to promote community awareness of actual or potential heritage and historically significant sites or buildings, and to provide a means whereby identified sites or buildings may be preserved with available and practical means from time to time. This district will provide that an identified site or building of potential historical significance shall not be demolished; or in the case of sites disturbed, until such time as an evaluation of the heritage or historical significance of the site or building has been carried out. The Bylaw encourages but does not require that any renovations undertaken be sympathetic to the historical integrity of the site.

It is not the intent of this Bylaw to set these properties up to later be designated as Municipal, Provincial, Registered, or Federal Heritage resources. In the event that any change of the properties listed within this bylaw to any other heritage designation were proposed, it is the intent that such a shift would occur only with the agreement of the owner. A change in designation would require an amendment to this Land Use Bylaw.

1. HS Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Those uses listed as permitted in the underlying use district.
(b) Discretionary Uses
(i) The uses listed as discretionary in the underlying land use district, which in the opinion of the Development Authority, will maintain and achieve the general purpose of the District.

2. Historical Significance Overlay District Regulations

- (a) ³⁵All applications for development or demolition of sites listed in section 7.6 (3) (c) shall be forwarded to the Heritage Planner or planning department for comment.
 - (i) For developments, not involving demolition, the Heritage Planner or planning department will work with the land owner to encourage preservation of the character defining elements that contribute to the historical value of the site.

³⁵ 3357/Q-2007

(ii) For developments involving demolition, the owner must give 45 days notice to The City of the proposed demolition. The City will cause an historical evaluation to be carried out by the Heritage Planner or planning department in consultation with relevant expertise. If the building or site is deemed of significant heritage value and a candidate for preservation, the Heritage Planner or planning department will work with the land owner during the 45 day period in an effort to preserve the building and/or site. The Heritage Planner or planning department will make appropriate recommendation to the Development Officer. If the owner and the Development Officer are unable to reach an agreement, once the 45 day notice period has expired, this bylaw will no longer prevent demolition of the building or disturbance of the site.

(b) The Development Officer may waive or reduce the 45 day review period, based upon advice received from the Heritage Planner or planning department, in the following circumstances:

- (i) if the building or site is deemed not of significant heritage value or not a suitable candidate for preservation; or
- (ii) in the case of an emergency situation requiring immediate demolition.

Inventory of Historical Significant Resources

Property Number	Historical Site Designation Building	Street Address	Legal Description
HS - 1	A20 Army Camp Motor Pool Building and Cormack Gardens Currently Red Deer Armory	4402 - 55 th Street	Parcel C, Plan 837 H.W.
HS - 3	Bank Manager's Residence	4742 - 56 th Street	Lot 12, Block C, Plan K1
HS - 4	Bawtinhimer Garage	4925 - 48 Street	Lot 12 (part) 13, Block 20, Plan K.
³⁶ HS - 5	DELETED		
HS - 6	Bower Barn Gothic Roof Barn Sunnybrook Farm	4701 - 30 th Street	Lot 3, Block 14 Plan 4436 TR.
HS - 7	Bower Residence	4701 - 30 th Street	Lot 3, Block 14 Plan 4436 TR.
HS - 8	Buffalo Hotel	5031 Ross Street	Lots 6-10, Block 10, Plan H

³⁶ 3357/E-2016

Property Number	Historical Site Designation Building	Street Address	Legal Description
HS - 9	Capitol Theatre	4924 Ross Street	Lot 8-9, Block 17, Plan H
HS - 10	Central Alberta Dairy Pool (CADP) Building Condensery	5410 Gaetz Ave	Lot 45, Block 12, Plan 972 0467
³⁷ HS-11	DELETED	DELETED	DELETED
HS - 12	Cole/G.W. Smith Residence	5142 - 44 th Street	Lot 15, Block 1, Plan 6077 HW
HS - 13	Dawe Residence	4124 - 52 nd Street	Lots 8 & 9, Block 12, Plan 3586AE
HS - 14	Drill Hall #1 (Red Deer Public School Maintenance Shop)	4230 - 58 Street	Lot D1, Plan 4154 R.S.
HS - 15	Drill Hall #2 (Red Deer Memorial Centre)	4214 - 58 th Street	Lot E, Plan 3962 H.W.
HS - 16	Eaton's Store (former)	4807 Gaetz Ave	Lots 3 - 8, Block 19, Plan H
HS - 17	Eilertson Sculpture (Victory Park)	4540 Ross Street	Part Lot X, Plan 4900
³⁸ HS - 18	DELETED		
HS - 19	Fallow Residence	12 Howarth St. Close	Lot 9A, Block E, Plan 4387 RS
HS - 20	Freytag Tannery Site	5616 Kerry Wood Drive	Block 11, Plan 3331 AJ
HS - 21	F.W. Galbraith Residence	5810 - 45 th Ave	Lot 1, Block 5, Plan 961 H.W.
HS - 22	Gaetz Manufacturing Building	4840 - 51th Street	Lots 1 & 2, Block 29, Plan K
HS - 23	Gaetz Memorial United Church	4758 Ross Street	NW ¼, 16-38-27-4 and Lot 1, Block 37 Plan 6275 H.W.
³⁹ HS - 24			
HS - 25	Greene Block	5001 Ross Street	Lots 18 – 19, Block 10, Plan H

³⁷ 3357/A-2010

³⁸ 3357/E-2016

³⁹ 3357/M-2015

Property Number	Historical Site Designation Building	Street Address	Legal Description
HS - 26	Hallman Residence	4617 - 48 th Street	Lot 32-33, Block C, Plan K8 (excluding E 10' of Lot 32)
HS - 27	Hamilton Block	5211 Gaetz Ave	Lots 5 & 6, Block 15, Plan K
HS - 28	Heritage Square	4600 Block 47 th Avenue	Lot 1, Block C, Plan 842-2092
HS - 29	Huestis Residence	5201 - 47 th Ave	Lots 9-11, Block N Plan 6901 R
HS - 30	J. Weddell Residence	4532 Waskasoo Cres.	Lot 40, Block 2, Plan 872 2544
HS - 31	Johnstone Residence	5509 - 48A Ave	Lot B, Block A, Plan 1995 ET
HS - 32	La France Residence	4922 - 55 th Street	Lots 5 & 6, Block 2, Plan 7075 A.E.
HS - 33	MacKenzie/Ellis Residence	5343 - 46th Ave	Lot 10A, Block G, Plan 1500 R.S.
HS - 34	Maple Leaf Block	5020 Gaetz Ave	Lot 17, Block 11, Plan 795 HW
HS - 35	McGregor Parson's Residence	5140 - 43rd Avenue	Lot 12, Block 14, Plan 6393 MC
HS - 36	McLean Residence	4123 Ross Street	Lot 8, Block 3A, Plan 3288 K.S.
HS - 37	Meredith Residence	4 Howarth St. Close	Lot 10, Block E, Plan 5746 AH
HS - 38	Mitchell & Jewell Building	4812 Gaetz Ave	Lot 16, Block 9, Plan H
HS - 39	William Moore Residence	5555 - 45th Ave	Lot 8, Block A, Plan 955 M.C
⁴⁰ HS - 40	Deleted		
HS - 41	Nachtman Residence	4630 - 45th Street	Lot 9, Block E, Plan 3591 P
HS - 42	New Life Tabernacle Church (Pentecostal Church of the Nazarene)	4801 - 48th Street	Lots 21-22, Block 25, Plan K
HS - 43	The Old Mill/ Hayhoe Building	5028 Gaetz Ave	Lot 18, Block 11 Plan 795 HW
HS - 44	Payne Residence	4634 - 49th Street	Lots 5 - 8, Block A, Plan K-8
HS - 45	Pettepher Residence	5045 - 45th Ave	Lots 3 & 4, Block 1, Plan K9
HS - 46	Piper Creek/ Twilight Lodge	4820 - 33rd Street	Lot 2, Block 8 Plan 1621 NY
HS - 47	Pollock Residence	4629 - 46th Street	Lots 37-40, Block E, Plan 3591 P

⁴⁰ 3357/W-2010

Property Number	Historical Site Designation Building	Street Address	Legal Description
HS – 48	⁴¹ DELETED		
HS – 49	Prairie Business	5032 Gaetz Ave	Lots 19-21, Block 11, P1an 795 HW South 20' of 21
HS – 50	Old Provincial Building	4935 - 51st Street	Lots 38 & 39, Block 17, Plan H
HS – 51	Raymond Gaetz Residence	4763 - 56th Street	Lot 30, Block A, Plan 647 K.S.
HS – 52	Red Deer Bottling Co.	4601 Gaetz Ave	Lot 27, Block 21, Plan 962 3342
HS – 53	Red Deer College Arts Centre	5700 - 32nd Street	Lot 3, Plan 812 2461
HS – 54	A.H. Russell Residence	5938 - 45th Ave	Lot 1 & 2, Block 3, Plan 1292 A.0
HS – 55	Scott Block/Old Horsley's Hardware	4816 - 4818 Gaetz Avenue	Lot D, Block 9, Plan 1323 KS
HS – 56	Simpson Residence	5820 - 45th Ave	Lot 2, Block 5, Plan 961 H.W
HS – 57	St. Mary's Roman Catholic Church and Parish Hall	6 McMillan Ave	Lot 1A, Plan 2473 N.Y.
HS – 58	Telning Residence	4520 - 46th Street	Lot 12 & 13, Block J, Plan 4900 R
HS – 59	Thatcher Residence	5401 - 48th Avenue	Lot 1, Block 33, Plan 656 NY
HS – 60	Trump Residence	5035 - 45th Ave	Lot 2, Block 1, Plan 4735 K.S.
HS – 61	Tucker Residence	3534 - 45th Ave	Lot 5A, Block 5, Plan 78 RS
HS – 62	Wallace Residence	4755 - 56th Street	Lots 25-26, Block A Plan K1
HS – 63	Wartime Homes	36-38 Street block Between 41-42 Ave Mountview	Lots 5-8 and 10-27, Block 9, Plan 1514 HW
HS – 64	Water Tower (Horton Spheroid)	3536 - 46th Ave	Lot 9, Block 22, Plan 1919 KS
⁴² HS – 65	Wing Block Apartment	5101 Gaetz Ave	Lots 1 & 2, Block 16, Plan H
HS – 66	49A Avenue Houses	5511 - 49A Ave	Lots 7-9, Block 3, Plan 7075 AE
		5514 - 49A Ave	Lots 7-9, Block 2, Plan 7075 AE
		5517 - 49A Ave	Lots 10-11, Block 3, Plan 7075 AE

⁴¹ 3357/DD-2017

⁴² 3357/I-2013

Property Number	Historical Site Designation Building	Street Address	Legal Description
		5520 - 49A Ave	Lots 16 & 17, Block 2, Plan 002 3098
		5521 - 49A Ave	Lots 12-13, Block 3, Plan 7075 AE
		5526 - 49A Ave	Lots 13-15, Block 2, Plan 7075 AE
		5525 - 49 A Ave	Lot 19, Block 3 Plan 922 3300
		5527 - 49A Ave	Lot 20, Block 3, Plan 922 3300
HS – 67	A.C.R. Bridge Abutment	Taylor Drive	Lot R-1, Block 10 Plan 3231 TR
HS – 68	Ceremonial Trees Central School	5100 Block 47th Avenue	
HS – 69	Ceremonial Trees Coronation Park	4500 Block Ross Street	
HS – 70	Ceremonial Trees Cronquist House	Bower Ponds	
HS - 71	Ceremonial Trees Red Deer & District Museum	4525 - 47A Ave	
HS – 72	Ceremonial Trees Pioneers' Lodge	47th Avenue	
HS – 73	Chestnut Tree	45th Ave and 55th Street	Lot 22, Block G Plan 822-2078
HS – 74	City Hall Park	4800 Block 48th Avenue	Lot 1, Block 27, Plan 1339 R.S
HS – 75	'Crossing' School Site Marker	60th Ave and Cronquist Drive	SE 1/4, 18-38-27-4
⁴³ HS – 76	DELETED		
HS – 77	Gaetz Lakes Sanctuary		
HS – 78	Great West Lumber Co. Site	Bower Ponds	
HS – 79	Krause Hill, Trees	Ross Street Hill	Lot 3, Block 8A Plan 882-1939
HS – 80	Oak Tree	55th Street and 46th Ave	Lot 25, Block 1 Plan 1292 A.O.
HS – 81	Piper's Mountain	Rotary Park	Lot R3, Plan 4816 R.S.
HS – 82	Reinholt Quarries	Cronquist Business Park	SW 1/4 17-38-27-4 Lot R3, Plan 762-1616
HS – 83	Site of the ACR Silver Spike	Gaetz Ave and 35th Street	Lot 16, Block 1 Plan 8324 ET

⁴³ 3357/E-2016

Property Number	Historical Site Designation Building	Street Address	Legal Description
HS – 84	Snell Residence Site	4915 - 48th Ave	Lot 14, Block 38 Plan 832 0062
HS – 85	Stone Wall, Everglades Apartments	4319 - 51st Ave	Lot 15B, Block 6, Plan 862 2144
HS – 86	Towers at Checkmate Court	4902 - 37th Street	Plan 902 1647
HS – 87	Willow Tree	4700 - 55th Street	Lots 5 - 7, Block B, Plan K1 Lots 21, Block B, Plan 902 1952
HS – 88	Wishart Cabin Site	Gaetz Lake Sanctuary	
HS – 89	Farthing Block	4930 Ross Street	Lot 7, Block 17, Plan H
HS – 90	Park Hotel (Park Place)	4918 - 4920 Ross Street	Lots 10 – 15, Block 17, Plan H
HS – 91	Golden Circle	4620 – 47 Avenue	Lot 1, Block C Plan 842 2029
HS – 92	Fabretti Residence	5001 – 43 Avenue	Lot 10, Block 6, Plan 758KS
⁴⁴ HS-93	Manning Residence	4641 – 49 Street	Lots 45-46, Block B, Plan KB

⁴⁴ 3357/A-2007

7.7 Mature Neighborhood Parkvale Overlay District

General Purpose

The purpose of this District is to ensure that new and infill low density residential development in the Parkvale Neighbourhood is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape and ensures privacy and sun penetration on adjacent properties. This District provides a means to regulate unique design attributes of the mature Parkvale neighbourhood in a manner which cannot be satisfactorily addressed through conventional land use zoning.

This District is comprised of additional development regulations for the Parkvale neighbourhood, which add to the regulations of the underlying use districts.

1. Permitted and Discretionary Uses

Those uses listed as permitted and discretionary in the underlying use districts.

2. Application

- (a) The regulations in this District apply to the construction of any new principle or accessory building and to any major structural renovation, alteration, addition and/or reconstruction of an existing building on lands located in the low density residential areas of Parkvale, the boundaries of which are shown for illustrative purposes in Part 7, Figure 15.
- (b) An application for development approval shall include a site plan which shows:

 - (i) existing and proposed grades;
 - (ii) existing and proposed landscaping and buildings;
 - (iii) proposed building demolition, if any;
 - (iv) the height of main floor above grade;
 - (v) the location of proposed fences;
 - (vi) the location of existing side yard windows in any adjacent building; and
 - (vii) the location of all underground/overhead utility services and their connection points to any building.
- (c) Where the building regulations of the underlying use district are in conflict with the development regulations of this District, then the development regulations of

this District shall govern, and the building regulations of the underlying District shall be deemed to be repealed to the extent of the inconsistency.

- (d) Where a proposed development does not comply with the development regulations of this District, the Development Authority shall:
- (i) contact the Parkvale Community Association and each owner of property located within a distance of 100 m of the site of the proposed development (the “affected parties”);
 - (ii) describe to the affected parties in detail the manner in which the proposed development does not comply with the development regulations of this District and solicit their comments on the proposed development; and
 - (iii) ⁴⁵for their consideration, document all comments provided by the affected parties with respect to the proposed development and modifications, if any, made by the applicant to the proposed development to address the concerns of the affected parties.

3. Development Regulations for Residential Buildings

- (a) Maximum building width for all residential structures: 12.2 m
- (b) Minimum side yard: 1.5 m
- (c) Minimum frontage (lot width) for detached dwellings: 11.43 m
- (d) Minimum front yard setback shall be equal to the setback of the existing building or, where the existing building is to be replaced or there is no existing building, the average setback of the existing residential buildings on the block.
- (e) The main entrance shall be located on the front elevation of the building, facing the street.
- (f) On corner properties, the front building elevation and main entrance shall be located in the same direction as the residences on the remainder of the block.
- (g) On corner lots, the two elevations facing the street shall have consistent and complimentary design elements, in terms of building materials, colour and architectural details.
- (h) ⁴⁶Maximum side yard vertical building height shall fit within a building envelope that measures 5.5 m in height along each side property boundary, then angles inward and up at a 45 degree angle until it intersects with the maximum permitted total building height.

45 3357/E-2014

46 3357/E-2014

- (i) The main floor shall not be located higher than 1.2 m above grade of the front public sidewalk, unless basement heights for the site are restricted by the depth of a shallow sanitary sewer service.
- (j) Large flat wall surfaces on building elevations facing a street or lane, including roof gable ends, shall not have any single horizontal or vertical wall lengths greater than 8.0 m unless it is broken up by the use of such design features as porches, projections, terracing, recesses, jogs, gables or windows.
- (k) Side windows and/or balconies shall not be located directly facing similar facilities in adjoining residential buildings, in order to maintain privacy between neighbours.
- (l) Use of vibrant (strong, bright, bold) colours and building textures shall be permitted.
- (m) On lands where semi-detached housing is permitted, the front building elevation shall contain separate non-symmetrical architectural design elements (i.e. different roof lines, different window/door configurations and locations) for each unit.
- (n) No overhead power/telephone/cable services or utility meters shall be connected to, or located on, the front elevation of any building.
- (o) ⁴⁷ Front driveways or front drive attached garages shall not be permitted on parcels with a lane at the rear of the property, except in Block M, Plan 1528HW; Block B, Plan 257HW; and Block B, Plan 4867KS wherein front driveways in conjunction with single wide attached garages may be allowed subject to the following standards:
 - (i) Attached garages may not protrude beyond the front wall of the house;
 - (ii) Attached garages may be designed to accommodate two vehicles in tandem;
 - (iii) Garages must not be wider than 4.9 metres (16.1 ft.), excluding eaves;
 - (iv) Front driveways must not be wider than 4.3 metres (14.1 ft. +/-);
 - (v) Front driveways are not permitted without a single wide attached garage; and
 - (vi) The appearance, architectural features, and finish materials must be acceptable to the Development Authority.
- (p) Front driveways or front drive attached/detached garages may only be permitted on laneless parcels provided that the garage shall not protrude forward beyond the front building face of the principal building including porches and verandas.

⁴⁷ 3357/00-2009

- (q) On laneless corner lots, driveways or an attached/detached garage with driveway will be permitted from the side street but the garage shall not protrude forward beyond the side wall of the principal building.
- (r) Driveways from any front or side street shall be hard surfaced (i.e. concrete, asphalt, paving stones).
- (s) No trees(s) located in a City boulevard shall be removed to accommodate any front or side driveway or front or side drive garage access.

4. Development Regulations for Accessory Buildings

- (a) The elevations of accessory buildings which face a street or lane, including roof gable ends, shall not have any single horizontal or vertical wall lengths greater than 8.0 m unless it is broken up by use of such design features as projections, recesses, jogs, gables or windows.
- (b) Maximum building width: 12.2 m.
- (c) Accessory buildings shall be designed to complement the principal building by utilizing consistent design elements, in terms of building materials, colour and architectural details.
- (d) On parcels having a lane, including corner parcels, vehicle access to any accessory building shall be only from the lane; front drive detached garages shall not be permitted.

5. Regulations for Vegetation and Landscaping

- (a) Where mature vegetation needs to be removed to facilitate new development or, where no mature vegetation exists in a front yard, new landscaping material shall be added consisting of not less than the following standards:
 - (i) deciduous trees – minimum calliper 65 millimetres (measured 450 millimetres from ground level);
 - (ii) coniferous trees – minimum height 2.5 m;
 - (iii) deciduous shrubs – minimum 0.6 m height; and
 - (iv) coniferous shrubs – minimum 0.4 m height or spread.
 - (v) landscaping in a front yard shall consist of at least one tree and one shrub.

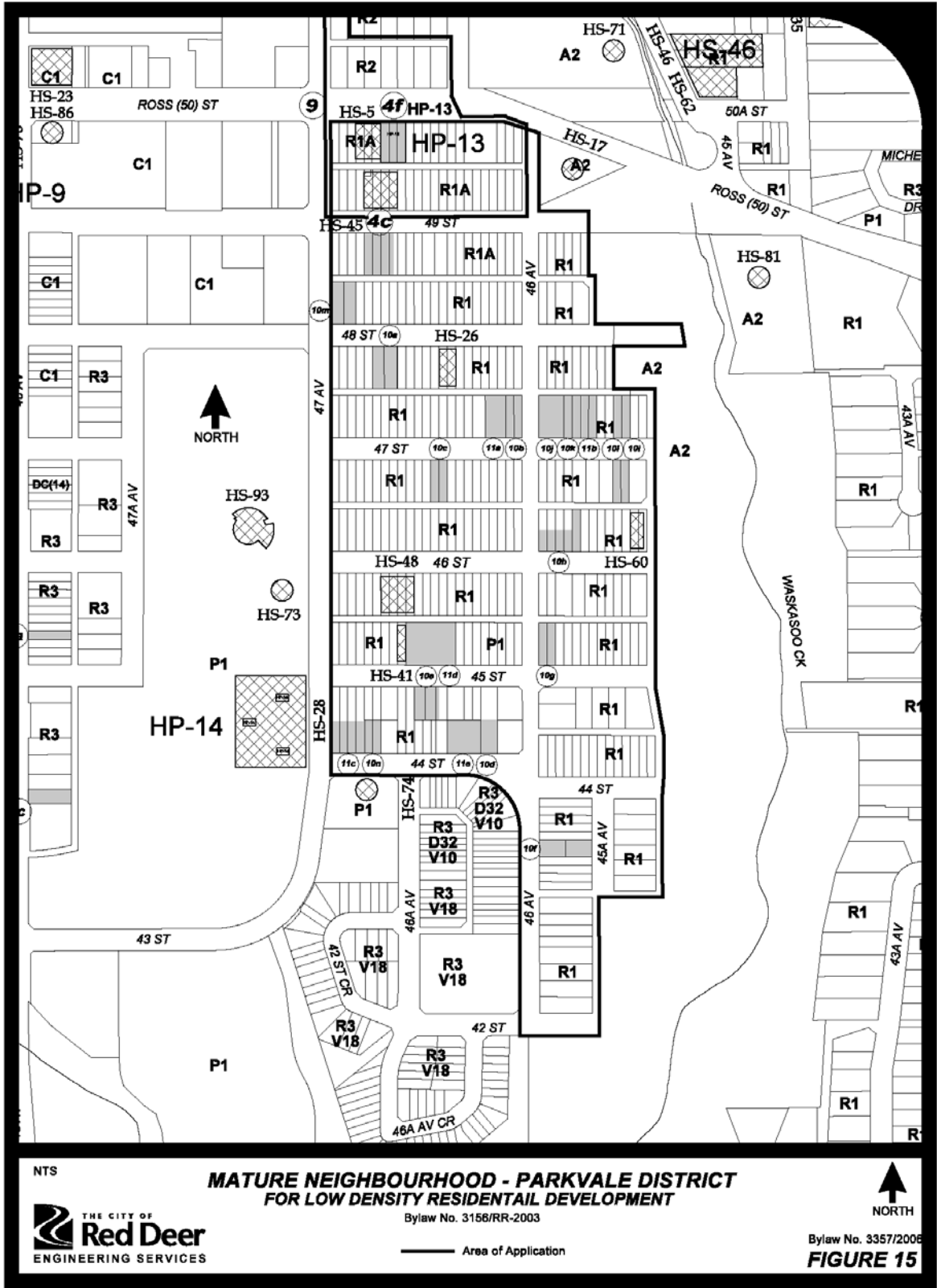


Figure 15-Mature Neighbourhood - Parkvale District

7.8 Vertical Height Overlay District

General Purpose

The general purpose of this sub-district is to establish the maximum permitted height on any site in any use district.

1. Method of Application

- (a) If a site does not possess a V designation, the maximum permitted height shall be determined by the regulation of the applicable use district.

- (b) In a district with a V designation, the maximum permitted height of a building, expressed in metres, is determined by the number following the letter “V” on the use district map.

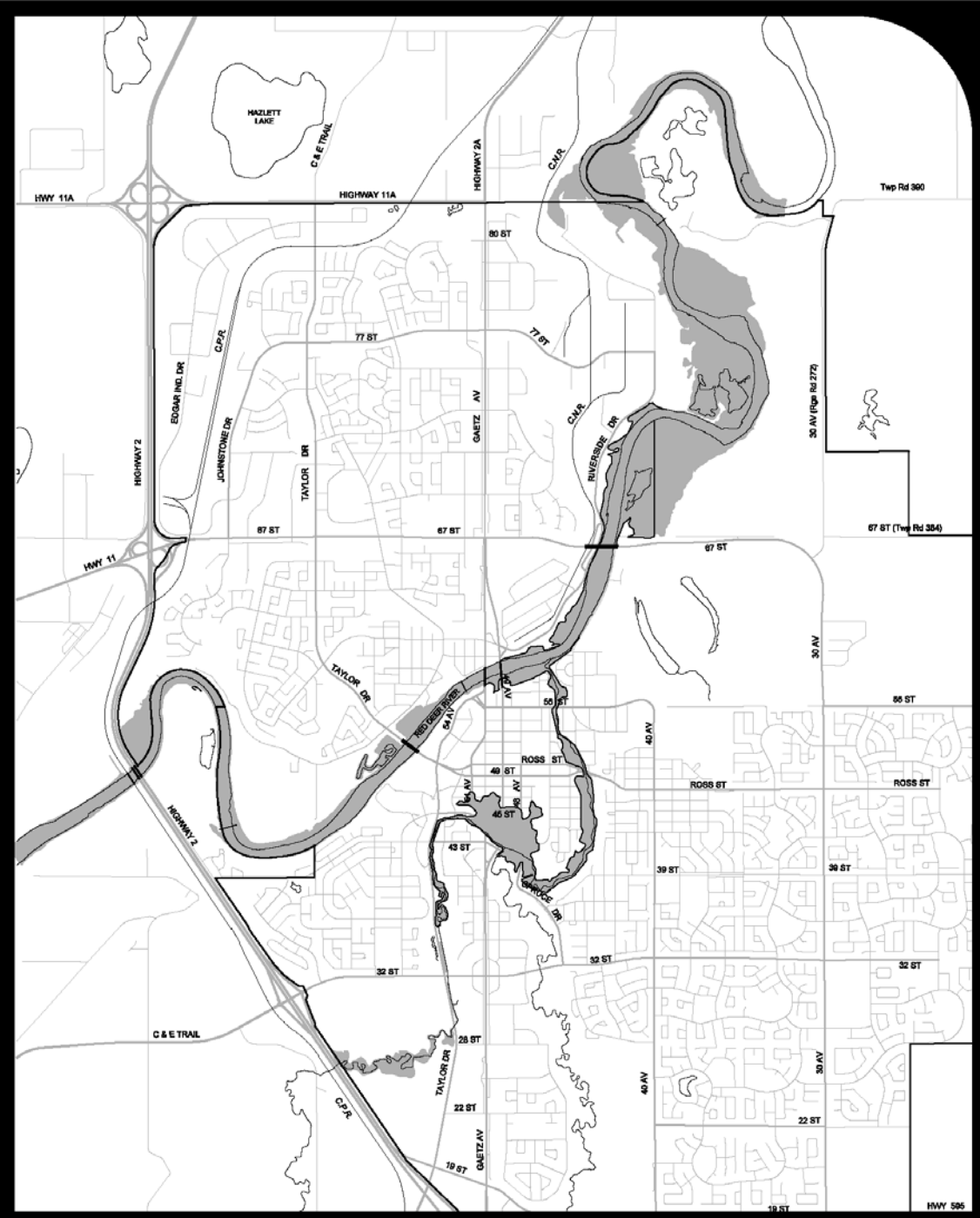
The following example is for illustrative purposes:

R 3.V18 means R 3 uses are permitted and the building shall not exceed a height of 18.0 m above grade.

7.9 Flood Plain Overlay Provisions

1. Flood Risk Overlays

- (a) Figure 16 shown for illustrative purposes, shall apply to any site included in flood fringe and floodway areas identified therein.
- (b) The general purpose of these provisions is to provide for the safe and efficient use of lands within the defined floodway and flood fringe of the Waskasoo Creek and a portion of the Red Deer River by way of prohibiting the construction of new buildings or structures in the floodway and allowing development and redevelopment of buildings or structures in the flood fringe, only if these facilities are satisfactorily flood proofed.



NTS



FLOOD PLAINS

Bylaw No. 2672/K-94

- Flood Plain Area Bylaw No. 2672/K-94
- Flood Plain Area Bylaw No. 3156/0-2004

BASED ON INFORMATION PROVIDED BY:
CANADA-ALBERTA FLOOD DAMAGE REDUCTION PROGRAM



Bylaw No. 3357/2008

FIGURE 16

Figure 16-Flood Plains

Note: This figure is shown for illustrative purposes.

2. Floodway Uses

- (a) The only uses permitted in the floodway are private open space, environmental reserve, natural areas, parks, bridge support structures and related roadways.

3. Flood Fringe Uses

- (a) In the flood fringe area, the permitted and discretionary uses listed in the district in which the site is located shall continue to apply. Where the provisions of the flood risk overlay appear to be in conflict with the regulations of such district, the provisions of the overlay shall take precedence and be applied in addition to the regulations of the district.
- (b) Industrial, commercial, institutional, or residential development will not be permitted in the flood fringe unless the area is flood proofed by filling to a level equivalent to the 1:100 year flood level plus 0.3 m.
- (c) Notwithstanding the foregoing, low risk activities such as temporary outside storage or parks use, may be permitted in the flood fringe at the discretion of the Development Authority, having considered comments from both the Director of Development Services and Planning Department.

4. Regulations

- (a) No new buildings will be allowed in the floodway.
- (b) Before a development permit is issued for the construction of any development within the flood fringe, the Development Authority may require that the applicant submit a certificate from a qualified, registered Professional Engineer or Architect indicating that the following factors have been incorporated in the building and lot:
 - (i) Canadian Mortgage and Housing Corporation guidelines for building in flood susceptible areas,
 - (ii) the flood proofing of habitable rooms, electrical panels and heating units, and openable windows,

7.10 Density Overlay District

General Purpose

The general purpose of this District is to establish the maximum number of dwelling units permitted on a residential site designated by this District.

1. Method of Application

- (a) The maximum number of dwelling units permitted per hectare in a Density District is indicated by the number following the letter “D” on the site in a district map. The following is an example for illustration purposes only:

 - (i) R3.D40 means R3 uses are permitted to a maximum of 40 dwelling units per hectare.
- (b) In a Density District the maximum number of dwelling units which may be developed on a site is determined as follows:

 - (i) Site area expressed in hectares x density restriction as per the district map (e.g. D40) = Maximum number of dwelling units allowed on that site.
- (c) If no density designation is established for a site, the maximum permitted density of development shall be determined by the regulations in the applicable land use district.

7.11 ⁴⁸Riverside Meadows and West Park Overlay District

General Purpose

⁴⁹The purpose of these Districts is to ensure that redevelopment in these Districts will be designed to satisfy objectives outlined in the *Riverside Meadows and West Park Area Redevelopment Plan* which describes a compatible blend of residential and commercial development of varying sizes, styles and types appealing to a variety of demographic groups as if it were a village in a city. These Districts are comprised of regulations that provide a means to regulate design attributes which cannot be satisfactorily addressed through conventional land use zoning. Nothing in this section restricts the scope of the discretion of the Development Authority as set out in Part Two of this Bylaw.

- (a) “Shall” statements mean those which must be followed;
- (b) “Should” statements mean compliance with the principle is required but may be varied based on the circumstances of the specific case.
- (c) “May” statements mean that the Development Authority determines the level of compliance.

1. Permitted and Discretionary Uses

Those uses listed as permitted and discretionary in the existing underlying land use districts.

2. Application

- (a) ⁵⁰ The regulations in this District apply to permit applications that change the site plan or exterior of any existing building and for the development of new buildings on lands located in the:
 - (i) Riverside Meadows Overlay District (shown on the Land Use Constraint Maps K15, K16, K17, L16); and the
 - (ii) West Park Overlay District (shown on the Land Use Constraint Maps K12, K13, K14, L12, L13, L12)

⁴⁸ 3357/H-2013

⁴⁹ 3357/Q-2015

⁵⁰ 3357/U-2009, 3357/H-2013

⁵¹(b) In addition to the requirements of Section 2.4 (4), an application for development approval shall include a site plan which shows:

- (i) existing and proposed grades;
- (ii) existing and proposed landscaping;
- (iii) proposed building demolition, if any;
- (iv) the height of main floor above grade;
- (v) the location of proposed fences;
- (vi) the location of all underground/overhead utility services and their connection points to any building; and
- (vii) a sketch or photograph showing façade design and location of existing or proposed adjacent buildings.

(c) Where the building regulations of the existing underlying use district are in conflict with the development regulations of this District, then the development regulations of this District shall govern.

(d) Where a proposed development does not comply with the development regulations of this District, the applicant shall:

- (i) Contact the Community Association and each owner of property located within a distance of 30 metres of the site of the proposed development (the “affected parties”);
- (ii) Describe to the affected parties in detail the manner in which the proposed development does not comply with the development regulations of this District and solicit their comments on the proposed development;
- (iii) Document the comments of the affected parties with respect to the proposed development;
- (iv) Describe any proposed modifications to the development made by the applicant to address the concerns of the affected parties, if any; and

⁵¹ 3357/Q-2015

- (v) Submit as part of the Development Application, documents showing the foregoing requirements have been complied with.
- (vi) Where a proposed development is to be forwarded to the Municipal Planning Commission for a decision, the Development Officer shall notify the affected parties of the time and date at which the application will be considered

3. ⁵²Regulations for All Redevelopment

- (a) Building elevations fronting a street or park shall not have any single wall length greater than 5 metres unless it contains distinct architectural elements such as projections, balconies, surface changes, and/or articulation.
- (b) Windows and balconies shall be placed to allow overlook of streets, lanes, sidewalks, pedestrian passages, parking areas and public open spaces.
- (c) Entrances shall be clearly identified, visible and accessible from the principal frontage streets.
- (d) Areas between a building edge and public sidewalk shall be developed in a manner that provides a visual amenity to the pedestrian environment.
- (e) More than one type of high quality and innovative building material, such as, but not limited to, brick, stone, concrete, hardy board and cement stucco shall be used in a variety of combinations for ornamentation and articulation.
- (f) Architectural elements such as gables projections, recesses, balconies, verandahs, porches, steps, canopies, terracing, bay windows, window and door trim shall be incorporated into elevations fronting a street to minimize repetition, perception of mass and height and to break up large flat surfaces, including roof faces.
- (g) Street frontage elevations of buildings located on corner lots shall have equal quality architectural treatment.
- (h) All street facing elevations shall be parallel to the street except in the case of parcels with street frontage on three sides, only two elevations shall be parallel.

⁵² 3357/U-2009, 3357/H-2013

- (i) Fencing along the street fronts of vacant sites, construction sites, and around garbage compounds shall be constructed of weather proof materials or finishes (no plywood) and should be coordinated with the look and finish of adjoining development.
- (j) Ground-oriented pedestrian scale lighting shall identify pedestrian routes and site entrances to parking lots and buildings.
- (k) Open spaces shall incorporate landscaping and plant material to soften the harder elements such as concrete. Buildings, including additions, shall be designed to provide for useable outdoor spaces.
- (l) Development shall minimize disruption to existing topography and vegetation.
- (m) The street facing elevations multi-attached residential, multi-family residential and commercial buildings shall contain a critical height line or projecting horizontal element at a height between 3.6 metres and 4.25 metres.
- (n) Pedestrian spaces, linkages to parking lots and streets, pocket parks, courtyards, area sidewalks, walkways, and trail networks shall be incorporated in all developments.
- (o) Elements which are utilitarian in nature such as air conditioning units, electrical equipment, service areas, waste receptacles and the like shall be screened from the public view.
- (p) In addition to the parking regulation provisions of Section 3.1 and 3.2 the following shall apply to all redevelopment:
 - (i) Large multi-family or commercial developments should have underground parking and minimize above grade parking.
 - (ii) Parking access shall be from the lane for commercial and multifamily developments. Where no lane exists, street access to the rear of the building or parking lot may be permitted if it does not interfere with boulevard trees or other streetscaping. The number of vehicular site entrances should be held to a single driveway per block and parking lots shall be organized into clusters. Entrances may be shared with other properties.
 - (iii) Landscaped areas shall be incorporated into parking lots. A raised landscaped area shall define the edge of the parking lot along a sidewalk.

- (iv) All off street surface parking lots shall be paved.
- (v) Fulfilling the principles of CPTED, parking lots shall be visually enhanced and incorporate elements to define sidewalk edge, promote user safety and clear pedestrian connections to sidewalk and/or building entrances.

4. ⁵³All Residential Redevelopment

- (a) Architectural design elements such as gables, projections, recesses, balconies, verandahs, porches, steps, canopies, terracing, bay windows, window and door trim shall be incorporated into elevations fronting a street, park or trail to minimize repetition, perception of mass and height and to break up large flat surfaces, including roof faces.
- (b) Each main floor dwelling unit, including multi-attached and multifamily residential, fronting a street or park shall have a private front yard and individual front entry access from the sidewalk or trail.
- (c) The main floor shall not be situated higher than 1.2 metres above the grade of the front sidewalk.
- (d) Vertical walls, railings, hedges, gateways or decorative fences in the front yard shall not exceed .9 metres in height and be of an open design that does not impede sight lines.
- (e) The ground floor of residential buildings shall be set back a minimum of 4 metres from the property line.
- (f) Front drive garages and front onsite parking is not permitted on sites fronting Kerry Wood Drive, 54th Avenue and sites in Direct Control District 13 (DC 13). Onsite parking shall be located in the rear of lot and garages shall be rear attached or detached with access off the lane.
- (g) The front yard setback areas of residential buildings shall contain enhanced landscaped areas with trees and a variety of plantings.
- (h) The maximum building width shall be 15 metres for a single family home.
- (i) The front yard setback shall be consistent with the setback of all existing buildings on the same block as the proposed development. On corner properties, the front yard shall contain the main entrance and be determined as the same as the front yards on the remainder of the block.

⁵³ 3357/U-2009, 3357/H-2013

- (j) There shall be no more than 6 units in one building block of multi-attached residential.
- (k) The use of vibrant colours and textures shall be used in combination to distinguish elements of the façade and visually separate multi-attached and semi-detached residential units.
- (l) Multi-attached residential with more than four units shall have an enclosed garbage area.
- (m) Side windows and balconies shall respect privacy of neighbours by minimizing direct views into existing neighbouring windows and yards.
- (n) Semi-detached residential façade design shall either:

 - (i) Treat each unit with distinction to give the appearance of two separate units. Or
 - (ii) Utilize a common roof line and front façade design elements to create the appearance of a single detached dwelling
- (o) Overhead utility service shall be buried and connected to the side or rear of the principal building. No metres shall be allowed on the front of the building.
- (p) Garages shall be no more than 35% of the total lot frontage. Garages shall not protrude beyond the front building façade, including porches and verandahs, of the principal building.
- (q) Garages and accessory buildings with elevations facing streets or parks shall complement the principle building and have design features including projections, recesses, variations and gables to minimize the perception of mass and height and to break up large flat surfaces, including roof faces.
- (r) Mature trees shall be preserved to the greatest extent possible. Where mature vegetation or landscaping material has been removed with redevelopment, new landscaping materials shall be added to the site.
- (s) For developments in West Park, any healthy, mature tree that is required to be removed to allow for a development shall be replaced at a minimum ratio of 1:1 (new tree : existing tree). Where no mature trees exist in the front yard, a new tree for every 7.62 m (25 ft.) of street frontage shall be planted within the front yard setback. New deciduous trees shall have a minimum caliper size of 50mm.

Ornamental trees shall be an exception and shall have a minimum caliper size of 35 mm. Coniferous trees shall have a minimum height of 1.8 m.

- (t) For West Park, an application for a new dwelling unit(s) shall be accompanied by at least one green initiative including but not limited to:
 - (i) Wiring each unit so that they are solar ready should a subsequent owner be interested in installing solar panels
 - (ii) Providing a landscape plan that consists of drought resistant native species
 - (iii) Using permeable pavers for parking areas
 - (iv) Any other initiative subject to the approval of the Development Authority.

5. ⁵⁴Regulations for Commercial Redevelopment

- (a) All regulations listed in section 7.11 (3) also apply to commercial redevelopment.
- (b) Building elevations facing a street, including both elevations on corner sites, shall be built to the property line unless a setback provides an amenity to the pedestrian environment under Section 7.11 (3) (d).
- (c) Side yard setbacks shall be zero unless the parcel abuts a residential parcel, in which case there shall be a minimum 1.5 metre side yard. Rear yard setback shall be no less than 1.5 metres.
- (d) The minimum ground floor to ceiling height for commercial uses shall be 3.6 metres.
- (e) The ground floor portion of any street facing elevation shall contain a minimum of 50% transparent windows.
- (f) Where a lane exists, access to on-site parking and for loading and delivery zones shall be provided from the lane.
- (g) As a minimum, overhangs and canopies shall be provided at each building entrance and should be located along the full elevation. The design of the overhangs and canopies shall be compatible with the building's architecture and shall not affect the safety of the sidewalk.
- (h) Lighting shall be used to complement and draw attention to window displays, signs, store information, and architectural elements on the entire facade.

⁵⁴ 3357/U-2009, 3357/H-2013

- (i) Service bays, utility entrances and storage yards shall be located to the side or rear of the building and shall be screened from view.
- (j) Street elevations shall replicate the historic pattern of store front modules of 7.5 metres to 10 metres wide, each containing varied design elements such as entrances, windows, canopies, projections, roof lines and signage.
- (k) Subject to review by administration, front angle parking shall be permitted on private property along local roads and streets where traffic volumes are less than 3,000 vehicles per day. Angle parking design shall incorporate landscaped boulevards and sidewalks between the vehicle and building elevation to ensure a continuous pedestrian path.
- (l) Sites located along Gaetz Avenue shall have the following exceptions:
 - (i) New buildings or major additions shall be set back as listed in Section 5.6 (2) (a).
 - (ii) Parking should be in the rear or side yard. Front parking areas may be considered if an enhanced landscaped buffer of 1.5 metres is provided adjacent to Gaetz Avenue.
- (m) In West Park, an application for a new commercial development shall be accompanied by at least one green initiative including but not limited to:
 - (i) Wiring each unit so that they are solar ready should a subsequent owner be interested in installing solar panels
 - (ii) Providing a landscape plan that consists of drought resistant native species (naturescaping)
 - (iii) Using permeable pavers for parking areas
 - (iv) Any other initiative subject to the approval of the Development Authority.

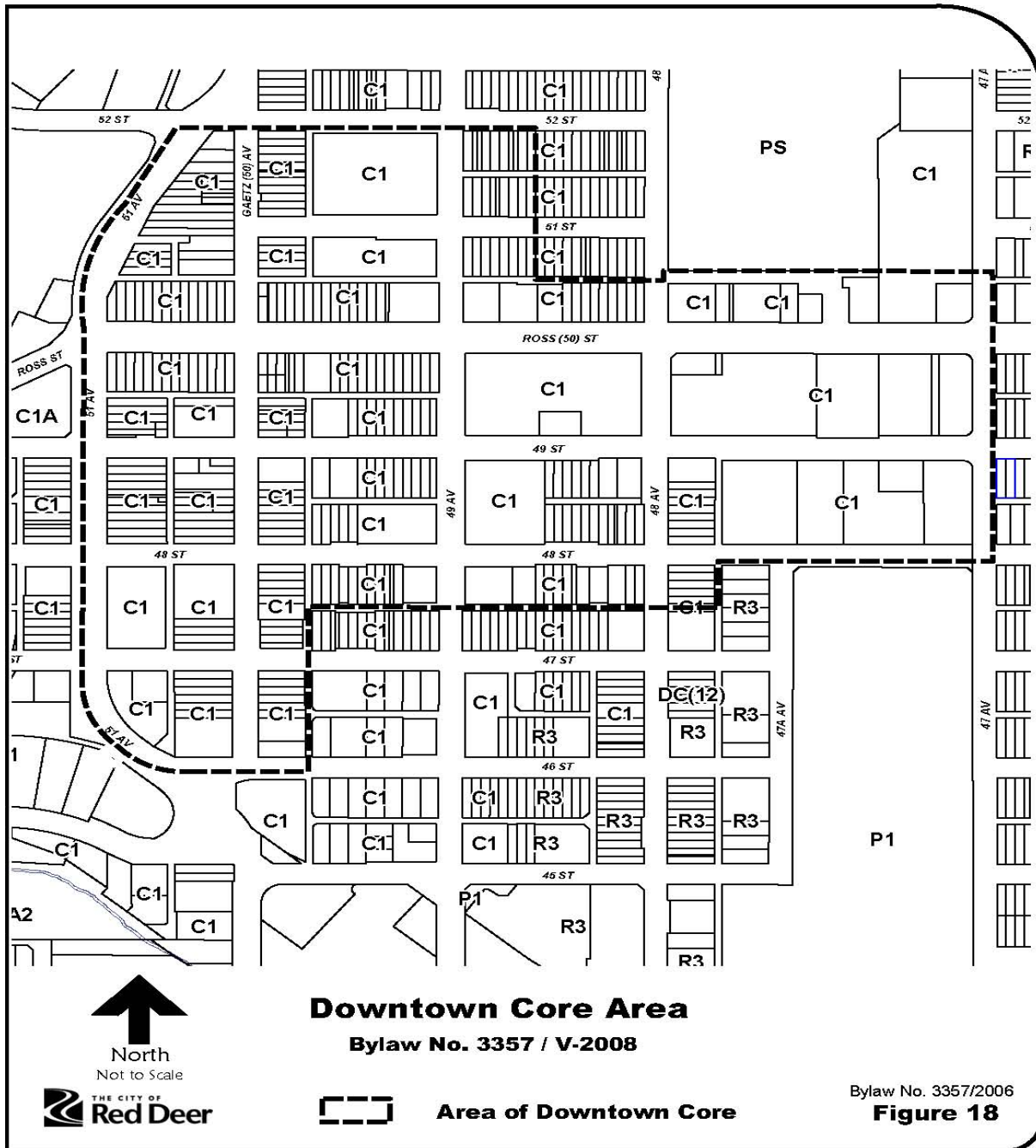


Figure 18 – Downtown Core Area

7.12 ⁵⁵Public Service Residential (See Map N17)

PSR

General Purpose

The purpose of this District is to provide for the development of a cultural centre and/or residential uses on Lot 4, Block 8, Plan 892 2959 in a manner that is compatible with adjacent uses and natural areas. In this district “cultural centre” means a facility that provides for a variety of cultural and artistic programs and activities and social gatherings.

1. PSR Permitted and Discretionary Use Table

(a) Permitted Uses
<ul style="list-style-type: none"> (i) ⁵⁶Building Sign (ii) No more than forty (40) dwelling units in total comprised of one or more of the following: <ul style="list-style-type: none"> (1) Multi-attached residential building, (2) Multiple family residential building, and (3) ⁵⁷Dwelling units within the building containing the Cultural Centre. (iii) Cultural Centre. (iv) Daycare facility, ancillary to an on-site use (i) and/or (ii) above. (v) ⁵⁸Freestanding Sign. (vi) Offices ancillary to an on-site use (i) and/or (ii) above. (vii) Temporary building. (viii) Accessory buildings. (ix) Home occupations that in the opinion of the Development Officer will not generate traffic subject to section 4.7(8). (x) ⁵⁹DELETED
(b) Discretionary Uses
<ul style="list-style-type: none"> (i) Accessory uses. (ii) Home occupations that will generate additional traffic subject to section 4.7(8). (iii) Offices for community oriented groups. (iv) Parks, picnic areas or open space facilities for use by the general public, playgrounds or tot lots. (v) Utilities.

⁵⁵ 3357/M-2013

⁵⁶ 3357/B-2018

⁵⁷ 3357/A-2017

⁵⁸ 3357/B-2018

⁵⁹ 3357/B-2018

2. PSR Permitted Regulations

Regulations	Requirements
Lot Area Minimum	1.4 hectares ⁶⁰
Building Footprint Maximum for Cultural Centre	930m ²
Building Height Maximum for Cultural Centre	Maximum 4 storeys
Front Yard Minimum	4.0 m
Side Yard Minimum	1.5 m or as required by the Alberta Building Code, whichever is greater
Rear Yard Minimum	1.5 m or as required by the Alberta Building Code, whichever is greater
Landscaped Area	Subject to section 3.6
Parking Spaces: <ul style="list-style-type: none"> • Residential: • Other Uses: 	<ul style="list-style-type: none"> • 1 stall per dwelling unit subject to section 3.2 • Subject to sections 3.1 and 3.2
Loading	One loading space per subject to section 3.7(7)

3. Site Development

- (a) Within the PSR – Public Service Residential District the site plan, the relationship between buildings, the provision and the architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.
- (b) Subject to subsection (2) above, the development of Multi-attached and Multiple family buildings will be regulated by the R3 Residential development regulations.
- (c) All useable floor area shall be a minimum of 0.6 metres above the 1:100 flood elevation.

⁶⁰ Correction #32

7.13 61Eco Industrial Park Overlay District

General Purpose

The purpose of this Overlay is to provide a regulatory framework for the implementation of the eco-industrial vision outlined in Bylaw No. 3398-2007, the West QE2 Major Area Structure Plan. The goal of this Overlay is to guide industrial development with the result being the development of an eco-industrial park in which businesses cooperate with one another and the local community in an attempt to reduce waste, efficiently share resources (such as information, materials, water, energy, infrastructure and natural resources), and produce sustainable development, with the intention of increasing economic gains and improving environmental quality. This Overlay contains regulations that provide a means to achieve the objective of an eco-industrial park, something that would not be achievable given the existing conventional industrial districts and regulations in this Bylaw.

1. Application

This Overlay applies to the I1 – Industrial (Business Service) District areas shown on the Land Use Constraints Maps F20, F21, G19, G21, and the construction of any principle or accessory building on those lands.

The Development Authority may require that structural renovations, alterations, additions or reconstructions of buildings, which exist as of the date this Overlay comes into effect for a site, be completed in accordance with this Overlay.

2. Permitted and Discretionary Uses

Those uses listed as permitted and discretionary in the existing underlying land use districts.

3. Applications for Development

In addition to the requirements of Section 2.4 of this Bylaw, every application for a development permit for development on a site subject to this Overlay shall be accompanied by the following information specifically related to eco-industrial development:

1. In-house Recycling and Composting Letter;
2. Green Building Material List; and

The format for any additional information required as part of the application shall be prescribed by the Development Authority.

If in the opinion of the Development Authority, acting reasonably, the information provided by the applicant is not sufficient to allow the Development Authority to evaluate and make a decision on the development permit application, the Development Authority may request further and more detailed information from the applicant.

4. Development Authority Variance Powers

In this Overlay:

- a. The Development Authority may vary any regulation in this Overlay if, in the opinion of the Development Authority, the variance is reasonably necessary to achieve the purpose of this Overlay.

5. Regulations

- a. In the event of a conflict between a regulation in this Overlay and any other regulation in this Bylaw, including those regulations set out in the underlying district, the regulation in this Overlay shall apply.
- b. Each building on a site shall incorporate at least three different Green Building Materials. The Green Building Materials shall be identified on the Green Building Materials List that makes up part of the application for a development permit.
- c. Each business shall establish an in-house recycling and/or composting program for organic and material wastes.
- d. Building and Site Design
 - i. Front yard minimum shall be 9m.
 - ii. Sidewalks shall be provided along each side of a building that abuts a parking area.
 - iii. If the site abuts a public sidewalk or transit stop, a direct sidewalk connection shall be provided from the main entrance of a principle building on the site to the abutting public sidewalk or transit stop.
 - iv. Buildings shall be designed to take advantage of passive solar heating, natural lighting, passive ventilation, and shading for cooling.
 - v. Windows shall be located and oriented to provide building occupants with views to significant natural and/or landscaped areas.

- vi. A designated area for onsite recycling and/or composting of materials shall be identified on the site plan and landscape plan.

e. Parking and Loading Areas

- i. An owner or occupant of land must provide for not less than the number of on-site parking spaces for the applicable land use(s) as set out below, notwithstanding the provisions of Parts 4-8. In calculating the parking space requirement, a fractional number will be taken to the next higher number.
- ii. One parking space shall be designated for a small, alternative, carpool or electric vehicle. This is not in addition to the number of on-site parking spaces set out in Sections 3.1 and 3.2 of this Bylaw. This space shall be located in a preferential location and shall be signed appropriately. The design and location of the signage of this parking space shall be satisfactory to the Development Authority.
- iii. In shipping and receiving areas the owner or occupant of land shall erect at least one sign per loading dock that indicates the area of the loading dock is an “Idle Free” zone. The design and location of this signage shall be satisfactory to the Development Authority.

f. Landscaping

- i. Landscaping shall be completed using those species of plants, trees or shrubs that are suitable for Xeriscaping, Naturescaping, stormwater management, and/or rear yard screening.
- ii. Landscaping shall consist of a combination of flowers, grasses, mulch, trees, and/or shrubs.
- iii. A minimum of 15% of all Landscaped Area shall consist of Naturescaping or Xeriscaping.
- iv. Landscaping shall be designed to provide shading, climate protection and windbreaks to the principle building on the site.
- v. Access to the site shall be framed with landscaping islands.
- vi. If the building abuts a parking area, a 1m wide landscaping strip shall be provided immediately adjacent to and along the length of the building abutting the parking area in order to separate the building from the parking area or sidewalk that abuts the parking area.
- vii. A 1m wide landscaping strip, in addition to the landscaping strips provided pursuant to s.5(e) of this Overlay, shall be provided immediately adjacent to and along another side of the building. This landscaping strip will preferably be provided on the side of the building that is visible from

a public roadway or be located to provide shading and climate protection for the building.

- viii. A 1m wide landscaping strip shall be provided along the entirety of the front yard of the site if the front yard of the site abuts a road. The landscaping strip will provide separation and soften the appearance of the front yard of the site.
- ix. If the rear yard of the site is visible from a road or highway, a 1.5m wide landscaping strip, incorporating trees and shrubs, shall be provided to screen the view of the rear yard from the road or highway. Rear yard screening may be supplemented by fencing.
- x. The area of a Green Roof may be included by the Development Authority in determining if required landscaping requirements are satisfied.
- xi. Irrigation systems installed at the time of the development of the site shall be high efficiency drip systems.

7.14 ⁶²Mature Neighbourhood Overlay District

1. General Purpose

The general purpose of this District is to ensure Redevelopment that occurs in mature neighbourhoods is compatible with the existing Development within the Immediate Street Context.

2. Definitions

In this District:

“Redevelopment” means the construction of a new Principal Building, Accessory Building(s) with a Floor Area of 22.0 m² or more, and/or structural additions to the front or side of a Principal Building on Sites that have existing uses and/or Buildings and includes the construction of a new Principal Building and/or Accessory building(s) on Sites that are vacant or underutilized.

3. Application

- (a) ⁶³The regulations in this District apply to all Redevelopment applications located in the Mature Neighbourhood Overlay District (shown on the Land Use Constraints Maps M15, N15, M16, N16, N17, N18, O18).
- (b) Character Statements are incorporated into a form part of this bylaw for the purpose of this District, and the design elements within the applicable Character Statement shall apply to all Redevelopment or subdivision within this District.
- (c) Where the regulations in the underlying District contradict or will not serve to achieve the design elements contained in the applicable Character Statement, the Character Statement design elements shall prevail.

4. Discretionary Use

All applications for the Redevelopment of a listed use within the underlying District shall be considered a Discretionary Use.

5. Regulations for All Redevelopment

The Development Authority shall have the authority to impose conditions that require the Redevelopment to conform to a higher standard than required by the applicable regulations, including the design elements contained within a Character Statement, for any Redevelopment.

⁶² 3357/A-2016

⁶³ 3357/E-2018

7.15 ¹Major Entry Areas Overlay District

1. General Purpose

The purpose of this District is to ensure that development along major commercial corridors leading into the City is visually attractive, creates a welcoming environment and does not prejudice pedestrian and traffic safety or the function of adjacent public roadways.

2. Definitions

- (a) **“Major Entry Areas”** means those areas adjacent to Major Corridors which are highly visible to motorists and include an area of at least 20m measured from the Site Boundary that is adjacent to the Major Corridor.
- (b) **“Major Corridors”** mean:
- a. Gaetz (50) Avenue from the southern boundary of the City to 22 Street/Boyce Street;
 - b. Gaetz (50) Avenue from the northern boundary of the City to Kingston Drive / 80 Street;
 - c. Taylor Drive from the southern boundary of the City to 22 Street;
 - d. 67 Street/Highway 11 from the western boundary of the City to Taylor Drive;
 - e. Highway 11A from the western boundary of the City to Taylor Drive; and
 - f. Highway 2 within the City boundary.

3. Permitted and Discretionary Uses

- (a) Those uses listed as Permitted Uses and Discretionary Uses in the existing underlying land use District; and
- (b) ²Notwithstanding any other provision in this Bylaw, the following Signs shall not be allowed within the Major Entry Areas Overlay District:
- a. Billboard Sign;
 - b. Dynamic Sign; and
 - c. Electronic Message Sign.

4. Application

¹ 3357/G-2016

² 3357/B-2018

- (a) The Major Entry Areas Overlay District is shown on the Land Use Constraints Maps J24, J23, J22, I23, I22, F21, G21, H21, I21, J21, K21, H20, I20, H19, I19, I18, J18, K18, I17, K17, I16, H16, H15, I15, I14, I13, J13, J12, K12, K11, L11, M11, M10, K10, L10, L9 and M9;
- (b) The Major Entry Areas Overlay District applies to all Sites that have one or more Boundaries that are adjacent to a Major Corridor, as identified on Figures 7A to 7I; and
- (c) The regulations of this District are in addition to any other applicable regulations under this Bylaw. Where the regulations in the existing underlying District contradict or will not serve to achieve the general purpose of this District, the Major Entry Area Development Regulations shall prevail, with the exception of any residential property.
- (d) All applications within a Major Entry Area that are adjacent to a provincially owned Major Corridor shall be circulated to Alberta Transportation for their review and comment.

5. Major Entry Areas Regulations for Buildings

- (a) All Buildings on a Site shall be constructed using similar architectural theme and exterior finishes/colours, unless the function of individual Buildings dictates a specific style or image associated with a company. In such instances, the Development must maintain harmony in terms of building lines, mass, as well as quality and colour of exterior treatment, to the satisfaction of the Development Authority;
- (b) All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the Building, or concealed by incorporating it within the Building roof; and
- (c) All Buildings have a Gross Floor Area greater than 2,000.0m² or a single wall length greater than 5.0m visible from a Major Corridor, shall comply with the following design criteria, to the satisfaction of the Development Authority:
 - (i) the roof line and building façade shall include design elements that reduce the perceived mass of the Building and add architectural interest, and
 - (ii) the use of Landscaped Areas adjacent to exterior walls which are visible from a Major Corridor, to minimize the perceived mass of the Building and to create visual interest.

6. Major Entry Areas Regulations for Site Design

- (a) Vehicular entrances and exits, as well as on-Site and off-Site traffic and pedestrian routes, shall be located and designed in a manner that provides a clearly defined, efficient and convenient on-Site and off-Site vehicular traffic and pedestrian circulation pattern;
- (b) Loading bays shall be located in such a manner as to not impede the efficient flow of traffic and pedestrian movement and to minimize impacts on adjacent land uses;
- (c) Development on adjacent Sites shall be integrated by direct on-Site access connections to provide opportunities for convenient and free flowing traffic movements between Sites where such integration is advantageous, in the opinion of the Development Authority, due to the existing or potential type of adjacent development and where such access is not prohibited due to such factors as Grade elevations, Site configurations and location of existing Buildings; and
- (d) ¹Service Stations, Motor Vehicle Sales, Service and Repairs and Restaurants with a drive-through service shall be developed in accordance with the following additional criteria:
 - (i) The design, finishing, and siting of development, including the orientation of gas pump island, queuing aisles and service bays, shall be to the satisfaction of the Development Authority having regard to achieving a consistent and compatible relationship with the overall design and finishing of the development, ensuring a high standard of appearance when viewed from adjacent public roadways, and minimizing traffic circulation conflicts both off-Site and on-Site; and
 - (ii) Any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of the Principal Building(s), with the overall height and scale of the canopy to be to the satisfaction of the Development Authority, such that the canopy is not obtrusive and maintains consistency with the eave line of the Principal Building(s).

7. Major Entry Areas Regulations for Landscaping

- (a) In the Major Entry Area, the following minimum regulations shall be met:
 - (i) one tree shall be required for each 40.0m² of Landscape Area;

¹ 3357/G-2018

- (ii) the proportion of deciduous and coniferous shall be approximately 50:50;
- (iii) where new trees are otherwise required, existing trees having a height of 2.5m may be used if the earth under the normal spread of branches for the species (measured as an equilateral triangle from the top of the tree) remains undisturbed during construction and final grades are not significantly changes;
- (iv) two deciduous shrubs are required for each 40.0m² of landscape area;
- (v) the proportion of deciduous to coniferous shrubs required shall be approximately 2:1.

8. ¹DELETED

¹ 3357/B-2018

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8.1 Direct Control District No. 1 DC (1) (See Map M12)



¹General Purpose

The general purpose of this district is to provide for a mix of commercial and residential uses along Bremner Avenue on large lots and to incorporate increased front yard setbacks, increased landscaping requirements, and restricting parking to the rear or side yard.

1. DC (1) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory use or building subject to section 3.5.
(ii)	² Building Sign
(iii)	Commercial recreation facility.
(iv)	³ Freestanding Sign.
(v)	⁴ Institutional service facility.
(vi)	Merchandise sales (indoor only) and/or rental, excluding all motor vehicles, machinery, and fuel.
(vii)	⁵ Restaurants (no drive-through windows).
(viii)	Service and repair of goods traded in this district.
(ix)	⁶ DELETED
(x)	Transportation, Communication or Utility Facility.
(xi)	Royal Canadian Legion
(xii)	Red Deer Advocate
(b) Discretionary Uses	
(i)	⁷ Gaming or gambling establishment subject to section 5.7 (1) (g).
(ii)	Offices limited to the existing buildings along Bremner Avenue
(iii)	Commercial service facility
(iv)	Assisted living facility
(v)	Multiple family building
(vi)	Dwelling units above the ground floor

¹ 3357/G-2015

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/C-2007, 3357/G-2015

⁵ 3357/G-2018

⁶ 3357/B-2018

⁷ 3357/J-2007, 3357/G-2015

- (vii) Health and medical services
- (viii) Commercial entertainment facility
- ¹(ix) Show Home or Raffle Home

2. ²Direct Control District No. 1 General Regulations

(a) Table 8.1 DC(1) Regulations

Regulations	Requirements
³ DELETED	
Site Area Minimum	As approved by the Development Authority to meet the intent of the district.
Parking	Subject to sections 3.1 & 3.2, no front yard parking
Front Yard Minimum	18.0 m
Building Height Maximum	3 storeys
Landscaping	Entire front yard except for access roadways and walkways. Side yards adjacent to a road are to be landscaped

(b) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

(c) All other standards to be determined by the Development Authority.

3. ⁴Site Development

(a) If the site abuts a public sidewalk, a direct sidewalk connection shall be provided from the main entrance of a principle building on the site to the public sidewalk.

(b) Development shall facilitate and encourage pedestrian movement within the site and to adjacent destinations.

(c) Development shall create variety, character, comfortable scale, and visual interest by incorporating a variety of complementary building styles.

(d) Residential developments shall incorporate architectural elements such as balconies, verandas, canopies and window projections.

¹ 3357/T-2015

² 3357/G-2015

³ 3357/B-2018

⁴ 3357/G-2015

- (e) Building elevations facing a public street shall be articulated with varied architectural elements such as entrances, windows, vertical or horizontal accents, setbacks, jogs, canopies, signage, projections, recessions, and roof lines.
- (f) As a minimum, overhead weather protection and sidewalks shall be provided for pedestrians along building fronts and at each building entrance.
- (g) Existing boulevard and landscaped areas are to be preserved in their current locations and shall not be removed for new developments, including driveways.
- (h) The relationship of the use to adjacent residential areas will be a factor in considering the size, site plan, and architectural treatment of the building.

8.2 Direct Control District No. 2 DC (2) (See Map K18)



1. DC (2) Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) ¹ Building Sign
(ii) ² Freestanding Sign.
(iii) Mail sorting and distribution centre.
(b) Discretionary Uses
(i) Accessory use.
(ii) ³ DELETED

2. Direct Control District No. 2 Regulations

(a) Notwithstanding any provision of this Bylaw, all development within this District shall be in accordance with the following regulations in Table 8.2:

Regulations	Requirements
Floor Area Maximum	46% of site area
Building Height Maximum	2 storeys
Front Yard	9.0 m
Side Yard	4.0 m
Rear Yard	3.0 m
Landscaped Area	15% of site area
Parking Spaces	3 spaces per 93.0 m ²
Loading Spaces	1 space opposite each loading door with a minimum of 1 space/1860.0 m ² of floor area
Site Area Minimum	0.4 ha
Site Area Maximum	1.2 ha
Frontage Minimum	30.0 m

(b) Any outdoor storage must be screened to the satisfaction of the Development Authority.

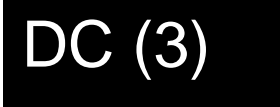
(c) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Commission.

¹ 3357/B-2018

² 3357/B-2018

³ 3357/B-2018

8.3 ¹Direct Control District No. 3 DC (3) (See Map L16)



General Purpose

The general purpose of this district is to facilitate development that is in keeping with the direction set out in the Greater Downtown Action Plan for the Railyards neighbourhood. This vision includes medium to high density residential and mixed use residential/commercial land uses, residential development on the upper floors of ground floor commercial and an overall high-quality pedestrian environment.

This site encompassed by the DC (3) district is in a prominent location within the downtown and is highly visible given its location adjacent to both the Red Deer River and Gaetz Avenue. Any development within this site should reflect its elevated status as a major entry point into the downtown.

1. Direct Control District No. 3 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	² Building Sign
(ii)	³ Freestanding Sign.
(iii)	Merchandise sales and/or rental excluding motor vehicles, machinery, fuel, liquor stores, pawn shops and adult entertainment.
(iv)	Service and repair of goods traded in the C1 district, excluding motor vehicles.
(v)	Restaurant
(vi)	Dwelling Units above the ground floor
(vii)	Home occupations subject to section 4.7 (8).
(viii)	⁴ DELETED
(ix)	⁵ DELETED
(x)	Office
(b) Discretionary Uses	
(i)	Commercial Recreation Facility
(ii)	Commercial Service Facility
(iii)	Accessory building or use subject to section 3.5.
(iv)	Parking lot/parking structure.
(v)	⁶ DELETED
(vi)	⁷ Show Home or Raffle Home

¹ 3357/O-2010
² 3357/B-2018
³ 3357/B-2018
⁴ 3357/B-2018
⁵ 3357/B-2018
⁶ 3357/B-2018
⁷ 3357/T-2015

8.6 Direct Control District No. 6 DC (6) (See Map L15)



1. DC (6) Uses Table

(a) Uses (that will be considered by City Council)	
(i)	Two restaurants in the existing building.
(ii)	Accessory building or use to any of the above.
(iii)	¹ Building Sign;
(iv)	Commercial recreation facility.
(v)	Commercial entertainment facility.
(vi)	Commercial service facility.
(vii)	Drinking establishment (adult entertainment prohibited) subject to section 5.7(8).
(viii)	² Dynamic Fascia Sign, on Sites described in Section 11.8.1(4).
(ix)	³ Dynamic Freestanding Sign, on Sites described in Section 11.8.1(4)
(x)	⁴ Freestanding Sign.
(xi)	Home occupations subject to section 4.7(8).
(xii)	Hotel or motel.
(xiii)	Institutional service facility.
(xiv)	Merchandise sales, excluding: <ul style="list-style-type: none"> (1) agricultural and industrial vehicles or machinery, and fuel. (2) a food store, a pharmacy or a drug store (restrictive covenant placed by 422984 Alberta Ltd. / Westfair Foods against this entire site).
(xv)	Multiple family building.
(xvi)	Office.
(xvii)	Parking lot or parking structure in conjunction with any of the above uses.
(xviii)	Restaurant, excluding against a portion of this site: any fast food outlet or restaurant specializing in the sale of hamburgers (restrictive covenant placed by McDonalds Restaurants of Canada Ltd.).
(xix)	⁵ DELETED
(xx)	⁶ Gaming or Gambling Establishment subject to section 5.7 (1) (f).
(xxi)	⁷ Show Home or Raffle Home

¹ 3357/B-2018

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/B-2018

⁵ 3357/B-2018

⁶ 3357/J-2007

⁷ 3357/T-2015

8.7 Direct Control District No. 7 DC (7) (See Map M15)



General Purpose

This District is created to allow the temporary use of a hair replacement salon in the existing building on Lot 1, Block 33, Plan 656 N.Y. (5401 - 48 Avenue). The long term use of this site is intended to be multiple family residential.

1. DC (7) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	¹ Building Sign
(ii)	Hair replacement salon in the existing building.
(iii)	Any permitted use listed in the R3 Residential (Multiple Family) District.
(b) Discretionary Uses	
(i)	Any discretionary use listed in the R3 Residential (Multiple Family) District.
(ii)	² Deleted

2. Direct Control District No. 7 Regulations

The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Commission.

¹ 3357/B-2018

² 3357/T-2015, 3357/D-2016

8.8 Direct Control District No. 8 DC (8) (See Map L12)



General Purpose

This District is created to allow an apartment/hotel on the west portion of Lots 2B and 3C, Plan 842-1872 while allowing commercial use on the remainder of the site.

1. DC (8) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Any permitted use listed in the C4 Commercial (Major Arterial) District provided it is not located in the multiple family building.
(ii)	Hotel units as the only commercial use in the multiple family building.
(iii)	One multiple family building.
(b) Discretionary Uses	
(i)	¹ Any discretionary use listed in the C4 Commercial (Major Arterial) District provided it is not located in the Multiple Family Building, with the exception of Warehouse, Outdoor Display or Sale of Goods, Drinking Establishment (Adult Entertainment Permitted), Gambling or Gaming Establishment, and Dangerous Goods Occupancy.
(ii)	A drinking establishment (adult entertainment prohibited, subject to section 5.7(8)) or gaming establishment as an ancillary use provided that the development includes measures taken, to the satisfaction of the Development Authority to ensure that noise or visual impacts from a drinking establishment (adult entertainment prohibited) or gaming establishment will not negatively impact the adjacent residential use.
(iii)	Restaurant.
(iv)	² Show Home or Raffle Home

2. Direct Control District No. 8 Regulations

- (a)** The C4 and R3 District will be used as a guide for the Municipal Planning Commission.
- (b)** The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Commission.

¹ 3357/GG-2017, 3357/B-2018

² 3357/T-2015

8.9 Direct Control District No. 9 DC (9) (See Map L14, L15)

General Purpose



This District is created to allow a high quality residential apartment development and park development on a site in the downtown between 52 Avenue and Taylor Drive.

1. DC (9) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	¹ Building Sign.
(ii)	Park.
(iii)	One multiple family building.
(b) Discretionary Uses	
(i)	Any ancillary uses approved by City Council.
(ii)	² Dynamic Fascia Sign, on Sites described in Section 11.8.1(4)
(iii)	³ Dynamic Freestanding Sign, on Sites described in Section 11.8.1(4)
(iv)	⁴ Show Home or Raffle Home.

2. Site Development

- (a)** The R3 District will be used as a guide by City Council in considering standards for the multiple family building; the P1 District will be used as a guide by City Council in considering standards for the park development.
- (b)** The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Commission.

¹ 3357/B-2018

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/T-2015

8.10 Direct Control District No. 10 DC (10) (See Map P15)

DC (10)

General Purpose

This District is created to permit the development of a high quality seniors’ residential development consisting of a maximum 120 unit manor house building, 18 semi-detached units and one triplex for a total maximum of 141 units as shown on the development plans forming part of this District. Municipal reserve land (park) will be dedicated to The City of Red Deer to retain and protect a portion of the existing stand of mature trees.

1. DC (10) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	¹ Building Sign.
(ii)	Group of buildings as described above in section 8.10 General Purpose.
(iii)	Park.
(b) Discretionary Uses	
(i)	Any ancillary uses approved by the Development Authority.
(ii)	² Show Home or Raffle Home.

2. Direct Control District No. 10 Regulations

- (a) Minimum age limit restrictions, to be enforced by a restrictive covenant, for at least one occupant per unit shall be as follows:
 - (i) manor house = 60 years of age,
 - (ii) semi-detached/triplex = 55 years of age.
- (b) All development standards including building setbacks from Ross Street and 30th Avenue, landscaping and parking shall be subject to the approval of the Development Authority.
- (c) Space required for sufficient back/side slope cuts and/or terracing along the north and east sides of the manor house due to site excavation shall be subject to the approval of the Development Authority.

¹ 3357/B-2018

² 3357/T-2015

- (d) The Development Authority in considering standards for the semi-detached and triplex portion of the development will use the R2 District as a guide.
- (e) Landscaping shall include a berm and enhanced vegetation on the west side of the site between the manor house and Carpenter Street consisting of extensive tree and shrub plantings.

8.12 Direct Control District No. 12 DC (12) (See Map M14)



General Purpose

This District is created to permit the development of commercial uses in a manner that will facilitate and recognize a transition zone between existing residential areas and the more intensely developed commercial core.

1. DC (12) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	¹ Building Sign
(ii)	Commercial service facility.
(iii)	Dwelling units above the ground floor.
(iv)	² Freestanding Sign.
(v)	Merchandise sales and/or rental, excluding agricultural and industrial motor vehicles or machinery, and fuel.
(vi)	Office.
(vii)	Service and repair of goods traded in the district, excluding motor vehicles.
(viii)	³ DELETED
(b) Discretionary Uses	
(i)	Accessory building or use subject to section 3.5.
(ii)	Detached dwelling and accessory buildings, existing legally at the time of adoption of bylaw.
(iii)	Home occupations subject to section 4.7(8).
(iv)	Multiple family building.
(v)	Multi-attached building.
(vi)	Parking lot.
(vii)	⁴ DELETED
(viii)	⁵ Show Home or Raffle Home.

¹ 3357/B-2018

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/B-2018

⁵ 3357/T-2015

(b) Discretionary Uses

- (i) ¹Building Sign
- (ii) Semi-detached dwelling unit
- (iii) Multi-family building
- (iv) Multi-attached building
- (v) ²Any combination of uses (v) through (xii) on the ground floor of a residential use.
- (vi) All uses in existence at January 15, 2001 are deemed to be discretionary uses under the bylaw provided that the use does not expand, takes place in an existing building and that the use is continuous. Discontinuance of a use for 6 months or more will render such use in non-compliance of this bylaw.
- (vii) Merchandise sales and/or rental but excludes the sales and/or rental of adult oriented merchandise, motor vehicles, machinery, fuel and liquor, beer or wine stores.
- (viii) Office
- (ix) Commercial service facility
- (x) Restaurant
- (xi) Merchandise sales and/or rental, servicing the neighbourhood, (excluding sales and/or rental of adult oriented merchandise, motor vehicles, machinery, fuel, and liquor, beer or wine stores).
- (xii) Service and repair of goods traded in the neighbourhood
- (xiii) Place of worship
- (xiv) ³Show Home or Raffle Home.

2. Direct Control District No. 13 Regulations

(a) Table 8.4.1 DC(13) Regulations

Regulation	Requirement
Site coverage	40% minimum (includes garage and accessory buildings)
Building Height	4 Storey maximum
Front Yard	Residential- 4 metre minimum Commercial- 0 metre minimum
Side Yard	0 metre minimum unless abut residential use then 1.5 metres
Rear Yard	Residential- 7.5 metre minimum Commercial- 1.5 metre minimum
Parking	Subject to Section 3.1 & 3.2

(b) Council delegates its authority with respect to all development standards to the Development Authority.

¹ 3357/B-2018

² 3357/D-2016

³ 3357/T-2015

8.15 Direct Control District No. 15 DC (15) (See Map M16)



General Purpose

The general purpose of this District is to provide a low density residential area in the form of detached housing and at the same time control, regulate and encourage the development or redevelopment of detached housing in a manner that compliments and/or preserves the historic character and architecture of the existing built environment (buildings and street) and is compatible with the policies of the Greater Downtown Action Plan. Properties fronting 55th Street provide a transition between commercial uses along 55th Street and residential uses along 49 A Avenue.

1. DC (15) Permitted and Discretionary Uses Table

(a) Permitted Uses	
<ul style="list-style-type: none"> (i) Accessory building subject to section 3.5. (ii) Detached dwelling. (iii) Home occupations which, in the opinion of the Development Officer, will not generate additional traffic subject to section 4.7(8). (iv) Home music instructor/instruction (two students), subject to section 4.7(10). (v) ¹DELETED (vi) Secondary suite subject to section 4.7(9). 	
(b) Discretionary Uses	
<ul style="list-style-type: none"> (i) Accessory use. (ii) Amateur radio tower. (iii) Bed & breakfast, subject to section 4.7(11). (iv) Garden suite subject to section 4.7(13). (v) Home music instructor/instruction (six students), subject to section 4.7(10). (vi) ²Health and Medical Services, secondary to residential use, occupying no more than 50 percent of the habitable floor area of the detached dwelling on Lots 5-6, Block 2, Plan 7075AE (4922 – 55 Street) subject to the following restrictions <ul style="list-style-type: none"> 1. Hours of operation of the Health and Medical Services use restricted to 9:00 a.m. to 7:00 p.m.; 2. In addition to the two residential off-street parking stalls, there shall be a minimum of two more off-street parking stalls provided for the exclusive and unrestricted use of the Health and Medical Services use during its hours of operation. (vii) ³Show Home or Raffle Home. 	

¹ 3357/B-2018

² 3357/A-2014

³ 3357/T-2015

- (viii) ¹The following uses on Lot 1A, Block 2, Plan 862-1950 (4926-55 Street)
1. ²Building Sign
 2. Commercial recreation facility that does not cause nuisances that interfere with, detract from or disturb the character of the residential neighbourhood, excluding: amusement arcades, billiard or pool halls, and bowling alleys
 3. Commercial service facility
 4. Dwelling units above the ground floor
 5. ³Freestanding Sign.
 6. ⁴Restaurant without drive-through
 7. Merchandise sales and/or rental excluding agricultural and industrial motor vehicles or machinery
 8. Office
 9. Service and repair of goods traded on 4926-55 Street
 10. ⁵DELETED

2. Direct Control District No. 15 Regulations

(a) ⁶Table 8.6 DC(15) Regulations

Regulations	Standard Requirements	Requirements for Lot 1A, Block 2, Plan 862-1950 (4926-55 Street)
Floor Area minimum	Detached dwelling unit frontage in metres x 6.0 m	Commercial – Nil Dwelling units above the ground floor Minimum – 37 m ² Dwelling units above the ground floor Maximum – three times site area Detached dwelling unit frontage in metres x 6.0 m
Site coverage Maximum	40% includes garage and accessory buildings	Residential- 40% includes garage and accessory buildings Commercial- 60%

¹ 3357/N-2017

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/G-2018

⁵ 3357/B-2018

⁶ 3357/N-2017

8.16 Direct Control District No. 16 DC (16) (See Map L20)



General Purpose

This Direct Control District applies to the residential development proposed by the Handicapped Housing Society of Alberta, or its successors in title, on the north vacant portion of the New Life Fellowship Church property.

This District provides for infill development of specifically multiple family and multi-attached housing to be built on universal design principles and in accordance with special development regulations which reflect community input.

Universal design in housing is generally defined by the building industry as housing that allows for the housing for the lifespan of all people. It includes features such as entrances without steps, wider doorways, lever door handles instead of knobs, light switches located at a height that is more reachable by everyone, adjustable height closet rods, knee space under the kitchen sink, the cooktop and the bathroom countertop, lever type water controls, grab bars in the shower, adjustable height shower head, etceteras.

1. DC (16) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to section 3.5.
(ii)	Home occupations which, in the opinion of the Development Officer, will not generate additional traffic subject to section 4.7(8).
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	¹ DELETED
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	² Building Sign
(iii)	Bed & breakfast, subject to section 4.7(11).
(iv)	Home music instructor/instruction (six students), subject to section 4.7(10).
(v)	Home occupations which will generate additional traffic subject to section 4.7(8).
(vi)	Multi-attached building.
(vii)	Multiple family building.

¹ 3357/B-2018

² 3357/B-2018

- | |
|---|
| (viii) ¹ Show Home or Raffle Home. |
|---|

2. Direct Control District No. 16 Regulations

- (a) The applicable regulations listed in section 4.7(1) and table 4.4 under the R2 Residential (Medium Density) District.
- (b) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Commission.

3. Special Regulations

- (a) All dwelling units and buildings shall be designed on the basis of “universal design principles” as generally defined by the building industry refer to section 8.16 general purpose.
- (b) At the completion of construction of Phase 1, i.e. the apartment building or the first stage thereof, some of the existing mature spruce trees along the north portion of the property and on the north property line shall be relocated to and maintained in permanent landscaping within the rear yard setback along Kentwood Drive. To the extent possible, any remaining mature spruce trees along the north portion of the property and on the north property line shall be maintained in this position until the construction of Phase 2, i.e. the townhouses, in this location.
- (c) No vehicular access (except emergency vehicles) shall be allowed from or onto Kentwood Drive to or from the proposed development, and appropriate arrangements shall be made with and to the satisfaction of the Emergency Services Department in this regard.
- (d) The density of the proposed development on this site shall be restricted to 60 dwelling units per hectare.
- (e) The provision of parking spaces on the site shall be restricted to the applicable minimum requirement in terms of sections 3.1 and 3.2, and shall further be subject to the applicable requirements of the Alberta Building Code with regard to parking spaces for handicapped persons.
- (f) As a condition of any development permit contemplated in this District, the Development Authority shall ensure that an agreement exists between The City and the owners of the remainder of Lot 1 Block 2 Plan 782 1439

¹ 3357/T-2015

that requires these owners to provide additional parking spaces on the said property in compliance with sections 3.1 and 3.2 of this Land Use Bylaw.

4. Redevelopment of Existing Neighbourhoods

Notwithstanding subsection 8.16(2)(a), in order to maintain the character of existing neighbourhoods, the Municipal Planning Commission shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards of existing development in the neighbourhood or along the applicable street.

8.17 ¹Direct Control District No. 17 DC (17) – DELETED

¹ 3357/U-2009

8.18 Direct Control District No. 18 DC (18) (See Map L16)



General Purpose

This District will allow the development of an apartment building and townhouses in a manner that is compatible with the surrounding neighbourhood and the Riverside Meadows Area Redevelopment Plan. For the purpose of this Direct Control District Council is the Development Authority.

1. DC (18) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Apartment building to a maximum of 95 units.
(ii)	¹ Building Sign.
(iii)	Townhouse units to a maximum of 7 units.
(b) Discretionary Uses	
(i)	As approved by Council
(ii)	² Show Home and Raffle Home.

2. Development Standards

- (a) All development standards not specifically referred to in this district shall be approved by City Council and shall generally follow the requirements of the R2 Residential (Medium Density) District.
- (b) Site Development: The apartment building shall be handicapped accessible with an elevator.
- (c) Building Height: Apartment building will be four storeys with all dwellings units above grade; the townhouses are to comply to the R2 Residential (Medium Density) District.
- (d) Parking Standards: Parking Standards shall be as required in the R2 District, however, Council may defer construction of a portion of the parking if parking research proves that the parking is not required at this time. If part of the parking requirements are deferred, the area on which the parking is deferred (on the west side of the site) will be retained for public park use until such time as the land is required for use as parking.
- (e) Traffic: In order to ensure that any site development meets vehicular and pedestrian traffic needs, the developer shall submit a traffic study for review by The City of Red Deer.
- (f) Site area: Minimum site area is to be 1 hectare.

¹ 3357/B-2018

² 3357/T-2015

8.20 Direct Control District No. 20 DC (20) (See Map M12, M13)



General Purpose

This District is created to permit redevelopment of the former Red Deer County building site Lots 1 & 2, Block 9, Plan 708 M.C. (4758 – 32 Street) with low density commercial uses. Redevelopment of this site would be with compatible commercial uses that provide a transition between the Gaetz Avenue C4 (Major Arterial) Commercial District west of the site and, the R2 and R3 residential developments east and north of the site.

1. DC (20) Permitted and Discretionary Uses Table

(a) Permitted Uses	
<ul style="list-style-type: none"> (i) ¹Building Sign (ii) Commercial recreation facility. (iii) Commercial service facility. (iv) ²Freestanding Sign (v) Restaurant. (vi) Merchandise sales and/or rental, excluding: <ul style="list-style-type: none"> (1) all uses where the primary focus is adult oriented merchandise and/or entertainment, (2) liquor, (3) motor vehicles, (4) machinery and, (5) fuel. (vii) Health and medical services. (ix) ³DELETED 	
(b) Discretionary Uses	
<ul style="list-style-type: none"> (i) Accessory building or use. (ii) Service and repair of goods traded in this district. (iii) Dangerous good occupancy, where required, in association with a dry cleaning business. (iv) ⁴Gaming or Gambling Establishment subject to section 5.7 (1) (g) 	

¹ 3357/B-2018

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/J-2007

All other uses: subject to approval of the Development Authority

¹8.20.4 Direct Control District No. 24 DC (24) (See Map H20)

DC (24)

General Purpose

²The general purpose of this district is to provide for motor vehicle, recreational vehicle, and repair dealerships and related uses in a manner that is complimentary to adjacent industrial uses and recognizes highway exposure.

1. DC (24) Discretionary Use Table

(a) Discretionary Uses	
(i)	³ Building Sign
(ii)	⁴ Freestanding Sign
(iii)	Motor Vehicle, Recreational Vehicle and Trailer Sales, Service and Repair
(iv)	Outdoor display or Sale of Goods in association with primary use building
(v)	Outdoor storage in association with primary use building
(vi)	⁵ DELETED

2. Direct Control District No. 24 Regulations

- (a)** The regulations set out in section 6.1(2); being the I1 Industrial (Business Service) District regulations, apply to this district.
- (b)** The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.
- (c)** All development shall meet the requirements of section 3.12 Major Entry Areas Development Standards.
- (d)** All lighting must not interfere with highway traffic and must be approved by the Development Authority.

¹ 3357/DD-2007

² 3357/D-2018

³ 3357/B-2018

⁴ 3357/B-2018

⁵ 3357/B-2018

3. Approving Authority

The Development Authority is the Approving Authority for all uses and development in this district.

GENERAL

1. The DC-25 district is intended to promote a unique and coherent development concept for the area covered by the Southpointe NASP, with commercial development on Parcels A to F inclusive and residential development on Parcels G to M inclusive.
2. Development in the Southpointe NASP area will be consistent with proper forest management practices and Fire Smart principles as agreed between the City and the developer and as shown in Appendix 1.
3. The power to make decisions with respect to development and use applications within this district is delegated to the Development Authority, subject only to the direction that the provisions of the Southpointe NASP must be considered with respect to any application.

COMMERCIAL PARCELS

General Purpose

The general purpose of the commercial portion of this District is to facilitate development of regional trade centres, which also includes commercial services, dwelling units, and limited amounts of offices as secondary functions, generally to serve The City and the region, as a whole.

1. DC (25) – Permitted and Discretionary Uses Table Lots A, B, C, D, E and F

(a) Permitted Uses
<ul style="list-style-type: none"> (i) ¹Building Sign (ii) Commercial service facility. (iii) ²Freestanding Sign. (iv) Merchandise sales and/or rental excluding all motor vehicles, machinery and fuel. (v) Office on the second floor and above¹ (vi) Restaurant – Lots A, B, C, D, and E only. (vii) Service and repair of permitted goods traded in the DC (25) district, excluding motor vehicles and machinery. (viii) ³DELETED
(b) Discretionary Uses
<ul style="list-style-type: none"> (i) Above ground storage tanks for motor fuel including propane and used oil – Lots D and E only. (ii) Accessory building or use subject to section 3.5 of the Land Use Bylaw. (iii) Commercial entertainment facility – Lots A, B, C, D, and E only. (iv) Commercial recreation facility. (v) Dwelling units above the ground floor

¹ 3357/B-2018

² 3357/B-2018

³ 3357/B-2018

- (vi) Drinking establishment (adult entertainment prohibited & subject to section 5.7(8)) of the Land Use Bylaw – Lots A, B, C, D, E only
- (vii) ¹Dynamic Fascia Sign
- (viii) ²Dynamic Freestanding Sign.
- (ix) Hotel or Motel – Lots A, B, C, D, and E only.
- (x) Fuel sales – Lots D and E only.
- (xi) Parking Lot.
- (xii) Parking Structure.
- (xiii) Restaurant - Lot F only.
- (xiv) ³DELETED
- (xv) Transportation, communication or utility facility.
- (xvi) Outdoor storage (subject to section 5.7(9) of the Land Use Bylaw)
- (xvii) Outdoor display or sale of goods (subject to section 5.7(10) of the Land Use Bylaw)
- (xviii) Service and repair of goods traded in the DC (25) district, excluding motor vehicles and machinery- Lot F only.
- (xix) Office on the ground floor¹

¹ Office not to exceed 10% of the gross leasable floor area maximum of the whole shopping centre (Lots A/B, C, D, E and F). Total office not to exceed a maximum of 5914 m² / 63660 ft².

2. Regulations

(a) Table 1 DC (25) Commercial General Regulations

<u>Regulations</u>	<u>Requirements</u>
Floor Area	Shopping centre maximum – gross leasable floor area shall not exceed one third of site area Dwelling Units minimum – 55.0 m ²
Building Height Maximum	3 storeys – Lots A/B, C, D, E 1 storey, not exceeding 6.0 m – Lot F
Landscaped Area Minimum	15% of site area
Parking	Subject to section 3.1 & 3.2 of the Land Use Bylaw
Loading Spaces Minimum	One opposite each loading door with a minimum of one per building, subject to section 5.7 (3) of the Land Use Bylaw.
Site Area Minimum	0.4 ha – Lots A/B, C, D, E. 0.09 ha – Lot F

(b) The DC (25) District is subject to any applicable commercial regulations listed within section 5.7 of the Land Use Bylaw.

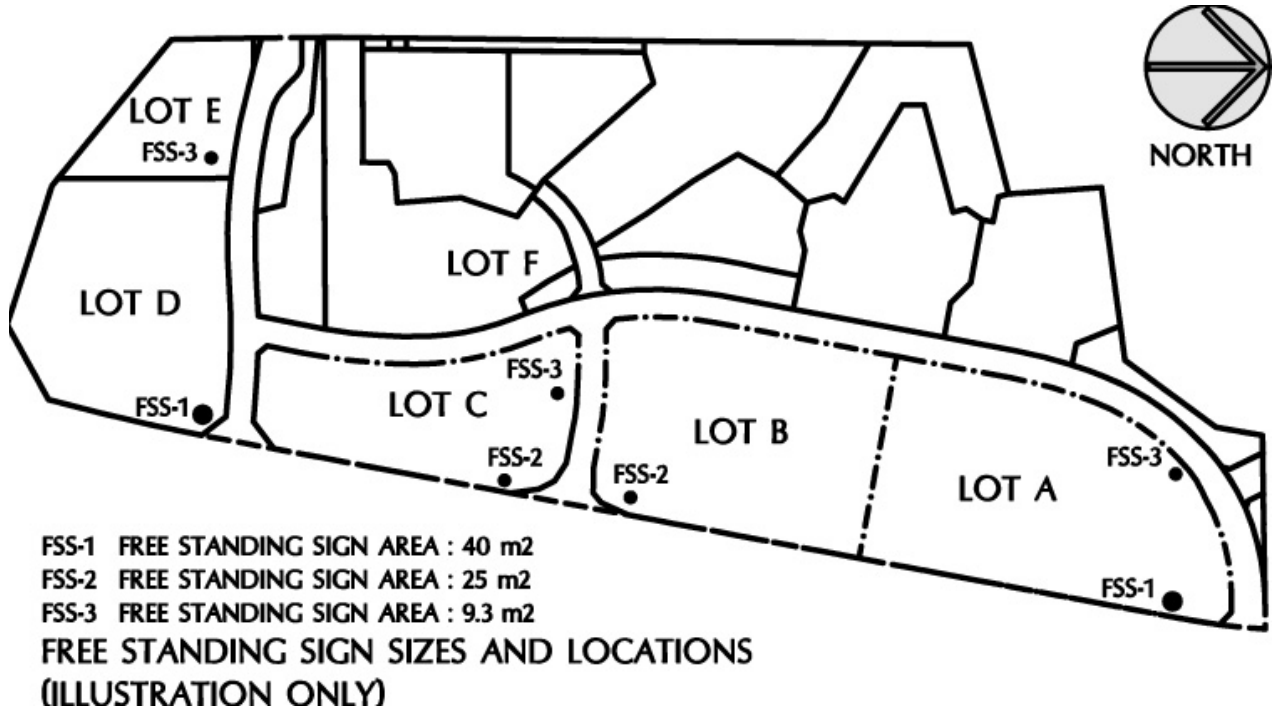
¹ 3357/B-2018

² 3357/B-2018

³ 3357/B-2018

(c) ¹DELETED

Figure 1: Free Standing Sign Locations



3. Site Development

(a) The site plan, the relationship between buildings, structures and open spaces, the architectural treatment of buildings, the provision and architecture of landscaped open space and the parking layout shall be subject to approval by the Development Authority.

4. Setbacks

For lots in the DC (25) District, the minimum yard setbacks shall be in accordance with the following tables:

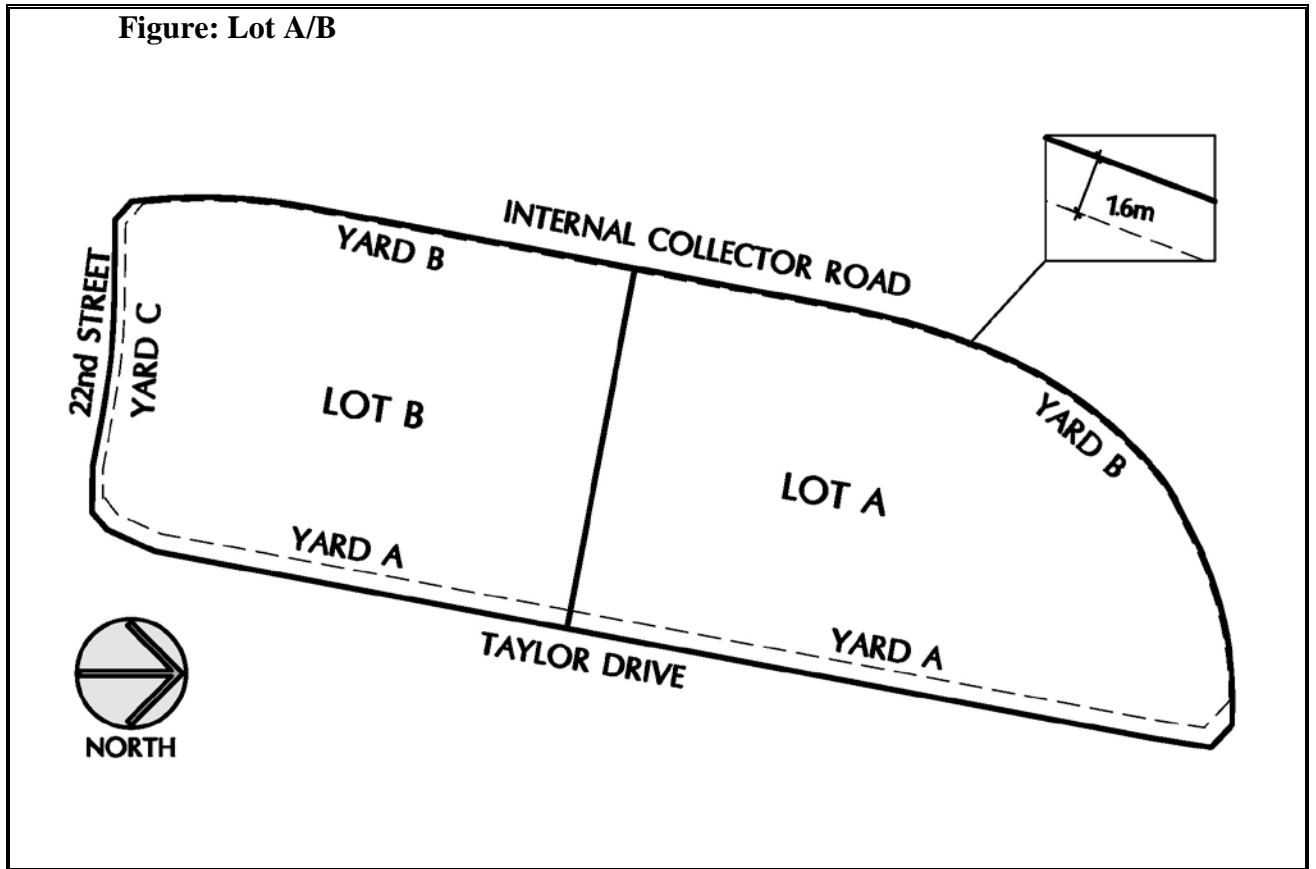
(a) Table 1 Lot A/B Setbacks

Yard	Setback
Yard A	² 5.3 m minimum
Yard B	1.6 m minimum
Yard C	5.0 m minimum

¹ 3357/B-2018

² 3357/R-2014

Figure: Lot A/B



RESIDENTIAL PARCELS

General Purpose

The general purpose of the residential portion of this District is to accommodate and control medium and high density residential development.

1. DC(25) Permitted and Discretionary Uses Table Lots G, H, J, K, L, M

(a) Permitted Uses	
(i)	¹ Building Sign.
(ii)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8) of the Land Use Bylaw.
(iii)	Multi-attached dwelling unit building up to a maximum density of 52 units per hectare on Lot G .
(iv)	Multi-attached dwelling unit building up to a maximum density of 58 units per hectare on Lot J .
(v)	Multiple family building up to a maximum density of (a) 52 units per hectare Lot G (b) 100 units per hectare Lot H (c) 58 units per hectare Lot J (d) 107 units per hectare Lot K (e) 111 units per hectare Lot L (f) 102 units per hectare Lot M
(vi)	² DELETED
(vii)	Accessory residential structure subject to section 4.7(3) of the Land Use Bylaw.
(b) Discretionary Uses	
(i)	Bed & Breakfast subject to section 4.7(11) of the Land Use Bylaw.
(ii)	Assisted Living Facility, Day Care Facility, Day Care Adult, or Place of Worship or Assembly.
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10) of the Land Use Bylaw.
(iv)	Home music instructor/instruction (six students), subject to section 4.7(10) of the Land Use Bylaw.
(v)	Home occupations which will generate additional traffic subject to section 4.7(8).
(vi)	Multi-attached building up to a maximum density of 52 units per hectare – Lots H, K, L .
(vii)	Live work units subject to DC (25)Residential Section (3)– Lots G, H, J, K, L, M

¹ 3357/B-2018

² 3357/B-2018

- (viii) Semi-detached dwelling unit - **Lots G and J**.
 (ix) ¹Show Home or Raffle Home.

2. Regulations

(a) Table 1 DC (25) Residential General Regulations

Regulations	Requirements
Floor Area Minimum	<p>Lots H, K, L, M Multi-attached: 40.0 m² for each unit Dwelling unit in a multiple family building: 37.0 m² Unit in assisted living facility: 23.0 m²</p> <p>Lots G and J Semi Detached Dwelling Unit: 65.0 m² for each unit Multi-attached: 40.0 m² for each unit Multi-family: 37.0 m² for each unit Unit in assisted living facility: 23.0m²</p>
Site Coverage Maximum	All residential lots: 45% (includes above-grade garage & accessory buildings)
Building Height Maximum	<p>2 storeys with a maximum of 10.0 m measured from the average of the lot grade.</p> <p>Multi-family or assisted living facility: 4 storeys.</p>
Landscape Area Minimum	35% of site area.
Parking Spaces	Subject to sections 3.1 & 3.2 of the Land Use Bylaw.
Lot Area Minimum	<p>Lot G Semi-detached dwelling unit: 232.0 m² per dwelling unit Multi-attached: 193.0 m² per unit Multi-family (no separate bedroom): 74.0 m² per unit Multi-family(one bedroom): 111.0 m² per unit Multi-family(more than one bedroom): 139.0 m² per unit</p> <p>Lots H, K, L, M 55.0 m² per unit in a multi-family or assisted living facility</p> <p>185.0 m² per internal unit and 240 m² per end unit in a Multi-attached building.</p>

¹ 3357/T-2015

	<p>Lot J Semi-detached dwelling unit: 232.0 m² per dwelling unit Multi-attached: 173.0 m² per unit Multi-family (no separate bedroom): 74.0 m² per unit Multi-family(one bedroom): 111.0 m² per unit Multi-family(more than one bedroom): 139.0 m² per unit</p>
Frontage Minimum	<p>Lots G and J Semi-detached dwelling unit: 7.6 m per unit Multiple family building: 19.5 m Multi-attached: 5.5 m per each unit</p> <p>Lots H, K, L, M Multi-attached: 5.5 m per each unit Multi-family or multi-attached building refer to DC (25) Section (5) Setbacks.</p>

(b) Where each half of a semi-detached dwelling unit is to be contained in a separate site no side yard shall be required on the side of the dwelling unit which abuts the adjacent dwelling unit.

(c) Where the dwelling units of a multi-attached building are to be contained in separate sites, no side yards shall be required on either side in the case of an internal dwelling unit and no side yard shall be required on one side of the end dwelling unit.

3. Live-Work Unit Regulations

(a) Where a Live-Work Unit is approved, it is subject to the following regulation, which may not be modified by the Development Authority:

- i. A Live-Work Unit may not result in a disturbance to the peace and quiet or other amenities of the neighbourhood, nor may it cause the emission of dust, noise, odour, smoke, electronic interference, bright lights or other nuisance.
- ii. Outside storage or display of any kind shall not be permitted.

(b) Where a Live-Work Unit is approved, it is subject to the following regulations, except as varied by the Development Authority:

- iii. the work portion of a Live-Work Unit may not exceed 50% of the gross floor area of the unit;
- iv. when listed as a use, the following uses may be incorporated into a Live-Work Unit:

- (a) artist’s studio;
- (b) beauty and body service;
- (c) counseling service;
- (d) office;
- (e) repair or sales of apparel, crafts, and jewelry that are made on the premises; and
- (f) other similar business uses approved by the Development Authority

(c) A Live-Work Unit must provide parking as required under sections 3.1 and 3.2 of the Land Use Bylaw. The Development Authority may increase the number of parking stalls required for a Live-Work Unit where deemed necessary for the work component of the unit.

(d) The number, size, location, and design of signage for a Live-Work Unit is subject to approval by the Development Authority.

4. Site Development

(a) The site plan and the relationship between buildings, structures, and open space the architectural treatment of buildings, the provision and architecture of landscaped open space and the parking layout shall be subject to approval by the Development Authority.

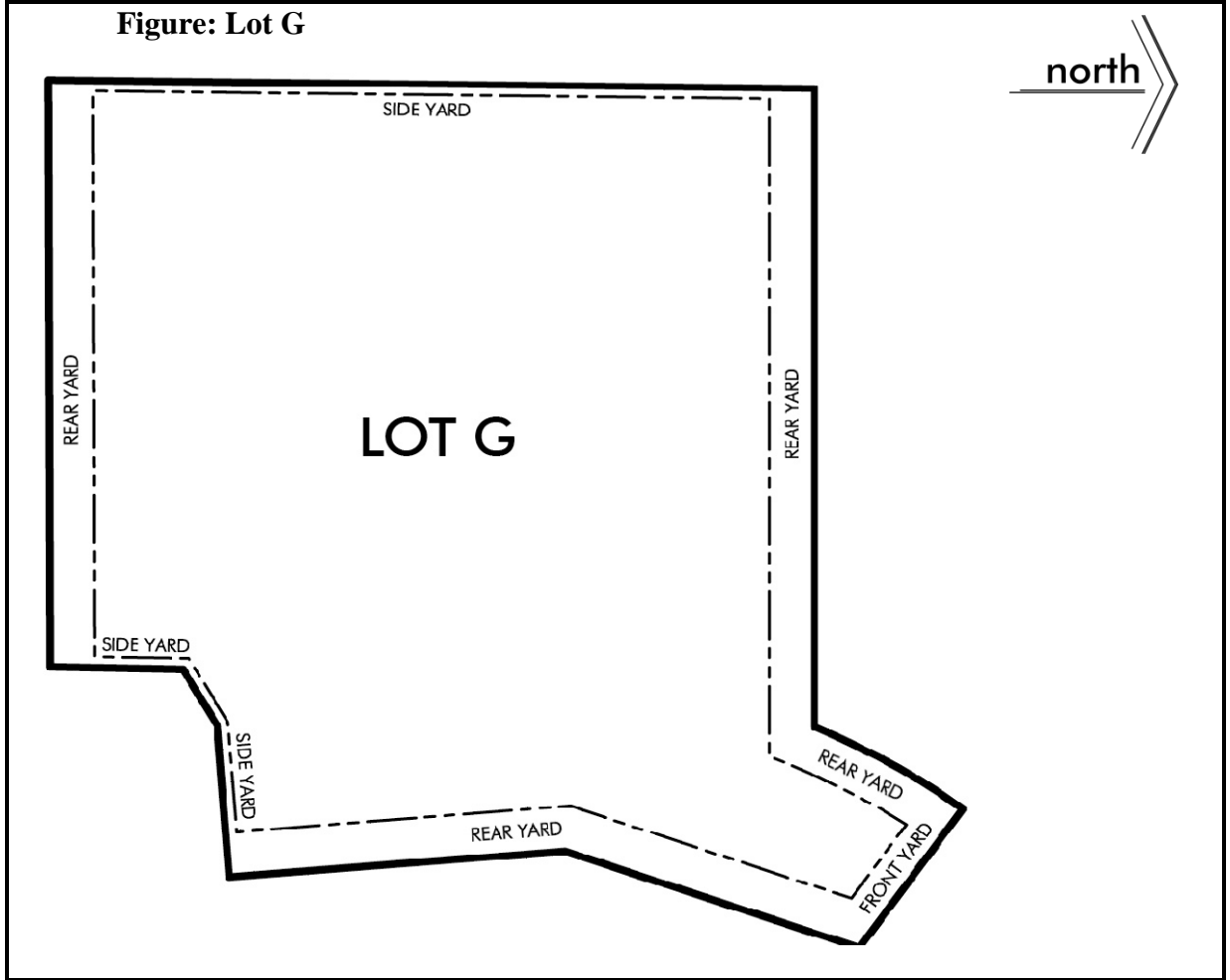
(b) Notwithstanding the minimum lot area requirements within the DC (25) Residential General Regulations, when an area has a density designation in accordance with the DC (25) Permitted and Discretionary Uses table, the minimum lot area is subject to approval of the Development Authority.

5. Setbacks

(a) Table 1 Lot G Setbacks

Yard	Setback
Front Yard	Multi-family minimum 4.5 m (Refer to Appendix 2: Front Yard Concepts) Multi attached (to front door): minimum 2.4m Multi attached (to any regularly occupied room): minimum 4.8
Side Yard	Semi-detached (without side entry): minimum 1.5 m Semi-detached (with side entry): minimum 2.4 m Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family: minimum 66% of building height and in no case less than 3.0m Notwithstanding the setbacks noted above, where the building flanks a

	public roadway, the setback on the flanking side shall be in accordance with Figure: Lot G
Rear Yard	Minimum 7.5m



(b) Table 2 Lot H Setbacks

Yard	Setback
Front Yard	Minimum 6.0 m
Side Yard	Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family, multi-family live work or assisted living facility: minimum 3.0 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with the corresponding figure.
Rear Yard	Minimum 7.5m

¹8.20.6 Direct Control District No. 26 DC (26) (See Map K16)



General Purpose

The general purpose of this District is to permit redevelopment of the Valley Park Manor Site located at Lot B, Block 9, Plan 1919RS which satisfies the objectives of the *Riverside Meadows Area Redevelopment Plan*. Redevelopment of the site would be for compatible uses that are designed in accordance with the Riverside Meadows Overlay District to ensure quality and careful integration with the existing residential context of the neighbourhood and adjacent school site.

1. DC (26) Permitted and Discretionary Uses Table

(a) Permitted Uses
<ul style="list-style-type: none"> (i) ²Building Sign. (ii) Nursing Home (iii) Accessory building subject to sections 3.5 and 4.7(3)
(b) Discretionary Uses
<ul style="list-style-type: none"> (i) Detached dwelling unit (ii) Semi-detached dwelling unit (iii) Townhouses (iv) Seniors Lodge (v) Children Day Care Facility (vi) School (vii) Physical rehabilitation centre (viii) Designated seniors supportive living (ix) ³Show Home or Raffle Home.

2. DC (26) Regulations

- (a) Development should generally be consistent with the R2 Medium Density Residential land use district requirements. The maximum height is 2 storeys or 10 metres.
- (b) All development must comply with the design regulations provided in the Riverside Meadows Overlay District, Section 7.11

3. Approving Authority

¹ 3357/U-2009

² 3357/B-2018

³ 3357/T-2015

- (a) The Development Authority is the approving authority for all uses, and development in this district.

**¹8.20.7 Direct Control District No. 27 Neighbourhood Centre DC (27)
(See Map P17)**



²General Purpose

This district shall apply only to the Clearview North Neighbourhood Centre site (the Site). Its purpose is to allow for and encourage a variety of commercial, limited office, residential, civic, cultural and recreational uses that primarily serve the local neighbourhoods. These uses shall be distributed throughout a comprehensively designed development area that emphasizes sustainability and compact pedestrian-friendly urban development.

1. Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	³ Building Sign
(ii)	Commercial Entertainment Facility.
(iii)	Commercial Recreation Facility.
(iv)	Commercial Service Facility
(v)	Day Care Facility.
(vi)	⁴ Freestanding Sign.
(vii)	Home Music Instructor/Instruction, subject to section 4.7 (10).
(viii)	Home Occupations which, in the opinion of the Development Officer, will not generate additional traffic.
(ix)	Merchandise sales and/or rental (excluding industrial goods, motor vehicles, machinery and fuel and all uses where the primary focus is adult oriented merchandise and/or entertainment).
(x)	Multi-Attached residential Building without commercial or with commercial at or above the ground floor and with residential above, with a minimum density of 35 dwelling units/hectare.
(xi)	Multiple Family Building without commercial or with commercial at or above the ground floor and with residential above, with a minimum density of 35 dwelling units/hectare.
(xii)	park.
(xiii)	⁵ Restaurant without drive-through.

¹ 3357/Q-2010
² Correction #29
³ 3357/B-2018
⁴ 3357/B-2018
⁵ 3357/G-2018

(xiv)	¹ DELETED
(b)Discretionary Uses	
(i)	Accessory Building or Use.
(ii)	Assisted Living Facility without commercial or with commercial at or above the ground floor and with residential above, with a minimum density of 35 dwelling units/hectare.
(iii)	Drinking Establishment (adult entertainment prohibited).
(iv)	² Dynamic Fascia Sign
(v)	³ Dynamic Freestanding Sign.
(vi)	Institutional Service Facility.
(vii)	Office
(viii)	Sale of fuel
(ix)	Outdoor Display of Goods.
(x)	Parking Lot/Parking Structure.
(xi)	⁴ Restaurant with drive-through
(xii)	⁵ DELETED
⁶ (xi)	Car wash facility on westerly $\pm 33.02\text{m}$ (0.310 ha) of Lot 81, Block 7, Plan 102 5689 (62 Carleton Avenue)
⁷ (xii)	Show Home or Raffle Home.

2. ⁸Approving Authority

The approving authority for applications for development approval in this district shall be as follows:

- (a) ⁹the Development Authority, in the case of:
 - (i) Applications for a Permitted Use up to 50,000 square feet (4,645 m²) which are compliant with the provisions of this district and the Site Plan and Design Package;
 - (ii) an application for a Discretionary Use in an existing approved building; and
- (b) ¹⁰City Council in the case of:
 - (i) an application for a Permitted Use over 50,000 square feet (4,645 m²);

¹ 3357/B-2018

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/G-2018

⁵ 3357/B-2018

⁶ 3357/B-2013

⁷ 3357/T-2015

⁸Correction #29

⁹ 3357/A-2012, 3357/I-2013

¹⁰3357/I-2013

- (ii) an application for a Permitted Use which does not comply with the provisions of this district; and
 - (iii) applications for Discretionary Use except as noted in subsection (a) (ii).
- (c) The Development Authority may permit deviation from the Site Plan and Design Package as described in this bylaw, where the proposed changes are deemed by the Development Authority to be minor in scale or are changes that will result in an equal or greater standard of development than that outlined in the Site Plan and Design Package;
- (d) Where the Development Authority deems that the proposed deviation from the Site Plan and Design Package is major in scale or will result in a lower standard of development than that outlined in the Site Plan and Design Package as described in this bylaw, these changes must be approved by City Council.”

3. Concept Design

- (a) All development within this district shall comply with:
- (i) the Site Plan and Design Package approved by Council, which shall comply with the provisions of this district and which shall describe in details the following aspects of development:
 - (A) buildings;
 - (B) landscaping;
 - (C) architecture;
 - (D) public spaces;
 - (E) parking;
 - (F) pathways and roadways; and
 - (G) signage;
 - (ii) the Key Elements listed in subsection (6) below; and
 - (iii) the Neighbourhood Centre Concept Design set out in the following sketch;

18.20.8 Direct Control District No. 28 DC (28) (See Map L15, L16, M14, and M15)

DC (28)

General Purpose

As directed in the Greater Downtown Action Plan, the general purpose of this area will be to facilitate the development of a distinctive urban neighbourhood with a high-quality pedestrian environment: medium to high density residential and mixed use residential/commercial land uses; and residential development on the upper floors of ground floor commercial along the 53rd Avenue pedestrian spine. Generally, the land uses are to serve The City and the region, as a whole. This district has been created as an interim measure to guide development in the Railyards neighbourhood while awaiting the preparation of an Area Redevelopment Plan for the area.

1. Direct Control District No. 28 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	² Building Sign; and
(ii)	³ Freestanding Sign.
(iii)	Merchandise sales on the ground floor excluding all motor vehicles, machinery, fuel, pawn shops, and adult entertainment.
(iv)	Dwelling Units above the ground floor.
(v)	Hotel.
(vi)	Office above the ground floor.
(vii)	Multiple family building.
(viii)	Multi-attached dwelling unit building.
(ix)	⁴ Restaurants (No drive-through windows).
(x)	⁵ DELETED

(b) Discretionary Uses	
(i)	Accessory building or use subject to section 3.5.
(ii)	Any development legally existing or legally approved prior to the passing of this Bylaw deemed to be a discretionary use duly approved by the Development Authority.
(iii)	Assisted living facility.
(iv)	Commercial Entertainment Facility.
(v)	Commercial Recreation Facility.
(vi)	⁶ Commercial Service Facility (No drive-through windows).
(vii)	Drinking establishment (adult entertainment prohibited and subject to section

¹ 3357/P-2010

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/G-2018

⁵ 3357/B-2018

⁶ 3357/G-2018

- 5.7(8)).
- (viii) ¹Dynamic Fascia Sign, on Sites described in Section 11.8.1(4)
 - (ix) ²Dynamic Freestanding Sign, on Sites described in Section 11.8.1(4).
 - (x) Home occupations subject to section 4.7 (8).
 - (xi) Institutional Service Facility including only libraries, museums, auditoriums, concert halls, colleges, schools, places of worship or assembly, hospitals, fire stations, police stations, court houses.
 - (xii) Office on the ground floor.
 - (xiii) Merchandise sales above the ground floor excluding motor vehicles, machinery, fuel, pawn shops, and adult entertainment.
 - (xiv) Parking lot/parking structure.
 - (xv) Service and repair of goods traded in this district.
 - (xvi) ³DELETED
 - (xvii) Communication or Utility facility excluding Transportation facilities.
 - (xviii) ⁴Microbrewery
 - (xix) ⁵Show Home or Raffle Home.

2. Direct Control District No. 28 Regulations

(a) Table 1 DC (28) Regulations

Regulations	Requirements
Floor Area	Residential minimum - dwelling units 37.0 m ²
Building Height Maximum	As approved by the Development Authority
Front Yard Minimum	3 m
Side Yard Minimum	Nil, when there is a constructed lane 3.8 m on one side when there is no constructed lane 3.0 m when it abuts a street
Rear Yard Minimum	3.0 m
Landscaped Area	15 % site area
Parking	Subject to sections 3.1 & 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one
Site Area Minimum	900.0 m ²
Frontage Minimum	20 m

3. Amenity Areas

- (a) The minimum front and side yard setbacks for sites within this district may be reduced or eliminated by the Development

¹ 3357/B-2018

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/AA-2014

⁵ 3357/T-2015

18.20.11 Direct Control District No. 31 DC (31) (See Map M13)

General Purpose

To allow for the integrated redevelopment of a school facility adjacent to a public park and the escarpment area. It is recognized that the school and the park will each benefit from their proximity to the other, and that the uses can be seamlessly integrated within the District. The site has been purposely designed to be compatible with adjacent land uses while preserving and protecting the park spaces and the environmentally sensitive land in escarpment area.

Future amenities proposed in the Kin Kanyon Concept Plan are compatible with the natural characteristics of the site encompassed by DC (31). The District protects environmentally sensitive land in the escarpment area by restricting development to minimal and environmentally compatible uses.

Area of Application

This DC(31) provision shall apply to Lot R Plan 1621NY and Block 5 and Plan 3935HW, located at the corner of 49th Avenue and 35th Street, as shown on Map 13 of this Bylaw.

1. ²DC 31 Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) ³ Building Sign
(ii) Natural vegetation;
(iii) Parks;
(iv) ⁴ Freestanding Sign
(v) Francophone school;
(vi) Recreational and sports activities and facilities provided that the use is compatible with the natural characteristics of the site;
(vii) Sports fields;
(viii) Outdoor rinks;
(ix) Community centre;
(x) Temporary building;
(xi) Picnic areas or open space facilities for the use by the general public;
(xii) Offices for community oriented groups which have recreation as part of their programs;
(xiii) Parking ancillary to any permitted or discretionary use;

¹ 3357/I-2012
² Correction #29
³ 3357/B-2018
⁴ 3357/B-2018

<p>(xiv) Concession booths for the sale of food or beverages to members and guests of a group approved under this table;</p> <p>(xv) ¹DELETED</p>
<p>(b) Discretionary Uses</p>
<p>(i) Any ancillary use approved by City Council;</p> <p>(ii) ²Electronic Message Fascia Sign</p> <p>(iii) ³Electronic Message Freestanding Sign.</p> <p>(iv) School;</p> <p>(v) Utilities.</p>

2. ⁴Approving Authority

City Council is the Approving Authority for all uses and development in this district. In exercising its approval powers, the Approving Authority shall ensure that development is compatible with the adjacent land uses and that efforts are taken to preserve and protect park space within the district.

3. ⁵Development Regulations

Within this District, the general provisions of the Land Use Bylaw apply unless these specific provisions for the District provide otherwise.

(4) At 4716 34 Street on Lot R Plan 1621NY the following special provisions and regulations apply:

- (a) Trees shall not be cut, felled or removed without prior approval of Council.
- (b) The Kin Kanyon Park amenities shall be developed based on the Kin Kanyon Concept Plan, subject to layout changes needed to accommodate the redevelopment of the Francophone school.
- (c) No aggregate extraction will be allowed.
- (d) Where possible, parking facilities shall be shared with parking required for the school in order to reduce the impact to park space.

¹ 3357/B-2018

² 3357/B-2018

³ 3357/B-2018

⁴ Correction #29

⁵ Correction #29

(iv) Detached dwelling with 2 basement units on:

(1) Lot 21, Block F, Plan K9 (5311-44 Avenue).

(v) Contractor's business on:

(1) Lot 10C, Block 5, Plan 792-1541 (#3, 7887-50 Avenue).

(vi) ¹One basement dwelling suite on:

(1) Lot 13, Block 36, Plan 5187 KS (5702 West Park Crescent)

(2) Lots 25-26, Block 3, Plan 4516AC (4018 50 Street)

(vii) ²DELETED

(viii) ³Law office subject to the low impact commercial use provisions of section 5.7 (6) on:

(1) Lots 45-46, Block B, Plan K8 (4641 – 49th Street)

(ix) ⁴A Commercial Service Facility, Health and Medical Services, or Office along with a Building Sign or a Freestanding Sign in accordance with the maximum Sign Height and Sign Area prescribed in Section 11.13 for Residential Districts in Table 1, on Lot 1, Block 3, Plan 6759ET (3702 50 Avenue), but not including the following:

(1) fitness centre;

(2) cleaning and repair of personal effects such as shoe repair, dry cleaning or laundering outlet;

(3) care of small animals such as a small animal veterinary;

(4) Commercial School; and

(5) Day Care Facility

When considering the above uses, the Development Authority shall consider the need to impose such conditions as it deems necessary or appropriate, including conditions to:

(6) Prohibit uses that would result in associated noises, and/or odors extending beyond the interior of the Building;

(7) Prohibit outdoor storage or display of materials associated with business.

(g) On those sites, or portions thereof herein listed, the following uses may be

¹ 3156/B-1998

² 3357/I-2013

³ 3357/A-2007

⁴ 3357/N-2013, 3357/B-2018

allowed as discretionary uses in the existing structure only:

(i) Office for a utility locating service on:

(1) Lot 4, Block 42, Plan K5 (4507-48 Avenue).

(ii) ¹A photography studio, Commercial Service Facility along with a Building Sign or a Freestanding Sign in accordance with the maximum Sign Height and Sign Area prescribed in Section 11.13 for Residential Districts in Table 1, on Lot 7, Block E Plan K0 (4419 55 Street) but not including the following:

- (1) cleaning and repair of personal effects such as shoe repair, dry cleaning or laundering outlet;
- (2) kennelling of animals;

When considering the above uses, the Development Authority shall consider the need to impose such conditions as it deems necessary or appropriate, including conditions to:

- (3) prohibit uses that would result in associated noises, and/or odours extending beyond the interior of the building;
- (4) prohibit outdoor storage or display of materials associated with the business;
- (5) prohibit uses that operate outside the hours of 7:00 a.m. to 10:00 p.m.
- (6) avoid the need for customers to park on 45th Avenue

The Development Authority shall refer all applications for proposed new uses on this site to landowners within 100 metres of this site and to applicable community associations, for comment.

(iii) ²Canadian Cancer Society and Fanta Homes on Lot 8 Block1 Plan 6784KS.

(iv) ³A Medical Marihuana Facility on Lot 14, Block 1, Plan 052-4232 (94 Burnt Park Drive) with Council as the designated Development Authority, and subject to the following development standards:

- (1) no other use shall be allowed on the Site;
- (2) the licensed processes and functions of the use shall be fully enclosed within the Building;
- (3) no Outdoor Storage shall be allowed on the Site;

¹ 3357/T-2010, 3357/B-2018

² 3357/U-2010

³ 3357/L-2016

- (4) all loading facilities shall be fully enclosed within the Building;
 - (5) all garbage containers and waste material shall be fully enclosed within the Building;
 - (6) the Site shall be fully enclosed by a fence;
 - (7) the use shall not emit any odour or other substance which is harmful or injurious to health or physical well-being;
 - (8) the use shall not emit nuisances including, but not limited to, odour, noise and light, that may have a negative impact to adjacent Sites or the surrounding area; and
 - (9) the Site Plan, the Site access, the relationship between Buildings and open space, the architectural treatment of Buildings, landscaping, the minimum required loading spaces and parking spaces and the parking layout and surfacing shall be at the discretion of the Development Authority.
- (h) ¹DELETED
- (i) ²DELETED
- (j) ³DELETED
- (k) A low impact commercial use which complies with the provisions of section 5.7(6) may be allowed as a discretionary use on any lot along the north side of 49 Street between 46 Avenue and 47 Avenue, along both sides of Ross/50 Street between 46 Avenue and 47 Avenue and the lots adjacent to the east side of 47 Avenue between Ross/50 Street and 55 Street.
- (l) Notwithstanding anything in this Bylaw, on the sites listed below, a semi-detached dwelling unit shall be added to the list of permitted uses set out in the applicable land use district, but such semi-detached dwelling units must comply with the regulations applicable to the R1A district.
- (i) Lot 47 (4635 – 48 Street) and Lot 48 (4631 – 48 Street) Block C Plan 992 6203.
 - (ii) Lot 22 and Lot 23 Block C Plan K8 (4602B and 4602A – 47 Street).
 - (iii) Lot 33 and Lot 34 Block D Plan K10 (4621A and 4621B – 47 Street).
 - (iv) Lot 19A Block F Plan 3591 P (4612 – 44 Street).

¹ 3357/U-2009

² 3357/U-2009

³ 3357/U-2009

- (v) Lots 11A and 12A, Block F, Plan 022 0547 (4623A and 4623B – 45 Street).
- (vi) Lot 19A (4309 – 46 Avenue) and Lot 20A (4310 – 45A Avenue) Block A Plan 2354 AE.
- (vii) Lot 1 (4505 – 46 Avenue) and Lot 2 (4503 – 46 Avenue) Block K Plan 4900 R.
- (viii) The most southerly sixty two and one half (62 ½) feet of Lots 1, 2, 3 and 4 and all of Lot 5, Block J Plan 4900 R (4601 – 46 Avenue).
- (ix) Lots 45 and 46 Block J Plan 922 1244 (4519A and 4519B – 47 Street).
- (x) Lot 1A, Block I, Plan 4900 R (4536 – 47 Street).
- (xi) Lots 4 and 5, Block I, Plan 4900 R (4532A and 4532B – 47 Street).
- (xii) Lots 10 and 11, Block I, Plan 4900 R (4520 – 47 Street).
- (xiii) Lots 49 and 50, Block B, Plan 042 1756 (4644 – 48 Street and 4801 – 47 Avenue).
- (xiv) Proposed Lots 5A and 6A Block F Plan 042 6407 (4642 – 44 Street).

(m) Notwithstanding anything in this Bylaw, on the sites listed below, the uses shown below shall be added to the list of permitted uses set out in the applicable land use district, but the developments must comply with the regulations applicable to the R2 district and to the density and height restrictions specified below.

- (i) Lot 19A Block C Plan 2648 TR – a four unit multi-attached building (4606 – 47 Street).
- (ii) Lots 6 and 7 Block I Plan 4900 R – a four unit multi-attached building (4526 – 47 Street).
- (iii) The south 100' (one hundred feet) of Lots 1 to 4, Block F, Plan 3591 P – a six unit multi-attached building with a maximum height of two storeys (4405 – 47 Avenue).
- (iv) Lot Z, Block E, Plan 3591 P (4624 – 45 Street) – a seventeen-unit apartment building at a maximum density of D95 and maximum height of three storeys.
- (v) Lot 23, Block F, Plan 792 3231 (4616 – 44 Street) – an eight-unit apartment building at a maximum density of D87 and maximum height of two storeys.

(n) On those sites or portions thereof listed, the following uses may be allowed as permitted uses:

- (i) Notwithstanding section 6.3(1) of this Land Use Bylaw, one new two storey building for the uses of paint supply, mixing paint, sale and distribution of automotive related finishes and parts may be built on Block N, Plan 3051HW (5825 Kerry Wood Drive) and may be expanded to include Lot 1, Block N, Plan 1861KS, if Lot 1, Block N, Plan 1861KS is consolidated by Plan of Survey with Block N, Plan 3051HW. This permitted use is subject to review of the building design by the Riverside Meadows Community

Association and Municipal Planning Commission. The building is to be designed with a commercial appearance; outside storage will be allowed provided it is adequately screened. All other standards are contained in sections 6.3(2) and 6.3(3). This land use exception will expire on July 15, 2010.

- (o) On those sites or portions thereof listed, the following uses may be allowed as permitted uses:
- (i) Notwithstanding section 6.3(1) of this Land Use Bylaw, warehouse and storage in a building in existence as of July 15, 2003 may be allowed as a permitted use on Lot 22 and 29, Block 17, Plan 7604S (5904-54 Avenue).
 - (p) Notwithstanding section 6.3(1), structural alterations, exterior renovations, expansions or additions are permitted uses for existing buildings located on the sites listed in section 6.3(1)(a)(xi), provided that they comply with the general purpose of the I1A/BSR District set out in section 6.3 and subject to Municipal Planning Commission approval of the site development.
 - (q) ¹Signs, as listed within the C3 Commercial (Neighbourhood Convenience) District, may be allowed as a discretionary use on Lot 1, Block 23, Plan 892 1574 (4820 45 Street).
 - (r) ²DELETED
 - (s) ³DELETED
 - (t) ⁴Notwithstanding Section 5.6 of this Land Use Bylaw, on Lot 5, Block 1, Plan 972-4056 a combined commercial restaurant and maximum 230 unit assisted living facility shall be a permitted use. This mixed use development requires approval by the Development Authority and is subject to the following development regulations/standards:
 - (i) Floor areas minimum within the assisted living facility for a one bedroom unit shall be 46.5 square metres, and for a unit of more than one bedroom 65.0 square metres;
 - (ii) Landscaping area minimum: 30% of site;
 - (iii) Building height maximum: 4 storeys;
 - (iv) Front Yard Minimum: 15.0 m;
 - (v) Side Yard Minimum: 4.5 m;
 - (vi) Rear Yard Minimum: 3.0 m;
 - (vii) Parking: Subject to Section 3.1 and 3.2;
 - (viii) Loading Spaces: One opposite each loading door with a minimum

¹ 3357/B-2018

² 3357/Z-2007, 3357/I-2013

³ 3357/Z-2007, 3357/I-2013

⁴ 3357/G-2008

of one:

- (ix) Site Area Minimum: Existing parcel
- (x) Site Frontage Minimum: 30.0 m
- (xi) Any development standard not specifically referred to above including building elevations, shall be subject to approval by the Municipal Planning Commission;
- (xii) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Municipal Planning Commission.

- (u) ¹To allow for compatible redevelopment on sites listed below multi-family and multi-attached residential buildings shall be added to the list of discretionary uses in the applicable land use district to allow redevelopment of the property to less than or equivalent gross floor area as the existing structure and to a maximum height of 2 storeys or 10 metres measured from the average of the lot grade. The Riverside Meadows Overlay District, section 7.11, shall continue to apply:

Lot	Block	Plan	Street Address
29	1	7621574	5963 60A Street
1-2	15	7604S	5514 60 Street
15-17	1	297BH	5904 60 Avenue
18	D	1846TR	5841 60 Avenue
19	D	1846TR	5837 60 Avenue
20	D	1846TR	5833 60 Avenue
22	D	1846TR	5829 60 Avenue
1A	2	1030NY	5713 60 Avenue
28-30	A	4359AH	5922 59 Avenue
9	4	4963TR	6042 58A Street
8	4	4963TR	6038 58A Street
7	4	4963TR	6034 58A Street
6	4	4963TR	6030 58A Street
5	4	4963TR	6026 58A Street
4	4	4963TR	6022 58A Street
3	4	4963TR	6018 58A Street
2	4	4963TR	6014 58A Street
1	4	4963TR	6010 58A Street
1-3	3	934AJ	5804 58 Avenue
9-10	5	7604S	5921 58 Avenue
14	C	5534HW	5920 58 Avenue
21	3	9720243	5816 58 Avenue
26	4	8022765	5811 58 Avenue
19A	2	7621867	5804 58 Avenue
19B	2	7621867	5802 58 Avenue

¹ 3357/U-2009

Z	5	7604S	5918 57 Avenue
13-14	5	7604S	5910 57 Avenue
15-16	5	7604S	5906 57 Avenue
9	9	5692KS	5819 57 Avenue
7-8	9	7604S	5815 57 Avenue
25	4	8020600	5812 57 Avenue
27	3	7923071	5714 57 Avenue
25-26	3	7604S	5704 57 Avenue
1-3	1	3331AJ	5639 56 Street
9-11	1	3331AJ	5621 56 Street
25-26	7	7604S	6010 56 Avenue
3-4	15	7604S	6005 56 Avenue
1-2	15	7604S	6001 56 Avenue
18-19	9	7604S	5816 56 Avenue
20-21	9	7604S	5812 56 Avenue
1-2	13	2800AJ	5805 56 Avenue
10-11	12	5296HW	5721 56 Avenue
8A	12	7921790	5715 56 Avenue
25-30	1	3331AJ	5608 55 Street
Z	23	7604S	5914 52 Avenue

(v) ¹On the sites listed below, semi-detached housing with a common rear wall (back to back duplex) shall be added to the list of discretionary uses set out in the applicable land use district:

Lot	Block	Plan	Street Address
1-2	2	934AJ	5831 58A Street
6-8	2	934AJ	5821 58A Street
21, 22	2	8721703	5826 & 5827 58A Street (if they both developed concurrently)
9-10	2	934AJ	5817 58A Street
23	2	0727482	5813 58A Street
24	2	0727482	5811 58A Street

²(w) In order to diverse forms of advertising within the C1 and C4 Districts for Sites that have no less than 100.0m Frontage on Gaetz Avenue and offer conference and convention space, Dynamic Signs which comply with Part Eleven: Sign Development Standards may be allowed as a Discretionary Use on the following Sites:

- (i) Lot E, Plan 5009KS (3310 50 Avenue)
- (ii) Lot 5, Block 15, Plan 4436TR (2929 50 Avenue);
- (iii) Lot 1A, Block 44, Plan 812 1177 (4311 49 Avenue).

¹ 3357/U-2009

² 3357/F-2013, 3357/R-2010, 3357/B-2018

¹(x) On the site listed below, the relocation of a Dynamic Fascia Sign, lawfully in existence on September 30, 2010 to another location on the same Site, is a Discretionary Use provided that the Dynamic portion of the Sign is not altered and provided that the Sign complies with the applicable provisions in Part Eleven: Sign Development Standards.

(i) Lot 1-3, Block 5, Plan H (4802-51 Avenue)

²(y) To allow for the compatible redevelopment on sites listed below, multi-family and multi-attached residential buildings shall be added to the list of discretionary uses in the applicable land use district to allow redevelopment of the property to less than or equivalent gross floor area as the existing structure and to a maximum height of 2 storeys or 10 metres or to the maximum height of the existing building Section 7.11 shall continue to apply.

Lot	Block	Plan	Civic Address
10-11	E	K11	5601 42 St
2	A	3019KS	5506 41 St
1	1	223AI	3930 55 Av
5	2	4618KS	3926 56 Av
Z	1	223AI	3905 56 Av
1	7	1429HW	3815 54 Av
14-16	9	6269AF	5409 38 St
5	19	970KS	5501 37 St
1	25	970KS	5553 36 St
54	31	7520383	2 Watson St
53	31	7520383	4 Watson St
52	31	7520383	6 Watson St
51	31	7520383	8 Watson St
50	31	7520383	10 Watson St
49	31	7520383	12 Watson St
48	31	7520383	14 Watson St
47	31	7520383	16 Watson St
46	31	7520383	18 Watson St
45A	31	7520383	20 Watson St

¹ 3357/Y-2010, Clerical Correction re: numbering, 3357/B-2018

² 3357/H-2013

¹(z) Subject to the approval of the Municipal Planning Commission, on the Site listed below, 2 Dynamic Fascia Signs on the existing Building, provided that the overall Sign, including the Dynamic Fascia Signs, otherwise complies with Part Eleven: Sign Development Standards:

(i) Lot 6A, Block 18, Plan H (4922 49 Street)

²(aa) The location highlighted below, south of Timberlands Drive and abutting the road right-of-way, shall be restricted to a mixed use building as described herein. A portion of the said building must abut Timberlands Drive. The building shall be comprised of at-grade (main floor) commercial use and 3-storeys of multi-family residential. The building shall have an active commercial street face built close to or abutting Timberlands Drive. For further clarity, the restrictions of this Section 8.22(aa) shall be considered fundamental land use restrictions applicable to this location highlighted below; and, the restrictions of this Section 8.22 (aa) shall ‘overlay’ or restrict and limit the listed permitted and discretionary uses of any general Land Use District (e.g. C5 District) that may otherwise apply to the location highlighted below.



³(bb) Notwithstanding Section 3.1(1), on Lot 1A, Block 44, Plan 812 1177 (4311 49 Avenue) parking will be subject to the regulations in Section 3.1 and Section 3.2.

1(cc) Notwithstanding Section 6.2 of I2 Industrial (Heavy Industrial) District of this Land Use Bylaw the following exceptions apply to the lands

¹ 3357/L-2014, 3357/B-2018

² 3357/D-2015

³ 3357/F-2015

currently owned by EVRAZ INC. NA CANADA, located at 27251 Township Road 391 (short legal: NW ¼ Sec 3-39-27-W4, Linc 0018975856): any expansion of the use or development shall require the submission of a detailed noise impact study by the proponent, prepared by a qualified consultant, to determine what on-site mitigation measures are required to avoid excess sound emissions to the satisfaction of the Development Officer.

²(dd) Notwithstanding Section 5.6 of this Land Use Bylaw, on Lot 1, Block 2, Plan 932 1800 (2506 19 Street) development requires approval by the Development Authority and is subject to the following development regulations/standards:

(i) Regulations:

- (1) Site Coverage: Maximum of 25%
- (2) Building Height: Maximum of 2 storeys (maximum 9.0m)
- (3) Landscaped Area Minimum: 20% of site area
- (4) Parking Spaces: Subject to sections 3.1 & 3.2
- (5) Design Criteria: Subject to section 8.22(1)(dd)(iii)

(ii) Approving Authority

- (1) The Development Authority is the Approving Authority for all uses and development on this property. In exercising its approval powers, the Development Authority shall ensure that development, in addition to the above Regulations, also complies with any Design Criteria. Variances to the Regulations or Design Criteria will not be considered.
- (2) All development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of any building, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by the Approving Authority.

(iii) Design Criteria

- (1) The Design Criteria within this site exception shall prevail over the C5 District Design Criteria
- (2) The physical relationship of building with the street is critical in establishing the overall character of the area. The Building shall have a strong presence along its public street fronting property line and an inviting interface with the public realm's sidewalk and street

¹ 3357/U-2015

² 3357/HH-2016

- (3) Developments shall create variety, character, comfortable scale and visual interest by incorporating a variety of building styles.
- (4) The Principles of Crime Prevention through Environmental Design (CPTED) shall be applied to all development.
- (5) High quality hard and soft landscaping elements shall be provided including trees and shrubs that add value throughout all seasons.
- (6) Developments shall be designed with green technologies and materials that reduce energy, waste and conserve water (i.e. green roofs, solar energy systems, district energy).
- (7) Building fronting collector streets shall have minimal front yard setbacks unless additional space is required for such things as an eating patio, major private art display, water feature or other amenity.
- (8) The rear yard setbacks shall be flexible and as required to allow for site access, on-site parking, loading and servicing. The west yard setback to building to be a minimum of 23.0m, with the exception of the southwest corner of the site permitting a minimum setback of 7.0m to building face.
- (9) Developers shall create opportunities for pedestrian linkages to the east and south only.
- (10) Street elevations of buildings located on corner properties shall have equal sidewalk interface and architectural corner features and high quality elevation treatments along each side.
- (11) Building walls facing a public street shall be articulated at approximately 6-8 metre intervals containing varied design elements such as entrances, windows, vertical accents, setbacks, canopies and signage, projections, and roof lines.
- (12) All businesses or stores shall have their own clearly identifiable street level entry.
- (13) All commercial ground floor elevations facing a street shall contain un-tinted glass windows.
- (14) Underground parking is highly encouraged. All surface parking shall be paved and located behind the building(s) in carefully designed, landscaped lots with defined, integrated pedestrian connections to public sidewalks and trails. No surface parking shall be allowed between a street and a building.

- (15) To assist in establishing a sustainable urban environment, internal private laneways are encouraged as part of the design to allow servicing, access to parking, as well as key pedestrian linkages.
- (16) Signage shall comply with the signage requirements of the Land Use Bylaw for the C1 District.
- (17) Illuminated signage mounted on buildings shall not be permitted, with the exception of a fuel sales site. Signage may be accentuated by lighting fixtures projecting light either back at the building or down towards the ground.
- (18) A 2.4m high solid opaque fence is required along the entire west property line.
- (19) Garbage collections shall be underground waste disposal system or equal. Garbage collection bins and waste disposal that is 100% above ground shall not be permitted.
- (20) The majority of the tree buffer along the northwest boundary be retained.
- (21) The location of fuel sales and accessory car wash are located adjacent to the arterial and collector roadways away from the single family residential to the west.

¹(ee) On those sites listed below, a Supervised Consumption Services may be considered as a Discretionary Use with City Council as the designated Development Authority:

- (i) Lot 1, Block 7, Plan 8621676 (3942 50A Avenue)

²(ff) At 6300 Cronquist Drive (Heritage Ranch, within the SW ¼ Sec 18; 38-27-W4), any legally existing use prior to January 8, 2017 shall be considered a discretionary use thereafter.

2. Areas Specifically Exempted from a Particular Use

- (a) No new or used car lot or trailer sales establishment shall be permitted on any site situated on any of the following areas.

<u>Abutting</u>	<u>Between</u>	<u>And</u>
Ross Street	48 Avenue	51 Avenue
Gaetz Avenue	47 Street	53 Street
49 Avenue	Lane south of: 49 Street	Lane north of: 51 Street

¹ 3357/II-2017

² 3357/F-2018

(b) On those sites in the Heritage Business Park, or portions thereof herein listed, the following uses will not be allowed:

(i) a gaming or drinking establishment:

- (1) Lot 3, Block 13, Plan 832-2275 (6290-67A Street)
- (2) Lot 6, Block 13, Plan 912-1753 (6284-67A Street)
- (3) Lot 8, Block 13, Plan 952-4412 (6264-67A Street)
- (4) Lot 7, Block 13, Plan 952-4124 (6104-67A Street)

(c) ¹On Lot 174, Block 2, Plan 142 1595 (42 Timberstone Way) no uses of the R2 Residential (Medium Density) District shall be allowed except for “assisted living facilities” and “‘big house’ styled multiple family building up to three storeys”, both of which shall be discretionary uses on this parcel.

(d) ²On Lot 1, Block 7, Plan 952 0967 (2827-30 Avenue) the following uses shall not be allowed as either permitted or discretionary uses:

- (i) Liquor Store
- (ii) Sale of Fuel

(e) ³On Lot 1, Block 2, Plan 932 1800 (2506 19 Street) the following uses shall not be allowed as either permitted or discretionary:

- (i) Dwelling units above the ground floor
- (ii) Home music instructor/instruction
- (iii) Home occupations which, in the opinion of the Development Office, will not generate traffic
- (iv) Live work unit
- (v) Multiple family building with a minimum density of 35 dwelling units/hectare
- (vi) Multi-attached building with a minimum density of 35 dwelling units/hectare
- (vii) Show Home or Raffle Home
- (viii) Accessory building or use
- (ix) Assisted living facility
- (x) Commercial entertainment facility
- (xi) Drinking establishment (adult entertainment prohibited)
- (xii) Parking lot / parking structure
- (xiii) Place of worship or assembly
- (xiv) Public and quasi-public buildings
- (xv) Outdoor display or sale of goods
- (xvi) ⁴Restaurant with drive-through

¹ 3357/V-2014

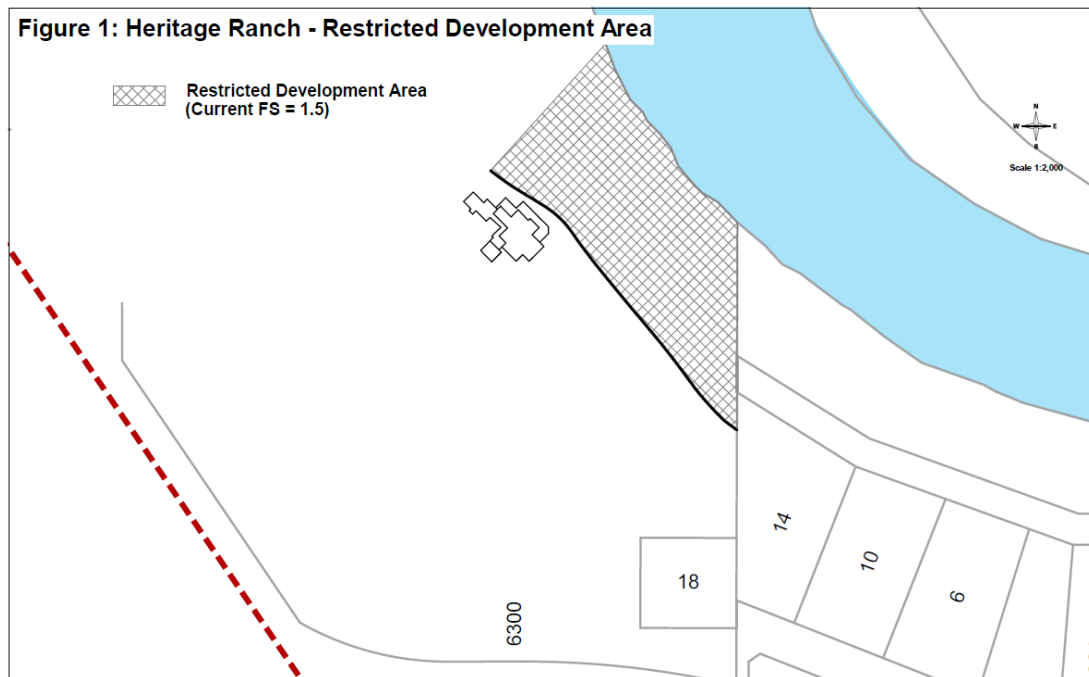
² 3357/T-2016

³ 3357/HH-2016

⁴ 3357/G-2018

- (f) ¹On 4718-19 Street the following uses shall not be allowed as either permitted or discretionary uses:
 - (i) Motor Vehicle Sales

- (g) ²At 6300 Cronquist Drive (Heritage Ranch, within the SW ¼ Sec 18; 38-27-W4), no uses or development will be permitted within the Restricted Development Area as shown on Figure 1 below and “Land Use Constraints Map I14”. All other uses and development is subject to the provisions of subsections 2 through 5, and subsections 7 through 10 of Section 8.20.12 Direct Control District No. 32 DC (32) Westlake Restricted Development District.



¹ 3357/X-2017

² 3357/F-2018

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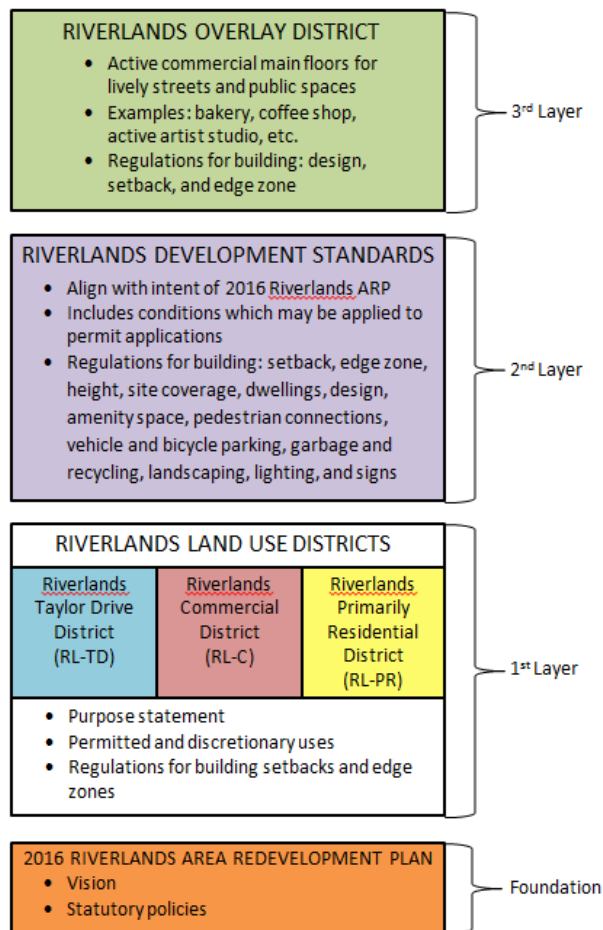
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Part Ten: Riverlands Districts and Development Standards

10.1 Interpretation

Part Ten: Riverlands Districts and Development Standards are specific to the Riverlands area Boundary, identified within figures of Part Ten, of Greater Downtown and are not applicable to Developments outside of Riverlands. This Part contains uses and development standards key to facilitate the development of Riverlands into a community with vibrant Streets, safe and activated Public Spaces, and great Building design. The Riverlands Districts and Development Standards form part of an overall development plan for the Riverlands Area. Figure 1 describes the various layers of development in the Riverlands Area and how they relate.

Figure 1 LAYERS TO CREATE GREAT DEVELOPMENT



Development is guided by many layers of regulations. In Riverlands, there are three Land Use Districts which form the foundation for development. There are also Development Standards which provide an additional level of direction. In some areas of Riverlands, an Overlay District is applied. These regulations apply to specific areas in Riverlands. They have been strategically located to create lively streets and public spaces. Together, these regulations help to create a great neighbourhood.

To achieve this vibrant urban community envisioned for Riverlands, where the uses and development standards contained in Parts One – Nine in the Land Use Bylaw contradict or will not serve to achieve the uses or development standards contained in Part Ten: Riverlands Districts and Development Standards, the uses and development standards in Part Ten shall prevail.

Activation of the **Movement Corridors, Streets, and Public Spaces** has been designed in this Part by carefully identifying **Edge Zones** (Section 10.6.3), and strategic locations for **Movement Corridors** or **Street oriented active Commercial** uses crucial for lively **Movement Corridors, Streets, and Public Spaces** identified in Section 10.5 Riverlands Active Commercial Main Floors Overlay District. Where the uses and development standards contained in the Riverlands Taylor Drive District, the Riverlands Commercial District and the Riverlands Primarily Residential District contradict or will not serve to achieve the uses or development standards contained in Section 10.5 Active Commercial Main Floors Overlay District, the uses and development standards in Section 10.5 Active Commercial Main Floors Overlay District shall prevail.

¹Sections 10.1.2 General Definitions and 10.1.3 Use Definitions are specific to this Part and do not apply to the rest of the Land Use Bylaw. It is important to note that definitions in this Part, which are capitalized for ease of reference, may be defined in Section 1.3 Definitions or Section 11.5 Sign Definitions of the Land Use Bylaw. The definitions with the first letter bolded are contained within Part 10, the remainder of definitions are in Section 1.3 and 11.5. Where the definitions in Sections 1.3 or 11.5 contradict those contained in Sections 10.1.2 and 10.1.3 of this Part, the definitions in Sections 10.1.2 and 10.1.3 shall prevail.

This Part 10 does not alter or prohibit, nor should it be read as an intention to alter or prohibit, the uses allowed in other Districts as set out within this Bylaw. For example, while “**Coffee Shop**” is defined and listed as a use within the **Riverlands Districts**, this does not prohibit the use in other districts of the Bylaw that do not have “**Coffee Shop**” specifically listed as a use.

¹ 3357/B-2018

10.1.2 General Definitions

²General definitions not found in this Part may be found in Section 1.3 Definitions or Section 11.5 Sign Definitions of the Land Use Bylaw.

Active Commercial Main Floor means **Main Floor Commercial** uses which generate pedestrian engagement at the **Movement Corridor** and/or **Street** level (for example, a **Coffee Shop**, an **Active Artist Studio**, or **Merchandise Sales**). Attributes which contribute to an **Active Commercial Main Floor** include **Patios**, transparent store fronts, window displays, and outdoor seating.

Amenity Space means an indoor or outdoor space in Assisted Living Facilities or Buildings with Dwelling Units designed for active and passive recreational use (for example, sitting areas, playgrounds, pools, patios, balconies, decks, and exercise rooms).

Bicycle Storage means an easily accessible structure that provides a cyclist with the ability to securely lock the frame of a bicycle to a secure structure, rack, railing, locker, or other structurally sound device specifically designed to securely park or store one or more bicycles in an orderly fashion. **Bicycle Storage** may be provided indoor or outdoor.

Building Lighting means lighting that has been integrated into the exterior design of the Building to highlight key aspects or functions of the Building (for example, accent lighting).

Commercial means a use of land primarily related to or used for the buying and selling of goods and services to the public (for example, a bank, a retail outlet, a restaurant, or a **Hotel**).

Edge Zone means the setback between a Building and the abutting **Street**, **Movement Corridor**, or **Public Space**. **Edge Zones** are intended to reflect **Movement Corridors** as identified in the Riverlands Area Redevelopment Plan 2016. **Commercial Edge Zones** enable **Commercial** activities to spill-out into the public realm and add life to the **Street**, **Movement Corridor**, or **Public Space** (for example, outdoor serving or product display). **Residential Edge Zones** provide a privacy threshold as well as an outdoor space for **Residential** activities (for example, play areas or porches).

Entrance Lighting means exterior lighting that is located above or adjacent to the primary and secondary entrances of a Building.

Hardscaping means landscaping using hard-surfaced materials such as decorative stonework, retaining walls, **Walkways**, or other similar landscape-architectural elements. **Hardscaping** excludes **Softscaping**.

Interior Site means a site that is interior to the block. An **Interior Site** cannot be a **Corner Site**.

Main Floor means the floor of the Building that is closest to the ground level.

Movement Corridor means corridors that facilitate movement throughout the **Riverlands Districts** and that balance the needs of all users: pedestrians, private vehicles, service vehicles, public transit and bicycles.

² 3357/B-2018

Parapet Wall means a low wall or barrier which is an extension of the wall at the edge of a roof, terrace, balcony, Walkway, or other Structure, or an architectural feature to screen mechanical equipment.

Public Space means a space that is available to the public on public land (for example, a public park, square, or plaza) and may incorporate amenities catering to everyday life. It is a space that is available for social interaction and public enjoyment.

Residential means a use of land primarily related to or used for private residence housing (for example, a Multi-attached Building, Multiple Family Building).

Riverlands Districts mean the Riverlands Taylor Drive District (RL-TD), the Riverlands Commercial District (RL-C), the Riverlands Primarily Residential District (RL-PR) and the Riverlands Active Commercial Main Floors Overlay District.

Roof Terrace means a raised flat surface on which people can gather, that is located on top of a roof or partially recessed within the roof Structure of a Building, does not project beyond any façade of the storey below, is surrounded by guardrails, Parapet Walls or a similar feature, and is intended for use as an Amenity Space.

Screened means landscaping or similar materials which serve to enhance the visual appearance of a Site while mitigating the exposure of unsightly facilities.

Sidewalk means a hard surfaced public infrastructure path for pedestrians within the road right-of-way and part of public lands.

Softscaping means landscaping using plant material such as grass turf, trees, shrubs, and flowers. With the exception of manufactured materials used for containers such as planters or tree pits. Softscaping excludes Hardscaping.

Trail Lighting means a system of light fixtures or poles providing lighting for Walkways and gathering areas.

Vertical Greening means all plant material such as climbing vines or cascading ground cover that grow up, down or from the façade of a Building, privacy screen or other free standing Structure. Plant material can be rooted at the base of the Structure, in intermediate planters or on rooftops. The plant material can also be rooted into the wall itself.

Walkway means a passage or path for pedestrians located on private land.

10.1.3 Use Definitions

³Use definitions not found in this Part may be found in Section 1.3 Definitions or Section 11.5 Sign Definitions of the Land Use Bylaw.

³ 3357/B-2018

Active Artist Studio means a use where the general public may participate in, or spectate, art related activities and where an instructor may perform or teach the art for the general public (for example, public painting, public glass blowing, or public pottery).

Artist Gallery means a use where art is made available for public display. **Artist Gallery** may include the sale of art pieces.

Artist Studio means a use where the primary function is the creation or production of art by an artist or group of artists. **Artist Studios** may include the sale of art pieces produced by that use.

Bakery means a use where the primary function is the preparation and sale of items such as breads, pastries, and cakes. A **Bakery** may include the sale of non-alcoholic beverages and food prepared within this use for public consumption within the premises or off the Site as an Accessory Use. If the seating area exceeds the size of the preparation portion of the use, it will be considered a Restaurant. If there is no seating area or sale of products for public consumption on or off the Site, it will be considered a processing facility.

Business Incubator means a use accommodating leasable **Commercial** space with communal washrooms and a shared reception area. The intent of a **Business Incubator** is to facilitate the need for a short term space in-between a Home Occupation and a larger independent **Commercial** space.

Butcher means a use where the primary function is the preparation of and sale meats. A **Butcher** may include the sale of non-alcoholic beverages and food prepared within this use for public consumption within the premises or off the Site as an Accessory Use. If the seating area exceeds the size of the preparation portion of the use, it shall be considered a Restaurant. If there is no seating area or sale of products for public consumption on or off the Site, it shall be considered a processing facility.

Coffee Shop means a use where the primary function is the preparation and sale of non-alcoholic beverages to the public for consumption within the premises or off the Site. A **Coffee Shop** may include the sale of food prepared within this use for public consumption as an Accessory Use. If there is a **Commercial** kitchen used for food preparation, it will be considered a Restaurant.

⁴DELETED

Convenience Food Store means a use where a limited range of daily household goods and fresh and packaged food is sold (for example, a corner store). A **Convenience Food Store** serves the adjoining neighbourhood and may have extended operating hours. A **Convenience Food Store** may include the sale of non-alcoholic beverages and food prepared within this use for public consumption as an Accessory Use.

Courtyard means an enclosed, or partially enclosed, semi-private outdoor space located on private land. A **Courtyard** facilitates access to greenspace that is sheltered from wind and noise and may provide a closed off area for children to play.

Existing Building means a Building that existed at the time of passing of Bylaw 3357/Q-2016 on December 5, 2016 and amendments thereto.

⁴ 3357/B-2018

Grocery Store means a use where a wide variety of fresh and packaged food, and household goods, is sold. A **Grocery Store** serves residents and businesses of the district in which the use is located.

Hotel means a use providing temporary sleeping accommodation using rooms or suites, other than Dwelling Units, and where the rooms have access from a common interior corridor. A **Hotel** may include Accessory Uses such as, but not limited to, a Restaurant, a Drinking Establishment (adult entertainment prohibited), meeting rooms, banquet rooms, and a gift shop. A **Hotel** does not include a motel.

Information Service Provider means a use where services, expertise or access to information is provided to the general public without appointment (for example, a tourism information centre). An **Information Service Provider** may include counter services or line ups, but does not have storage facilities, or produce or sell goods directly to the public.

Liquor, Beer, and/or Wine Sales means a use where prepackaged alcoholic beverages are sold for consumption off the premises and that has been licensed by the Alberta Gaming and Liquor Commission (for example, a specialty wine store, liquor store or off-sale outlet).

Market means a use where individual vendors provide goods for sale directly to the public, where the goods may be sold both inside and outside of a Building, and where the vendors may change on a frequent or seasonal basis (for example, a farmers **Market** or an artisan **Market** that sells finished consumer goods, food products, produce, flowers, handcrafted articles, antiques, or second hand goods).

Merchandise Sales means the sale of goods to the public for use or consumption rather than for resale. Display of such goods is done in a way which will promote interest and entice the customer to make a purchase. **Merchandise Sales** may include stocked merchandise on the premise in quantities sufficient only to supply the premises.

Mixed Use Commercial/Office with Dwelling Units means a use where there is a mix of Commercial/Office uses integrated with Residential Dwelling Units in the same Building. The arrangement of uses may be vertically or horizontally integrated. Residential Dwelling Units do not have to be located above the **Main Floor**.

Open Space means a use where picnic areas, **Open Space** facilities, playgrounds or tot lots, outdoor rinks, amphitheaters, and other passive recreational activities for use by the general public may occur.

Parking Structure means a use where motor vehicles are parked for a short duration, in a multi-tiered Structure and may be independent of any other use.

Print Centre means a use where printing, duplicating, binding or photographic processing of graphic and printed materials are completed on a custom order basis for individuals or businesses. A **Print Centre** may include self-service photocopiers and the incidental sale of products relating to the services provided by the use.

Radio, Television, and Recording Studio means a use where radio, television, motion pictures, or audio performances are produced, recorded, or broadcasted.

Seasonal Sales Area means a temporary use with a defined start and end time frame, where seasonal goods are displayed and offered for sale and those goods are not fully contained within an enclosed Building (for example, a Christmas tree sales centre, a temporary greenhouse sales centre, or a temporary ice cream shop). A **Seasonal Sales Area** may or may not accompany another use.

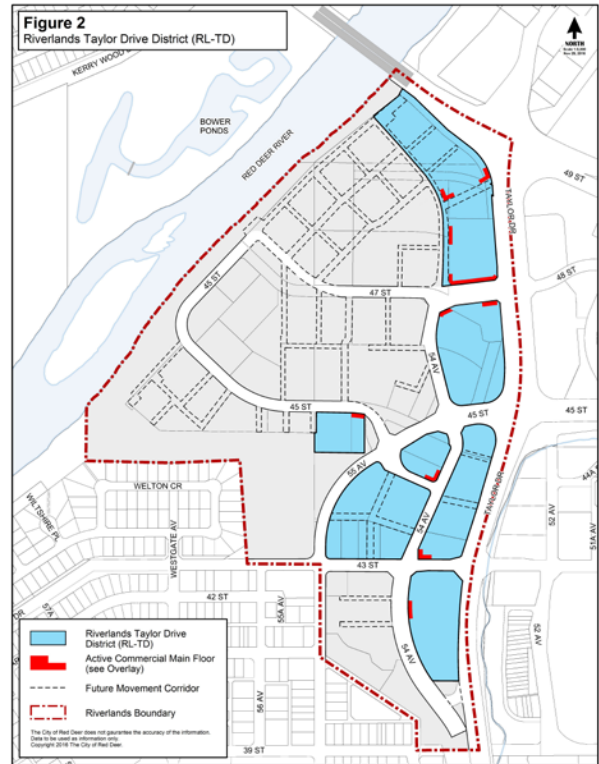
Social Organization means a use where recreation, social, or cultural activities or events for the members of a group (private clubs, groups, organizations, or associations) are held. A **Social Organization** may include the preparation of food and non-alcoholic beverages for public consumption within the premises or off the Site as an Accessory Use and/or Office use as an Accessory Use.

Specialty Food Store means a use where food and non-alcoholic beverages are made and where the food products associated with the use may be sold within the premises (for example, a specialty chocolate, cheese, or soda shop). A **Specialty Food Store** may include the sale of non-alcoholic beverages and food prepared within this use for public consumption within the premises or off the Site as an Accessory Use. A **Specialty Food Store** may include the packaging, bottling, or shipping of the products made as part of the use, but does not include a Microbrewery.

10.2 Riverlands Taylor Drive District (RL-TD)

General Purpose

To facilitate redevelopment of the Riverlands area of Downtown Red Deer consistent with Riverlands Area Redevelopment Plan 2016, specific to the lands generally east of 54th Avenue and 55th Avenue adjacent to Taylor Drive (Figure 2). The Riverlands Taylor Drive District functions primarily as an Office/Commercial transition area between Historic Downtown, the Red Deer Regional Hospital, and the Residential area within Riverlands. Due to the proximity of this district to Historic Downtown and the Regional Hospital, the emphasis of this District is on Office and Commercial uses, with a mix of Residential Dwelling Units. Office or Commercial uses shall be a component of any Principal Building within the Riverlands Taylor Drive District.



10.2.1 Permitted Uses

- (a) ⁵Drive-throughs are not allowed in the Riverlands Taylor Drive District.
- (b) With the exception of the portions of Sites identified in Figure 2 as **Active Commercial Main Floors**, which are governed by Section 10.5 Riverlands Active Commercial Main Floors Overlay District of this Part, the following uses are Permitted Uses in the Riverlands Taylor Drive District:
 - (i) Accessory Building
 - (ii) Any Development legally existing or legally approved prior to the passing of Bylaw 3357/Q-2016 on December 5, 2016
 - (iii) **Artist Gallery**
 - (iv) **Artist Studio**
 - (v) ⁶Building Sign
 - (vi) Commercial Services Facility (excluding Day Care Facility, Commercial School)
 - (vii) **Convenience Food Store**
 - (viii) Dwelling Units above the Main Floor
 - (ix) ⁷Freestanding Sign.
 - (x) **Grocery Store**

⁵ 3357/G-2018

⁶ 3357/B-2018

⁷ 3357/B-2018

- (xi) Health and Medical Service
- (xii) Home music instructor/instruction (two students)
- (xiii) Home Occupation which, in the opinion of the Development Officer, will not generate additional parking
- (xiv) **Hotel**
- (xv) **Information Service Provider**
- (xvi) **Market**
- (xvii) **Merchandise Sales** (excluding industrial goods and agricultural and industrial motor vehicles or machinery)
- (xviii) **Mixed Use Commercial/Office with Dwelling Units**
- (xix) **Office**
- (xx) **Open Space**
- (xxi) **Print Centre**
- (xxii) **Radio, Television, and Recording Studio**
- (xxiii) **Restaurant**
- (xxiv) **Show Home or Raffle Home**
- (xxv) **Specialty Food Store**
- (xxvi) ⁸DELETED
- (xxvii) **Utilities**

10.2.2 Discretionary Uses

- (a) ⁹Drive-throughs are not allowed in the Riverlands Taylor Drive District.
- (b) With the exception of the portions of Sites identified in Figure 2 as **Active Commercial Main Floors**, which are governed by Section 10.5 Riverlands Active Commercial Main Floors Overlay District of this Part, the following uses are Discretionary Uses in the Riverlands Taylor Drive District:
 - (i) Accessory Use
 - (ii) Any expansion and/or intensification of Development legally existing or legally approved prior to the passing of Bylaw 3357/Q-2016 on December 5, 2016
 - (iii) Assisted Living Facility
 - (iv) Commercial Entertainment Facility
 - (v) Commercial Recreational Facility
 - (vi) Commercial Service Facility
 - (vii) ¹⁰DELETED
 - (viii) Drinking Establishment (adult entertainment prohibited)
 - (ix) ¹¹Dynamic Fascia Sign, on Sites described in Section 11.8.1(4)
 - (x) ¹²Dynamic Freestanding Sign, on Sites described in Section 11.8.1(4)
 - (xi) Gaming or Gambling Establishment
 - (xii) Home music instructor/instruction (six students)
 - (xiii) Home Occupation which will generate additional parking

⁸ 3357/B-2018

⁹ 3357/G-2018

¹⁰ 3357/B-2018

¹¹ 3357/B-2018

¹² 3357/B-2018

See Figure 10 Commercial Edge Zone Illustration in Section 10.6.3.1 and Figure 11 Residential Edge Zone Illustration in Section 10.6.3.2

- (xi) **Grocery Store**
- (xii) Health and Medical Service
- (xiii) **Hotel**
- (xiv) **Information Service Provider**
- (xv) **Market**
- (xvi) **Merchandise Sales** (excluding industrial goods and agricultural and industrial motor vehicles or machinery)
- (xvii) Microbrewery
- (xviii) **Open Space**
- (xix) Office
- (xx) **Print Centre**
- (xxi) Radio, Television and Recording Studio
- (xxii) ¹⁷Restaurant without drive-through
- (xxiii) **Specialty Food Store**
- (xxiv) ¹⁸DELETED
- (xxv) Utilities

10.3.2 Discretionary Uses

- (a) ¹⁹Drive-throughs are not allowed in the Riverlands Commercial District.
- (b) With the exception of the portions of Sites identified in Figure 4 as **Active Commercial Main Floors**, which are governed by Section 10.5 Riverlands Active Commercial Main Floors Overlay District of this Part, the following uses are Discretionary Uses in the Riverlands Commercial District:
 - (i) Accessory Use
 - (ii) Any expansion and/or intensification of Development legally existing or legally approved prior to the passing of Bylaw 3357/Q-2016 on December 5, 2016
 - (iii) ²⁰DELETED
 - (iv) Drinking Establishment (adult entertainment prohibited)
 - (v) ²¹Dwelling units above the ground floor.
 - (vi) Gaming or Gambling Establishment
 - (vii) Institutional Service Facility (excluding detention and correction centres)
 - (viii) Liquor, Beer and/or Wine Sales
 - (ix) Microbrewery
 - (x) Outdoor display of goods and sales
 - (xi) **Parking Structure**
 - (xii) Public and Quasi Public Buildings
 - (xiii) **Seasonal Sales Area**
 - (xiv) **Social Organization**
 - (xv) Temporary surface parking lot

¹⁶ 3357/B-2018

¹⁷ 3357/G-2018

¹⁸ 3357/B-2018

¹⁹ 3357/G-2018

²⁰ 3357/B-2018

²¹ 3357/MM-2016

- (xvi) Temporary surface parking lot for a minimum of ten (10) years, from the passing of Bylaw 3357/Q-2016 on December 5, 2016, on the remnant portion of Lot 1 Block 3 Plan 802 0453 and Lot 8A Block 7 Plan 3824 TR that will be located south of the 47th Street (Alexander Way) Street realignment.

10.3.3 Riverlands Commercial District Development Standards

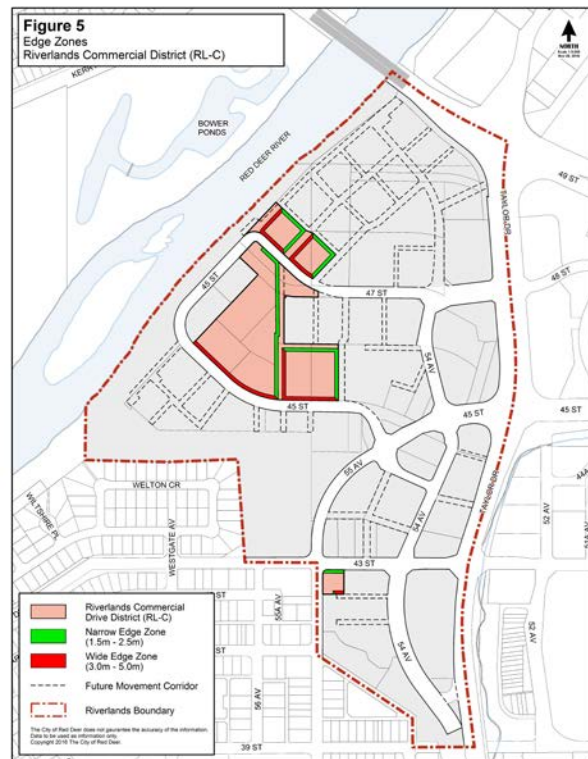
- (a) Some Sites in this District will be subject to the uses and development standards contained in Section 10.5 Riverlands Active Commercial Main Floors Overlay District. Where the development standards in Section 10.6 of this Part and the uses in Section 10.3 Riverlands Commercial District contradict or will not serve to achieve the uses or development standards contained in Section 10.5 Riverlands Active Commercial Main Floors Overlay District, the Overlay District shall prevail.

10.3.3.1 Building setbacks

- (a) Building setbacks from Streets, **Movement Corridors**, and **Public Spaces** are established by **Edge Zones**. Applicable **Edge Zone** development standards are described below and in Section 10.6.3.
- (b) All other Yard setbacks are established in Section 10.6.2 Building Setbacks

10.3.3.2 Edge Zones

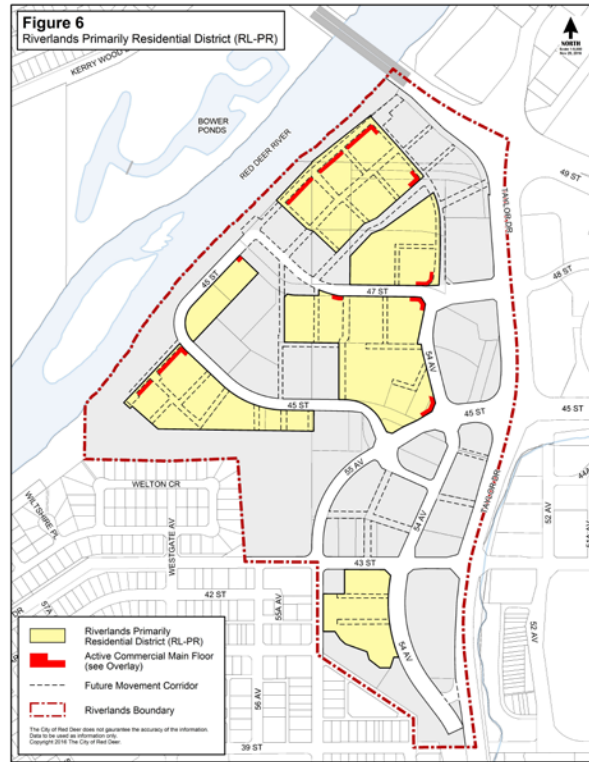
- (a) The following **Edge Zone** minimums and maximums shall be applied to new Buildings in the Riverlands Commercial District, in accordance with the Riverlands Commercial District Edge Zone (Figure 5):
 - (i) **Narrow Edge Zone**, minimum 1.5 m, maximum 2.5 m; and
 - (ii) **Wide Edge Zone**, minimum 3.0 m, maximum 5.0 m.
- (b) **Edge Zone** development standards for all uses in this District are contained in Section 10.6.3.1 **Commercial Edge Zones**.



10.4 Riverlands Primarily Residential District (RL-PR)

General Purpose

To facilitate the redevelopment of the Riverlands area of Downtown Red Deer consistent with Riverlands Area Redevelopment Plan 2016, specific to the lands generally west of 54th Avenue (Figure 6). The Riverlands Primarily Residential District is to accommodate a mix of Residential housing types, with Commercial uses compatible with the primarily Residential function of this District. Residential Dwelling Units shall be a component of any Principal Building within the Riverlands Primarily Residential District.



10.4.1 Permitted Uses

- (a) ²²Drive-throughs are not allowed in the Riverlands Primarily Residential District.
- (b) With the exception of the portions of Sites identified in Figure 6 as **Active Commercial Main Floors**, which are governed by Section 10.5 Riverlands Active Commercial Main Floors Overlay District of this Part, the following uses are Permitted Uses in the Riverlands Primarily Residential District:
 - (i) Accessory Building
 - (ii) **Artist Gallery**
 - (iii) **Artist Studio**
 - (iv) Any Development legally existing or legally approved prior to the passing of Bylaw 3357/Q-2016 on December 5, 2016
 - (v) **Business Incubator**
 - (vi) Commercial Service Facility (excluding financial or insurance services outlet, animal veterinary clinic or dog grooming salon, Commercial School or Day Care Facility)
 - (vii) **Convenience Food Store**
 - (viii) Home music instructor/instruction (two students)
 - (ix) Home Occupation which, in the opinion of the Development Officer, will not generate additional parking

²² 3357/G-2018

- (x) **Information Service Provider**
- (xi) **Live Work Unit**
- (xii) **Merchandise Sales** (excluding industrial goods and agricultural and industrial motor vehicles or machinery)
- (xiii) **Mixed Use Commercial/Office with Dwelling Units**
- (xiv) **Multi-Attached Building** (excluding 2 storey townhouses and row houses, triplexes, and fourplexes)
- (xv) **Multiple Family Building**
- (xvi) **Open Space**
- (xvii) **Show Home or Raffle Home**
- (xviii) ²³**DELETED**
- (xix) **Specialty Food Store**
- (xx) **Utilities**

10.4.2 Discretionary Uses

- (a) ²⁴Drive-throughs are not allowed in the Riverlands Primarily Residential District.
- (b) With the exception of the portions of Sites identified in Figure 6 as **Active Commercial Main Floors**, which are governed by Section 10.5 Riverlands Active Commercial Main Floors Overlay District of this Part, the following uses are Discretionary Uses in the Riverlands Primarily Residential District:
 - (i) **Accessory Use**
 - (ii) Any expansion and/or intensification of Development legally existing or legally approved prior to the passing of Bylaw 3357/Q-2016 on December 5, 2016
 - (iii) **Assisted Living Facility**
 - (iv) ²⁵**Building Sign**
 - (v) **Commercial Service Facility** (excluding financial or insurance services outlet)
 - (vi) ²⁶**Freestanding Sign**
 - (vii) ²⁷**DELETED**
 - (viii) **Home music instructor/instruction** (six students)
 - (ix) **Home Occupation** which will generate additional parking
 - (x) **Multi-Attached Building**
 - (xi) **Outdoor display of goods and sales**
 - (xii) **Restaurant**
 - (xiii) **Seasonal Sales Area**
 - (xiv) **Social Organization**
 - (xv) **Temporary surface parking lot**
 - (xvi) ²⁸**Commercial Entertainment Facility on 5589-47 Street (Condominium Plan 152 2369)**
 - (xvii) ²⁹**Commercial Recreational Facility on 5589-47 Street (Condominium Plan 152 2369)**

²³ 3357/B-2018

²⁴ 3357/G-2018

²⁵ 3357/B-2018

²⁶ 3357/B-2018

²⁷ 3357/B-2018

²⁸ 3357/KK-2016

²⁹ 3357/KK-2016

(xviii) ³⁰Office on 5589-47 Street (Condominium Plan 152 2369)

10.4.3 Riverlands Primarily Residential District Development Standards

- (a) Some Sites in this District will be subject to the uses and development standards contained in Section 10.5 Riverlands Active Commercial Main Floors Overlay District. Where the development standards in Section 10.6 of this Part and the uses in Section 10.4 Riverlands Primarily Residential District contradict or will not serve to achieve the uses or development standards contained in Section 10.5 Riverlands Active Commercial Main Floors Overlay District, the Overlay District shall prevail.
- (b) Any development permit application for a principle Building on 5581 – 45th Street (Lot 2 Block 1 Plan 762 1616) shall be circulated to landowners between 85 Welton Crescent and 138 Welton Crescent for comment.

10.4.3.1 *Building setbacks*

- (a) Building setbacks from Streets, **Movement Corridors**, or **Public Spaces** are established by the **Edge Zone**. Applicable **Edge Zone** development standards are described below and in Section 10.6.3.
- (b) All other Yard setbacks are established in Section 10.6.2 Building Setbacks

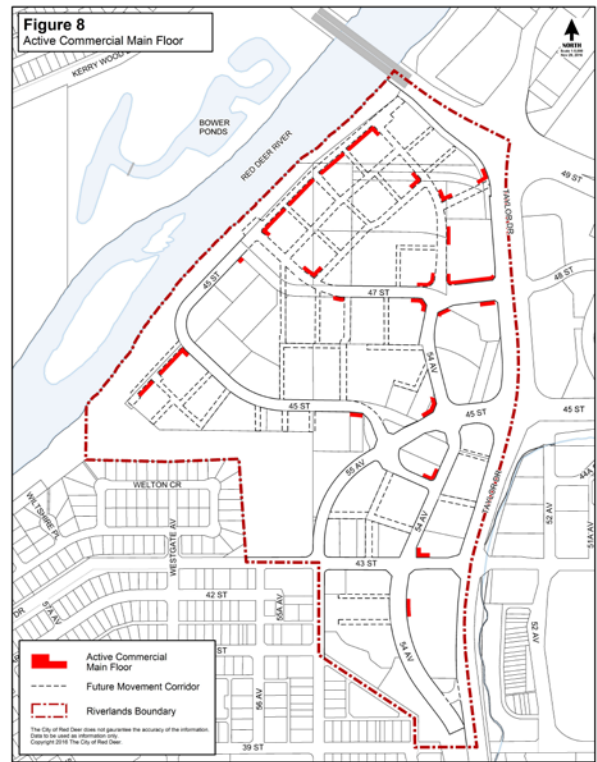
³⁰ 3357/KK-2016

- viii. Other similar **Commercial** uses approved by the Development Authority
- (vi) A Live Work Unit shall not be individually separated through any subdivision or condominium plan.

10.5 Riverlands Active Commercial Main Floors Overlay District

General Purpose

To identify strategic locations for street oriented **Active Commercial Main Floor** uses crucial for lively Streets and **Public Spaces**. The locations applicable to this Overlay District are identified on the Riverlands Active Commercial Main Floors Overlay District (Figure 8) and the development standards shall apply to the **Main Floor**, but may be applied on subsequent floors if desired. The Overlay District is related to the **Movement Corridors** in the Riverlands Area Redevelopment Plan. Any change in **Movement Corridors** will require review and potential amendments to the Active Commercial Main Floors Overlay District.



10.5.1 Permitted Uses

- (a) ³¹Drive-throughs are not allowed in the Riverlands Active Commercial Main Floors Overlay District.
- (b) The following uses are Permitted Uses in the Riverlands Active Commercial Main Floors Overlay District:
 - (i) Accessory Use
 - (ii) **Active Artist Studio**
 - (iii) Any Development legally existing or legally approved prior to the passing of Bylaw 3357/Q-2016 on December 5, 2016
 - (iv) **Artist Gallery**
 - (v) **Bakery**
 - (vi) ³²Building Sign
 - (vii) **Butcher**
 - (viii) **Coffee Shop**
 - (ix) **Convenience Food Store**
 - (x) Drinking Establishments (adult entertainment prohibited)
 - (xi) ³³Freestanding Sign

³¹ 3357/G-2018

³² 3357/B-2018

- (xii) **Grocery Store**
- (xiii) **Liquor, Beer, and/or Wine Sales**
- (xiv) **Merchandise Sales** (excluding industrial goods and agricultural and industrial motor vehicles or machinery)
- (xv) **Open Space** as identified in the 2016 Riverlands Area Redevelopment Plan as public squares
- (xvi) **Restaurant**
- (xvii) ³⁴DELETED
- (xviii) **Specialty Food Store**

10.5.2 Discretionary Uses

- (a) ³⁵Drive-throughs are not allowed in the Riverlands Primarily Residential District.
- (b) The following uses are Discretionary Uses in the Riverlands Active Commercial Main Floors Overlay District:
 - (i) Any expansion and/or intensification of Development legally existing or legally approved prior to the passing of Bylaw 3357/Q-2016 on December 5, 2016
 - (ii) Microbrewery

10.5.3 Riverlands Active Commercial Main Floors Overlay District Development Standards

10.5.3.1 Application

- (a) The uses and development standards of this Overlay District apply to the **Main Floors** of Sites located in whole or in part within the areas identified as **Active Commercial Main Floors** in Figure 8.
- (b) Where the uses and development standards in the **Riverlands Districts** or Section 10.6 Development Standards for Riverlands Land Use Districts contradict or will not serve to achieve the uses or development standards contained in this Overlay District, the uses and development standards in this Overlay District shall prevail.
- (c) For the purposes of this Part, Corner Sites have two (2) front boundaries.
- (d) On Corner Sites abutting two (2) Streets or a Street and a Lane, the uses and development standards in this Overlay District shall apply to a minimum of 10 m measured from the Site corner along the boundaries of both Site Frontages.
- (e) On **Interior Sites**, except for those fronting along 45th Street between 47th Street and Taylor Drive, the uses and development standards in this Overlay District shall apply to a minimum of 10 m of Frontage measured along the Front Site Boundary.

³³ 3357/B-2018

³⁴ 3357/B-2018

³⁵ 3357/G-2018

- (f) On Sites fronting 45th Street between 47th Street and 54th Avenue, the uses and development standards in this Overlay District shall apply to all **Main Floors**.
- (g) On Sites on the north side and fronting 47th Street between 54th Avenue and Taylor Drive, the uses and development standards in this Overlay District shall apply to all **Main Floors**.
- (h) On Lot 2 Block 1 Plan 762 1616, the uses and development standards in this Overlay District shall apply to the majority of **Main Floors** fronting the Red Deer River.

10.5.3.2 *Building Design*

- (a) Buildings must be designed with a front façade that runs the entire length of the Frontage, except where:
 - (i) A break in continuous façade is needed to accommodate access to parking facilities and no other access point is reasonable. The parking facility access shall be a maximum width of 7.0 m; and
 - (ii) Where the Development Authority has approved a Side Yard setback with an adjacent Site.
- (b) The entire **Main Floor** of all Buildings subject to this Overlay District shall have a minimum **Main Floor** height of 3.5 m measured from the interior floor to the underside of the floor above.

10.5.3.3 *Building setbacks*

- (a) Building setbacks from Streets, **Movement Corridors**, and **Public Spaces** are established by **Edge Zones**. Applicable **Edge Zone** development standards are described below and in Section 10.6.3.
- (b) All other Yard setbacks are established in Section 10.6.2 Building Setbacks

10.5.3.4 *Edge Zones*

- (a) The following **Edge Zone** minimums and maximums shall be applied to Buildings in Section 10.5 Riverlands Active Commercial Main Floors Overlay District, in accordance with Figure 9:
 - (i) Minimal **Edge Zone**, minimum 1.4 m, maximum 2.0 m;
 - (ii) Narrow **Edge Zone**, minimum 1.5 m, maximum 2.5 m; and
 - (iii) Wide **Edge Zone**, minimum 3.0 m, maximum 5.0 m.
- (c) **Edge Zone** development standards for all uses in this District are contained in Section 10.6.3.1 Commercial **Edge Zones**.

See Figure 10 Commercial Edge Zone Illustration in Section 10.6.3.1 and Figure 11 Residential Edge Zone Illustration in Section 10.6.3.2

10.6 Development Standards for Riverlands Districts

10.6.1 Development Authority for Riverlands Districts

- (a) In exercising its approval powers, the Development Authority shall ensure that Development conforms to the general intent of the 2016 Riverlands Area Redevelopment Plan.
- (b) All development standards, site plan, site access, the relationship between Buildings, Structures and Amenity Space and Edge Zones, the architectural treatment of any Building, the provision and architecture of Landscaped Areas, and the parking layout shall be subject to approval by the Development Authority.

10.6.2 Building Setbacks for Riverlands Districts

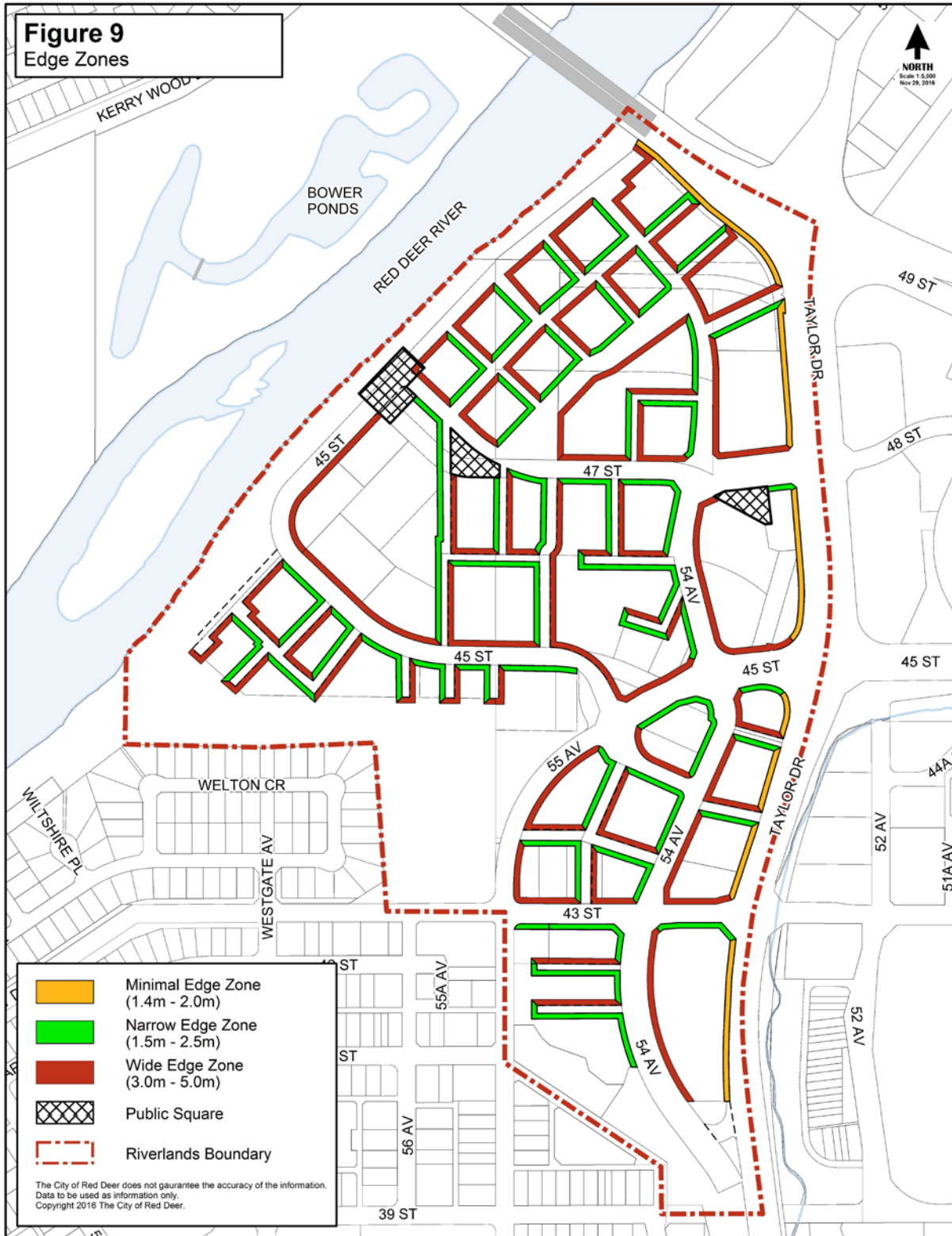
- (a) A Front Yard Building setback is determined by the Edge Zone and Section 10.6.3. Front Yard Building setbacks abutting a Street, Movement Corridor, or Public Space that is not subject to an Edge Zone shall be determined by the Development Authority.
- (b) Where Edge Zones are applied the Building shall abut the Edge Zone. Buildings shall not be setback farther than the maximum Edge Zone.
- (c) Side Yard Building setback for a Side Yard abutting a Street, Movement Corridor, or Public Space is determined by the Edge Zone in Section 10.6.3.
- (d) Side Yard Building setback for a Side Yard abutting a Site is determined by the Development Authority.
- (e) Rear Yard Building setback for a Rear Yard abutting a Street is determined by the Development Authority.
- (f) Rear Yard Building setback for a Rear Yard abutting a Site is determined by the Development Authority.

10.6.3 Edge Zone Development Standards for Riverlands Districts

- (a) For the purpose of Edge Zones all non-Residential uses shall comply with the Commercial Edge Zone Development Standards.
- (b) Edge Zones development standards shall apply to new Buildings and surface parking.
- (c) Compliance with Edge Zones for Existing Buildings and surface parking is optional but is strongly encouraged to contribute to the vision of Riverlands and improve the public realm.
- (d) Edge Zone development standards apply to any redevelopment on the front of the Main Floor of an Existing Building.
- (e) Compliance with Edge Zone development standards is encouraged for an application to develop additional storeys.

- (f) Compliance with **Edge Zones** development standards is not required for redevelopment that results in additions built within a Rear Yard or a Side Yard abutting another Site.
- (g) New Building **Edge Zones** development standards shall be applied to new Buildings abutting **Public Spaces**.
- (h) **Edge Zone** development standards shall not be varied by the Development Authority, unless allowed in this Part.
- (i) Where **Edge Zones** apply, the applicable **Edge Zone** setback and **Edge Zone** development standards apply along the entire **Building** façade.
- (j) Where a Site abuts three (3) or more Streets, **Movement Corridors**, or **Public Spaces**, the Development Authority shall ensure the requirements for **Edge Zones** are met on at least two (2) of the abutting sides. In assessing which sides of multi-face Sites should be required to comply, the Development Authority will take into consideration continuation of existing developed Streets, **Movement Corridors**, **Public Spaces**, and/or **Edge Zones** and will prioritize **Edge Zone** application to the abutting **Movement Corridors** in the following order of highest preference to lowest priority: Urban Corridor; Green Spine; Neighbourhood Connector; Local Connector; then Residential Mews (Figure 13 in Section 10.6.17)
- (k) Fencing of the **Edge Zone**, or any part of the **Edge Zone**, is subject to Section 3.20 of this Bylaw.

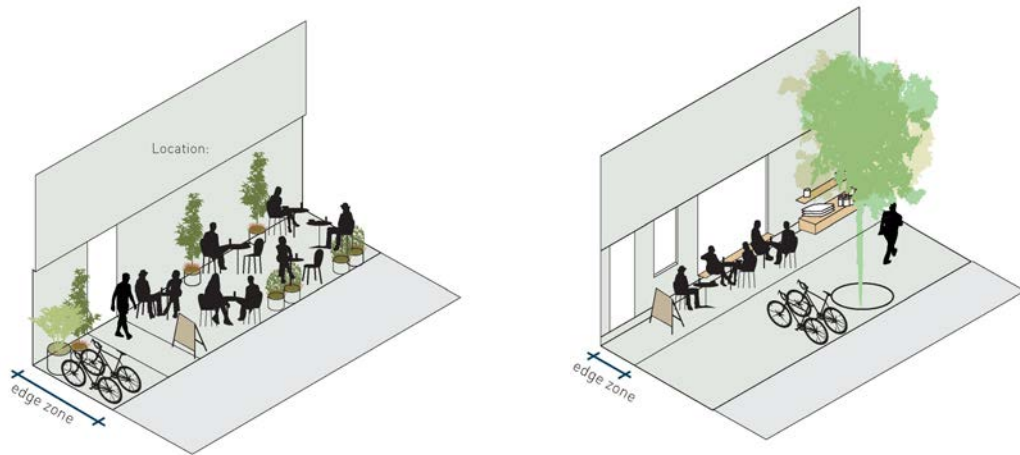
Figure 9
Edge Zones



10.6.3.1 *Commercial Edge Zones for Riverlands Districts*

- (a) **Commercial Edge Zones** are applied where the abutting **Main Floor** contains (or will contain) **Commercial** uses.
- (b) **Commercial Edge Zones** shall provide at least two (2) of the following as permanent features, in addition to the required bicycle racks described in Section 10.6.12(a):
 - (i) Art installation (for example, mosaics, murals, sculptures);
 - (ii) Product display directly associated with the abutting **Commercial** use on the same Site;
 - (iii) Seating;
 - (iv) Water feature;
 - (v) Wooden decks or decorative paving/concrete; or
 - (vi) Other feature(s) that facilitate spill-out functions of the **Commercial** uses that add life to the **Movement Corridor, Street, or Public Space**, at the discretion of the Development Authority.

Figure 10: **Commercial Edge Zone** Illustrations

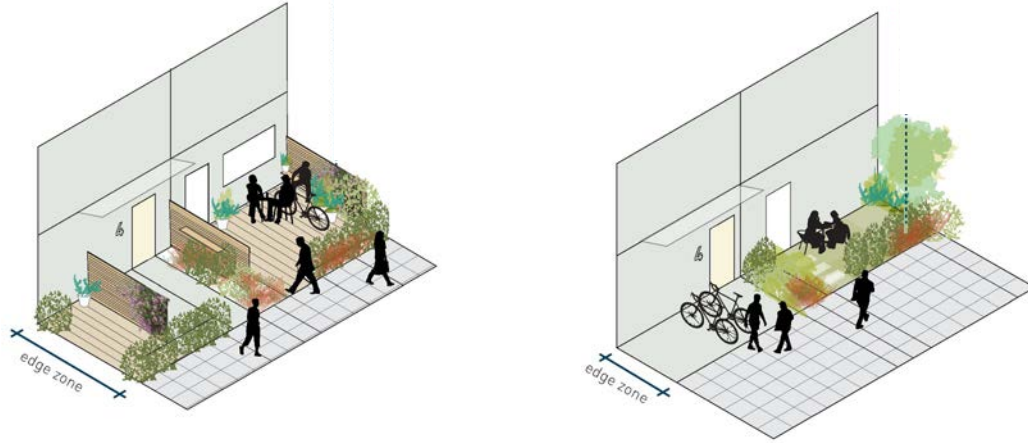


10.6.3.2 *Residential Edge Zones for Riverlands Districts*

- (a) **Residential Edge Zones** are applied where the abutting **Main Floor** contains (or will contain) **Residential** uses.
- (b) All **Residential Main Floor Dwelling Units** facing the **Movement Corridor** and/or **Street** shall incorporate the abutting **Edge Zone** as private space. The **Dwelling Units** shall use landscaping features or materials to provide privacy as well as to demarcate the private from the public.
- (c) **Residential Edge Zones** shall provide at least two (2) of the following as permanent features, in addition to the required bicycle racks described in Section 10.6.12(a):
 - (i) Art installations (for example, mosaics, murals, sculptures);
 - (ii) Garden;
 - (iii) Play structures;
 - (iv) Seating;
 - (v) Water feature;
 - (vii) Wooden decks or decorative paving/concrete; or

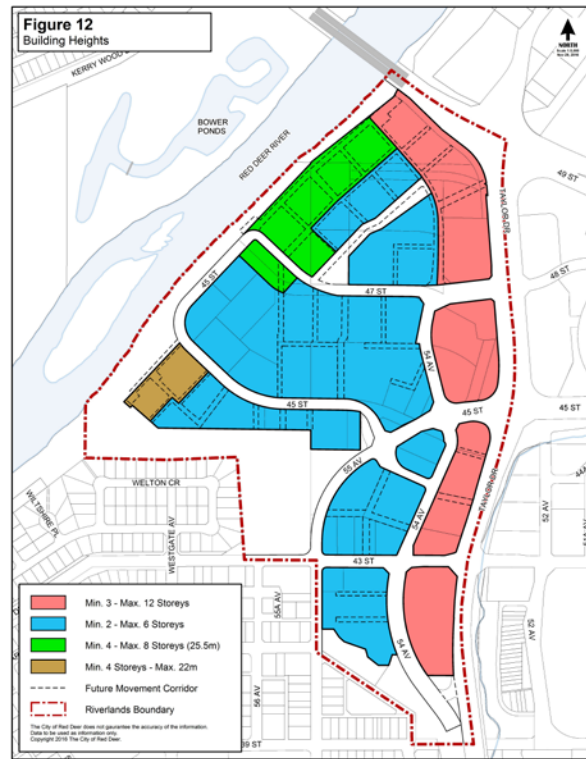
- (viii) Other feature(s) that provide a privacy threshold and outdoor space for Residential activities to occur, at the discretion of the Development Authority.

Figure 11: Residential Edge Zone Illustrations



10.6.4 Building Heights for Riverlands Districts

- (a) Building Heights may not be varied by the Development Authority.
- (b) Building Heights for all Developments in this Part shall be provided in accordance with Figure 12 Building Heights.



10.6.5 Site Coverage for Riverlands Districts

- (a) Minimum Site Coverage shall not be varied by the Development Authority to accommodate an increase in parking, with the exception of temporary surface parking lots.
- (b) Minimum Site Coverage shall be 40% of the total Site for all Developments in the Riverlands Districts.

10.6.6 Dwelling Units for Riverlands Districts

- (a) A minimum of three (3) Dwelling Units shall be provided in each Principal Building within the Riverlands Primarily Residential (RL-PR) District.
 - (i) The minimum Dwelling Units required for Principal Buildings in the Riverlands Primarily Residential (RL-PR) District may not be varied by the Development Authority.
- (b) Dwelling Units may be provided in Principal Buildings within the Riverlands Taylor Drive (RL-TD) District.
- (c) ³⁶DELETED

10.6.7 Building Design for Riverlands Districts

- (a) Buildings shall define the Street and/or **Movement Corridor**, shall horizontally and vertically abut the **Edge Zones** and shall create visual spatial components to create a comfortable Street and/or **Movement Corridor** environment which contributes to walkability.
- (b) Buildings located on Corner Sites shall have equal architectural corner features and high quality elevation treatments along each **Movement Corridor**, Street, or **Public Space**.
- (c) Building entrances shall be designed and architecturally treated to emphasize the Building entrances.
- (d) **Residential** and **Commercial** entrances are encouraged to be architecturally differentiated to avoid confusion.
- (e) **Commercial** uses on the **Main Floor** shall have convenient entrances and transparent fronts with un-tinted glass windows.
- (f) Dwelling Units with any portion of the unit located at the **Main Floor** shall have individual, separate, and direct access to the **Edge Zone**.
- (g) More than one type of high quality Building material, including but not limited to, brick, stone, concrete, hardy board, and cement stucco shall be used in a variety of combinations for ornamentation and articulation.

³⁶ 3357/MM-2016

- (h) Building elevations abutting an **Edge Zone** shall be visually articulated at a minimum of every 6 m to a maximum of every 8 m intervals containing varied design elements such as entrances, windows, vertical accents, variation of colour and Building materials, canopies and signage, projections and roof lines.
- (i) Blank walls over 5 m in length shall be mitigated where, in the opinion of the Development Authority the blank wall is unavoidable, through a combination of the following treatments:
 - (i) Art installations (for example mosaics, murals, decorative masonry patterns, sculptures);
 - (ii) **Building Lighting**;
 - (iii) Different textures, colours, and materials;
 - (iv) Setting the wall back to provide room for landscaping or raised planter bed;
 - (v) Vertical trellis; or
 - (i) Other treatments that break up the expansive blank wall, at the discretion of the Development Authority
- (j) Elements which are utilitarian in nature, including but not limited to, air conditioning units, electrical equipment, service areas, waste receptacles and the like shall be **Screened**.
- (k) With the exception of Sites identified in Section 10.5 Riverlands Active Commercial Main Floors Overlay District, Buildings are strongly encouraged to have a minimum **Main Floor** height of 3.5 m measured from the interior floor to the underside of the floor above along the entire **Main Floor**.

10.6.8 **Amenity Space for Riverlands Districts**

- (a) All Buildings containing three or more Dwelling Units and/or Assisted Living Facility units shall provide **Amenity Space**. **Amenity Space** may be provided as **Common Amenity Space**, **Private Amenity Space**, provide linkages with abutting Sites or a combination of all three (3). **Amenity Space** locations may be provided in, but not limited to, **Edge Zones**, **Landscaped Areas**, and/or **Roof Terraces**.
- (b) Minimum **Amenity Space** is 4.5m² per Dwelling Unit, and 15.0 m² per unit for an Assisted Living Facility.
 - (i) **Private Amenity Space**:
 - i. Shall adjoin and be directly accessible from the Dwelling Unit; and
 - ii. Shall have a minimum of 1.8 m x 2.0 m in dimension.
 - (ii) **Communal Amenity Space**:
 - i. May be provided indoor and/or outdoor;
 - ii. **Communal Amenity Space** outdoor shall provide at least one of the following as permanent features:
 - (1) Art installation;
 - (2) Barbeque area with tables and garbage receptacles;
 - (3) Communal garden;
 - (4) Gazebo;
 - (5) Play structure;
 - (6) Pergola;
 - (7) Seating;
 - (8) Water feature; or

- (9) Other feature, at the discretion of the Development Authority.
- iii. Shall be accessible to all Dwelling Units or Assisted Living Facility units;
- iv. Shall have a minimum contiguous area of 50.0 m² with no dimension less than 6.0 m; and
- v. Should be located at or above Grade.

10.6.9 Pedestrian Connections for Riverlands Districts

- (a) Every Use contained in a Building that has an exterior public entrance shall have a **Walkway** connecting the public entrance to a **Sidewalk**.
- (b) Opportunities for pedestrian linkages with abutting properties shall be provided.

10.6.10 Parking Requirements for Riverlands Districts

- (a) Parking requirements are subject to Section 3.1.
- (b) Parking requirements in Table 3.1 of this Bylaw may only be varied by the Development Authority where it can be demonstrated in writing, through a parking study within the Riverlands Boundary, by the applicant, and to the Development Authority's satisfaction, the following:
 - (i) Availability and number of off-site parking stalls within the Riverlands Boundary and 500 m of the subject Site, and identification of any use restrictions, including but not limited to hours of operation, whether or not it is pay parking and if so, the duration of the paid parking component, if metered parking the allowable length of stay, and whether it is dedicated parking for a specified duration;
 - (ii) Availability of monthly parking stalls within the Riverlands Boundary and 500 m, of the subject Site;
 - (iii) Availability of transit service and the distance the proposed development is to bus stops;
 - (iv) Availability of active transportation options, including but not limited to whether or not the proposed development will provide **Bicycle Storage**, the proximity to **Sidewalks** and trails, and any additional facilities the applicant is proposing to encourage active transportation; and
 - (v) The public and **Commercial** amenities within the Riverlands Boundary and 500 m of the subject Site.
- (c) For Buildings containing Dwelling Units, the minimum allowable parking requirement shall be one (1) parking stall for every Dwelling Unit. The Development Authority shall not allow any further reduction.
- (d) The Development Authority shall not vary the minimum Site Coverage, or the landscaping requirements in the **Riverlands Districts** to accommodate an increase in parking, with the exception of temporary surface parking lots.

10.6.11 Parking Standards for Riverlands Districts

- (a) Temporary surface parking lots will be considered for a maximum of two (2) years and may be extended for a maximum of one (1) additional year following a review by the Development

Authority, with the exception of the remnant portion of Lot 1 Block 3 Plan 802 0453 and Lot 8A Block 7 Plan 3824 TR that will be located south of the 47th Street (Alexander Way) Street realignment where a temporary surface parking lot may be considered for a minimum of ten (10) years from the passing of Bylaw 3357/Q-2016 on December 5, 2016.

- (b) In addition to Section 3.2 of this Bylaw, the following Parking Standards apply to the **Riverlands Districts**.
- (c) **Edge Zones** are not applicable to temporary surface parking lots.
- (d) Parking is prohibited in the **Edge Zone** of all Sites.
- (e) Parking integrated into the Building Design is strongly encouraged.
- (f) Internal private laneways are encouraged as part of the parking design to allow for servicing, access to parking, as well as provide key pedestrian linkages.
- (g) Pedestrian **Walkway** connections are required to connect all adjacent buildings, trails, **Walkways**, **Movement Corridors** and **Sidewalks**.
- (h) Underground parking is strongly encouraged.
 - (i) Where underground parking is provided, parking entrances shall be provided at the rear of the Building or off a lane. The sizes of parking openings are strongly encouraged to be no wider than 7.0 m.
- (i) Where surface parking will be located on a Site, the following Standards shall be adhered to:
 - (i) All surface parking is subject to **Edge Zone** development standards contained in Section 10.6.3.
 - (ii) Surface parking shall be **Screened** by fencing or a continuous landscaping along the entire perimeter of the surface parking area, within the **Edge Zone**
 - i. Exception to the above is to accommodate parking access, which shall be a maximum width of 7.0 m.
 - (iii) Fencing height shall be a minimum of 0.6 m to a maximum of 0.9 m in height measured from Grade.
 - (iv) Where fence material is chain link, it shall be painted black.
 - (v) Surface parking shall not be greater than 40% of the Frontage.

10.6.11.1 *Parking Structure for Riverlands Districts*

- (a) **Parking Structures** shall define the Street and/or **Movement Corridor** horizontally and vertically abutting the **Edge Zone** and create visual spatial components to create a comfortable Street and/or **Movement Corridor** environment which contributes to walkability.
- (b) **Parking Structures** located on Corner Sites shall have equal architectural corner features and high quality elevation treatments along each **Movement Corridor**, Street, or **Public Space**.
- (c) **Parking Structure** entrances shall be well lit, well designed, and architecturally differentiated to clearly emphasize the entrances for vehicles and the entrances for pedestrians.

- (d) **Main Floors of Parking Structures** shall have a low wall, a minimum of 0.6 m to a maximum of 0.9 m in height measured from Grade, abutting all **Main Floor** parking stalls.
- (e) The low wall and the façade of the **Parking Structure** shall not contain blank walls over 2.0 m in length.
- (f) The low wall shall be designed to provide visual interest by way of integrating at least one (1) of the following as permanent features:
 - (i) Art installations (for example, mosaics, murals, decorative masonry patterns, etc.);
 - (ii) Different textures, colours, and materials;
 - (iii) Lighting;
 - (iv) Vertical trellis; or
 - (v) Other feature to provide visual interest, at the discretion of the Development Authority.
- (g) **Parking Structure** façade exterior materials shall integrate colour, or use a perforated metal with an image, and **Building Lighting**.
- (h) Where the **Parking Structure** contains blank walls over 5 m in length, it shall be mitigated where they are unavoidable in the opinion of the Development Authority, through a combination of the following treatments:
 - (i) Art installations (for example, mosaics, murals, decorative masonry patterns, sculptures);
 - (ii) **Building Lighting**;
 - (iii) Different textures, colours, and materials;
 - (iv) Settling the wall back to provide room for landscaping or raised planter beds;
 - (v) Vertical trellis; or
 - (vi) Other treatments that break up the expansive blank wall, at the discretion of the Development Authority
- (i) **Parking Structure** stairwells shall be provided along the exterior of the **Parking Structure**, shall be visually transparent from the **Movement Corridor, Street, or Public Space**, and shall provide weather protection to the satisfaction of the Development Authority.
- (j) Fully enclosed internal **Parking Structure** stairwells are prohibited unless transparent materials are used.
- (k) **Parking Structure** interiors shall be well lit and are strongly encouraged to be painted white to maximize visibility.
- (l) **Parking Structure** interiors shall provide clearly marked internal **Walkways** that link up to **Sidewalks**
- (m) **Parapet Walls** shall be integrated into the overall **Parking Structure** façade. Where this is not possible, **Parapet Walls** shall complement the façade exterior material, colour, and appearance.

10.6.12 Bicycle Facilities for Riverlands Districts

- (a) Secure outdoor bicycle racks that allow the bicycle frame to be locked directly to the rack shall be provided within the **Edge Zone** of each Building.
- (b) In addition to the secure outdoor bicycle racks required in (a) above, all Buildings containing three (3) or more Dwelling Units shall provide **Bicycle Storage**. The bicycle racks required in (a) above do not count towards this **Bicycle Storage** requirement.

10.6.13 Garbage and Recycling Facilities for Riverlands Districts

- (a) Recycling facilities shall be provided for every Building containing Dwelling Units, Office, and other **Commercial** uses.
- (b) All garbage and recycling facilities shall be fully **Screened** with a solid fence, landscaping, or a combination of both.
- (c) All garbage and recycling facilities shall be constructed of water proof materials or finishes and should be coordinated with the look and finish of the Building on the Site.
- (d) Composting facilities are strongly encouraged for all Buildings containing Dwelling Units and **Commercial** uses.
- (e) Sufficient space shall be allotted aside from parking requirements to provide appropriate waste and recycling collection vehicle access.

10.6.14 Landscaping for Riverlands Districts

- (a) Landscaping Standards may not be varied by the Development Authority to accommodate an increase in parking, with the exception of temporary surface parking lots.
- (b) Landscaping shall be a minimum of 20% of the total Site area for all Developments in the **Riverlands Districts**. The 20% landscaping requirement is calculated by all space that is occupied or used (or will be occupied and used), for example:
 - (i) Existing trees and shrubs on Site whose health can be successfully maintained through construction;
 - (ii) Trees, shrubs, sod, and raised planters. Planters shall be of adequate design in terms of soil capacity and insulation to promote healthy plant growth;
 - (iii) **Vertical Greening** on facades, or vertical gardens. In this instance, the area of **Vertical Greening** shall be calculated using the dimensions of the base containing the roots;
 - (iv) Landscaping within an **Edge Zone**, **Courtyard**, and/or **Roof Terrace**;
 - (v) **Softscaping** or **Hardscaping** of outdoor **Amenity Space** that adheres to Section 10.6.8;
 - (vi) 50% of Softscaped materials shall be native, drought tolerant, or of low-maintenance.
- (c) Any part of the Site used for motor vehicle access, vehicle parking and garbage or recycling facilities shall not be included in the calculation of a Landscaped Area.

- (d) The **Edge Zone** shall contain landscaping in accordance with this subsection.
- (e) All plant material provided shall be of a species capable of healthy growth in Red Deer. Incorporation of naturoscaping is required.
 - (i) Applicants shall use The City of Red Deer’s Naturoscaping Plant List as a guide.
- (f) Existing trees that are healthy and that have long-term viability are to be preserved by rigid temporary protective fencing to protect the root zone during construction, in accordance with *Contract Specifications*, The City of Red Deer. See Section 32 93 50 Tree and Shrub Preservation and Parks Standard Drawing, 50 08 05, “Tree Protection Fence”.
- (g) Crime Prevention Through Environmental Design principles are encouraged to be considered in the treatment of all landscaping and **Edge Zone** design.

10.6.15 Lighting for Riverlands Districts

- (a) All exterior and outdoor lighting shall be located and arranged to:
 - (i) Prevent direct rays of light directed towards any adjoining properties; and
 - (ii) Ensure direct and indirect rays of light do not interfere with the effectiveness of any traffic control devices.
- (b) **Building Lighting:**
 - (i) Shall be integrated into the overall Building design on all Building elevations adjacent to a **Movement Corridor, Street, or Public Space**; and
 - (ii) Is strongly encouraged to be integrated into all other elevations; and
 - (iii) The use of colour is encouraged in both the lighting fixture and lighting itself.
- (c) **Entrance Lighting:**
 - (i) Shall be provided above or beside primary and secondary Building entrances;
 - (ii) Where **Entrance Lighting** is provided beside the primary Building entrance, the fixture shall be positioned to be 1/3 of the height of the door if there is only one fixture, and 1/4 of the height of door where there are two fixtures (one on each side of the door).
- (d) **Amenity Space and Edge Zone lighting:**
 - (i) **Edge Zones** are strongly encouraged to integrate pedestrian lighting that is no taller than the **Main Floor** height;
 - (ii) **Trail Lighting** at or close to Grade along **Walkways** is strongly encouraged; and
 - (iii) The use of colour is encouraged in both the lighting fixture and lighting itself.

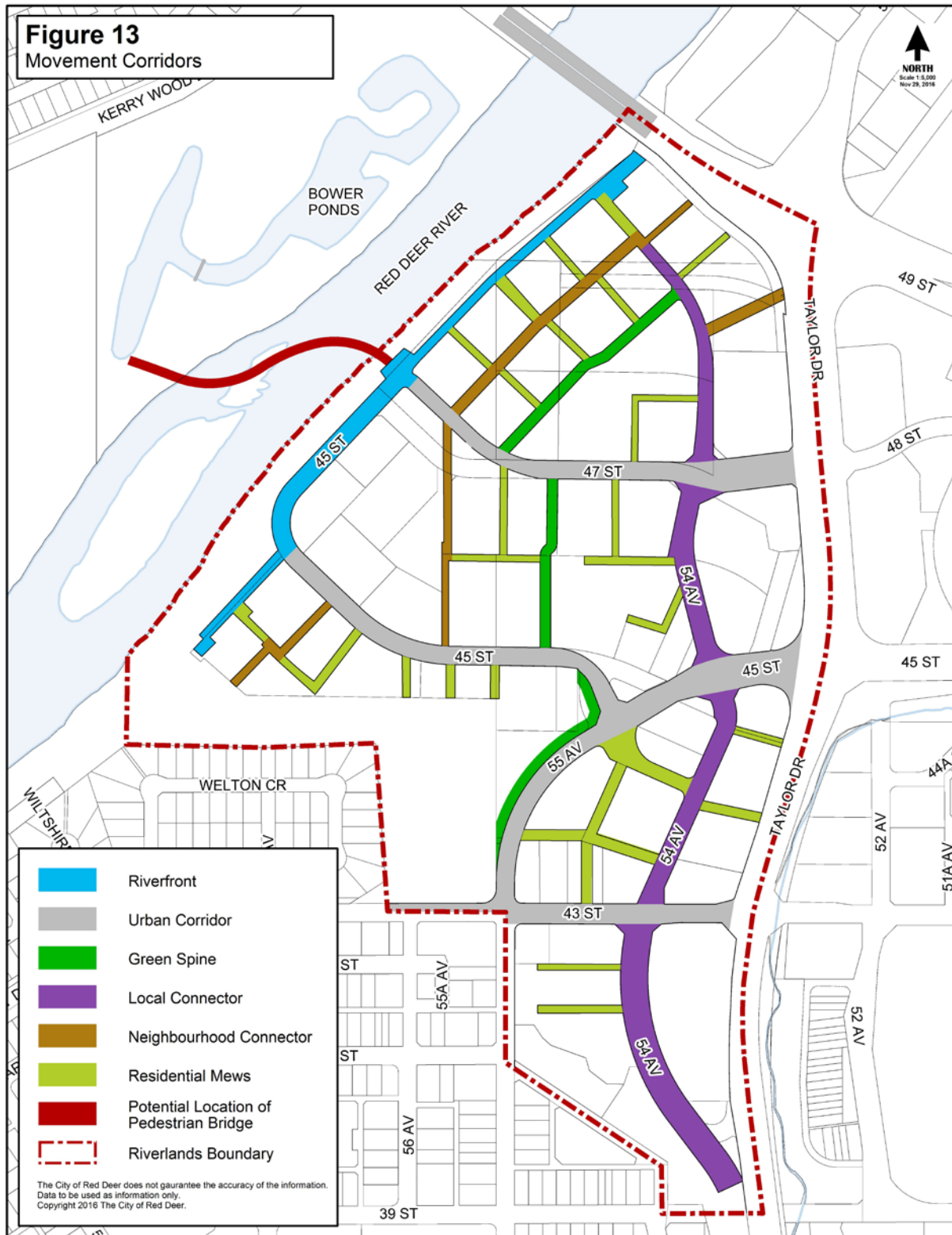
10.6.16 Signs for Riverlands Districts

- (a) ³⁷In addition to Part Eleven: Sign Development Standards, the following locational criteria apply to Signs in the Riverlands Districts.
- (b) ³⁸DELETED

³⁷ 3357/B-2018

- (c) Signs may be located within the **Edge Zone**, on a **Building**, in a **Side Yard** abutting a **Movement Corridor**, **Street**, **Public Space**, or in the **Rear Yard**.

10.6.17 Movement Corridors



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Permitted and Discretionary Sign Uses by Land Use District

	Billboard	Building	Dynamic Fascia	Dynamic Freestanding	Freestanding	Electronic Message Fascia	Electronic Message Freestanding
R1		D ¹			D ²		
R1A		D ¹			D ²		
R1N		D ¹			D ²		
RLW		D					
R2		D ¹			D ²		
R3		P ¹			D ²		
R4		D ¹			D ²		
C1		P	D ³	D ³	P		
C1A		P			P		
C2A		P	D	D	P		
C2B		P	D	D	P		
C3		P			D		
C4	D	P	D	D	P		
C5		P	D	D	P		
I1	D	P	D	D	P		
I2	D	P	D	D	P		
I1A /BSR		P			D		
A1		P			D		
P1		D			D		
PS		P	D ⁴	D ⁴	P	D	D
PSR		P			P		
RL-TD		P	D ³	D ³	P		
RL-C		P			P		
RL-PR		D			D		
RL A.C. Overlay		P			P		

NOTE: This table does not include signs exempt from permits, Direct Control District Signs or Site exception signs.

1. Refer to restrictions in Section 11.10(1)
2. Refer to restrictions in Section 11.13(1)
3. Refer to exceptions in Section 11.8.1(5)
4. On Sites over 17.1 hectares in size

11.1 Purpose

- (1) This part regulates the location, size, number, type, form, appearance, construction, alteration repair, and maintenance of Signs to:
 - (a) balance the commercial need for Signs with safety and aesthetics;
 - (b) support local advertising needs by identifying businesses and wayfinding;
 - (c) ensure and maintain public safety;
 - (d) regulate design, size, and type of a Sign in relation to the Building and character of the neighbourhood where the Sign is located;
 - (e) prevent too many Signs and visual clutter to ensure the Signs are effective; and
 - (f) allow a flexible and responsive approach that can adapt to changes in Sign technologies and trends.

11.2 Applicability

- (1) The development standards in this Part shall apply to all Signs within The City except for Signs:
 - (a) inside a Building or Structure not visible from the exterior of the Building;
 - (b) Street and traffic Signs; and
 - (c) required to be displayed:
 - (i) under the provision of federal, provincial, or municipal legislation;
 - (ii) by or on behalf of the federal, provincial, or municipal government; or
 - (iii) on behalf of a department, commission, board, committee, or an official of the federal, provincial, or municipal government.
- (2) All Signs placed on road right-of-ways shall be referred to The City's Engineering Services and may be subject to road right-of-way guidelines, and/or The Special Event Bylaw. The Owner may be required to enter into a License to Occupy Agreement with The City, or apply for a special event permit.

11.3 Signs That Do Not Require a Development Permit

- (1) The following Signs do not require a Development Permit if they comply with this bylaw. Signs that do not comply with these development standards require a Development Permit with a variance:
 - (a) Signs displayed in or on buses, bus shelters, bus stop seats or on garbage or recycling bins located on Streets under an agreement with The City, provided they do not include a Dynamic component. Signs with Electronic Messages that provide information are allowed;
 - (b) the name and/or address of a Building when it is sculptured or formed out of the fabric of the Building Façade;
 - (c) Street numbers or letters displayed on a Site where the total combined Sign Area does not exceed 1.2 m²;
 - (d) the re-erection a Sign that is taken down to maintain or repair the Building Façade or the Sign, provided the Sign is re-erected within 30 days and is not materially altered;
 - (e) an Electronic Message on Signs that provide information on the price of gas and diesel;
 - (f) Community Bulletin Board Signs;
 - (g) Permanent Directional Signs;

- (h) Identification Sign, provided that the total Sign Area does not exceed 0.28 m²;
- (i) Incidental Sign;
- (j) Interpretative Sign;
- (k) Neighbourhood Identification Sign, if part of Development Agreement or License to Occupy Agreement;
- (l) Murals;
- (m) Property Management Sign in a Residential District, if the Copy Area does not exceed 1.0 m²;
- (n) Property Management Sign in a District other than a Residential District, provided that the total Sign Area does not exceed 6.0 m²;
- (o) Recreation Sponsor Sign if the Owner has a contract with The City;
- (p) Temporary Signs;
- (q) Election Signs only during the following time frames and provided that they comply with this bylaw:
 - (i) between nomination day of an election year and the date of the election, in the case of an election under the Local Authorities Election Act;
 - (ii) between the date the election is officially called and the date of the election, in the case of elections for Federal and Provincial public office;
- (r) Permanent Window Signs; and
- (s) notices or Signs guiding, warning or restraining people about the use of the premises, provided that the total Sign Area does not exceed 2.0 m².

11.4 Administration and Authorization

- (1) A Development Permit is required:
 - (a) to put up a Sign, except those listed in Section 11.3 Signs That Do Not Require a Development Permit;
 - (b) to relocate, replace or change the size of a Sign; and
 - (c) to add Illumination to an existing Sign.

11.4.1 Sign Development Permit Requirements

- (1) A Development Permit Application for a Sign shall be accompanied by the applicable fee and the completed application form including:
 - (i) the signature of the registered landowner(s) or their representative(s) or agent;
 - (ii) the name and civic address of:
 - A. the Sign company responsible for the Sign;
 - B. the Owner of the Sign; and
 - C. the registered landowner of the Site or premises upon which the Sign is proposed to be located, altered, or replaced.
 - (iii) drawings to scale showing:
 - A. all Sign and Sign Structure dimensions including Sign Height, Sign Width, and total Sign Area;
 - B. materials;
 - C. finishes;
 - D. colour schemes;
 - E. letter fonts and sizes;
 - F. graphics;
 - G. logos;
 - H. type of illumination;
 - I. Building elevations showing all existing and proposed Building Signs;
 - J. Dynamic or Electronic Messaging component, if applicable.
 - (iv) a Site plan showing:
 - A. compliance with applicable location requirements;
 - B. for any Sign that has a minimum separation from another Sign, the location and distance of the closest Sign subject to the minimum separation requirement, whether on the same Site or not.
 - C. how far the Sign projects from the Building Façade and/or Public Property;
 - D. distance to aerial power lines and other Utilities; and
 - E. the location of the Sign on the Site.
- (2) If the Sign is proposed to be put up on a Site within the HP Historical Preservation Overlay District or the HS Historical Significance Overlay District, the Development Permit Application shall be accompanied by the information described in Section 7.5.2 Historical Preservation Overlay District Regulations and Section 7.6.2 Historical Significance Overlay District Regulations as the case may be.
- (3) If the Sign is proposed to be put up on a Site subject to a Character Statement, the Development Permit Application shall include a letter of intent that contains a statement addressing how the

proposed Sign is compatible with the Immediate Street Context, as identified in the Character Statement.

- (4) The Development Authority may waive the requirement for a separate Development Permit for a Sign where it is satisfied that all required information and details have been provided pursuant to Section 11.4.1(1) with a Development Permit application for a Building or portion of a Building.
- (5) The Development Authority may consider the following when it reviews applications:
 - (a) the scale and design of the area;
 - (b) historical designations;
 - (c) Statutory Plan requirements;
 - (d) streetscape improvements;
 - (e) scale, form, and massing;
 - (f) infrastructure and safety; and
 - (g) proximity to a Residential District.

11.4.2 Conditions of Development Approval for Signs

- (1) In addition to Section 2.10 Conditions of Issuing a Development Permit, the Development Authority may impose the following conditions:
 - (a) If the Development Authority approves a Permanent Sign on or over Public Property:
 - (i) that the Owner must sign an agreement to pay costs and be legally responsible for injuries to a person or damage to property from the presence, collapse, or failure of the Sign; and
 - (ii) that the Owner provide proof of insurance naming The City as co-insured covering bodily injury and property damage for claims related to the Sign for a dollar amount The City specifies.
 - (b) For Illuminated Signs, including Signs with Dynamic or Electronic Message components, any condition needed to mitigate the effects of the Illumination on Sites in a Residential District.

11.4.3 Variances

- (1) The Development Authority may vary the following:
 - (a) Sign Height;
 - (b) Sign Width;
 - (c) permitted number of Signs on a Site, except for the number of Billboard Signs which cannot be varied;
 - (d) the minimum separation distance between Signs, except for Billboard Signs which cannot be varied;
 - (e) total Sign Area;
 - (f) minimum clearance above grade for Freestanding Signs; and
 - (g) setbacks.
- (2) In determining if a variance is justified, the Development Authority may consider:
 - (a) the size and location of the Site;
 - (b) the design or construction of a Building or a Sign;
 - (c) the Immediate Street Context;

- (d) whether the proposed Sign would unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring Sites;
 - (e) the heritage value of a Sign or Building;
 - (f) the topography or configuration of the Site;
 - (g) all applicable Council policies and guidelines; and
 - (h) applicable Statutory Plans.
- (3) Notwithstanding any other provision of this bylaw, if necessary for safety reasons, the Development Authority may require greater distance separations between Signs and may increase the minimum display time for Dynamic or Electronic Messaging.

11.4.4 Attaching Conditions to Variances

- (1) Any variance approved by the Development Authority may be temporarily approved and may be subject to conditions including:
- (a) the removal of existing Sign(s) on a Site;
 - (b) restrictions on the location, number, and type of new and existing Signs on a Site;
 - (c) controls on light levels or hours of operation of Illuminated Signs;
 - (d) other upgrades or changes to existing Signs on Site;
 - (e) safety and construction matters; and
 - (f) Conditions that reflect impacts on adjacent Sites pursuant to Section 640(6) of the *Municipal Government Act*.

11.5 Sign Definitions

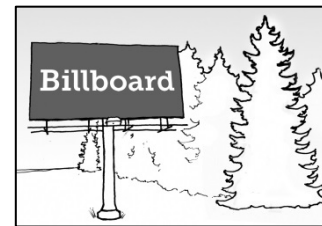
- (1) These definitions apply to this Part (Part Eleven: Signs) of the Land Use Bylaw. Other definitions are found in Part 1, Section 1.3 Definitions.

Abut or **Abutting** means immediately connected to or beside something. For a Site, Abut or Abutting means that the Site physically touches the Abutting Site, and shares a property line with it.

Accessory Tenant is a business that has leased land, Building(s), or space within a Building from the Principal business on a Site.

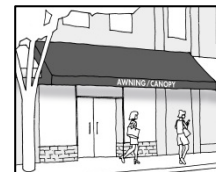
Architectural Feature is an exterior characteristic of a Building including brackets, columns, pilasters, doors, window and door surrounds, projections, cornices, pediments and balustrade, and similar features or architectural hardware and their paints, finishes, and colours.

Billboard Sign This definition has intentionally been left blank.



Building Sign are attached to or connected to, inscribed, marked or painted onto the Façade or outside surface, including windows, of a Building or part of a Building. Building Signs must not include a Dynamic or an Electronic Message. The following Signs are types of Building Signs:

- (1) **Awning/Canopy Sign** is a lightweight Sign that is entirely supported from a Building by a fixed or retractable frame.
- (2) **Fascia Sign** is a Sign that runs parallel to the Building Façade where it is displayed or attached, but does not include a Painted Wall Sign or a Permanent Window Sign.
- (3) **Identification Sign** is a Sign that identifies, by name or symbol, the Building or Site where the Sign is placed. Information may include the name, address, and number of the Building.
- (4) **Painted Wall Sign** is a Sign that is painted, inscribed, or marked directly on a Building Façade.
- (5) **Permanent Window Sign** is a Sign which is permanently posted, painted on, attached to, or placed in or on a window or otherwise exposed so it is visible from the outside of the Building.
- (6) **Projecting Sign** is a Sign which projects or hangs from a Building. It may be perpendicular or parallel to a Façade.

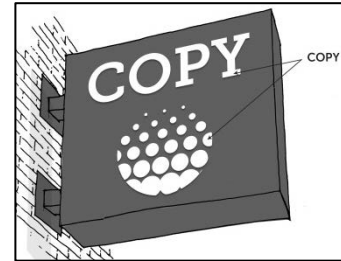


- (7) Any other Sign that, in the Development Authority’s opinion, has a similar definition and would be similarly regulated to the Signs above.

Community Bulletin Board Sign is a Sign used to post community information and event notices.

Copy means all logos, letters, numbers, graphics or characters on a Sign.

Copy Area means the area, measured in square metres, that encompasses all the Copy on a Sign, excluding Structure that supports the Sign.



Developing Community means a quarter section of land, or a portion thereof, undergoing a transition from a rural use to an urban use or redevelopment by way, but not limited to, the installation of new utilities, Streets, public amenities, allocation of residential, commercial, and/or industrial land uses until such time that the land is developed, as determined by the Development Authority.

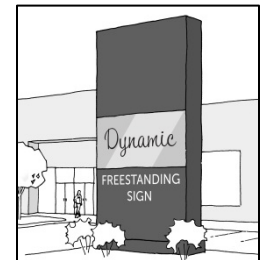
Dynamic means components of a Sign that move or appear to move or change, and includes any display that incorporates a technology or method allowing the image on the Copy Area to change such as rotating panels, LED lights manipulated through digital input, or digital ink.

Dynamic Sign is a general term to describe Dynamic Fascia Signs and Dynamic Freestanding Signs.

Dynamic Fascia Sign is a Fascia Sign with features that move or appear to move or change, and includes any display that incorporates a technology or method allowing the image on the Sign Area to change such as rotating panels, LED lights manipulated through digital input, or digital ink. Dynamic Fascia Signs must not display videos.



Dynamic Freestanding Sign is a Freestanding Sign with features that move or appear to move or change, and includes any display that incorporates a technology or method allowing the image on the Copy Area to change such as rotating panels, LED lights manipulated through digital input, or digital ink. Dynamic Freestanding Signs must not display videos.



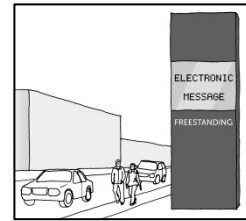
Electronic Message means alpha-numeric text, scrolling text, or characters that change through electronically controlled changing lights or digital programming. Electronic Messages must not have any other Dynamic components, or display videos or images.

Electronic Message Sign is a general term to describe Electronic Message Fascia Signs and Electronic Message Freestanding Signs.

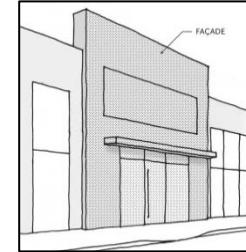
Electronic Message Fascia Sign is a Fascia Sign with a portion of it that displays text, scrolling text, or characters, through electronically controlled changing lights or digital programming. Electronic Message Fascia Signs must not display videos.



Electronic Message Freestanding Sign is a Freestanding Sign with a portion it that displays text, scrolling text, or characters, through electronically controlled changing lights or digital programming. Electronic Message Freestanding Signs must not display videos.



Façade means the side of a Building below the eaves, generally the side of a Building or Structure facing a Street exposed to public view.



First Party Advertising means Copy that promotes goods, services, or activities available on the Site where the Sign is located.

Freestanding Sign is a Sign that has independent supports placed in the ground that is not part of a Building or Structure.



Ground Sign This definition has intentionally been left blank.

Identification Sign is a Sign that identifies the occupant, business or the Site by name, symbol, or logo. It may include the name, number, and address of the Building, institution, or person, but may not include any additional advertising content.

Illumination or **Illuminated** means the use of artificial light to:

- (1) reflect off the surface of a Sign (external illumination);
- (2) project through the surface of a Sign (internal illumination); or
- (3) project from behind the surface of a Sign (backlit).

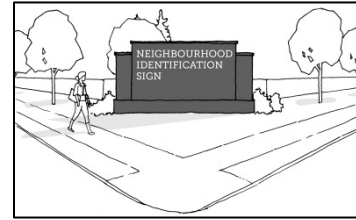
Incidental Sign is a Sign, typically inside the Site, used to inform the public about facilities or services on the premises. Incidental Signs may include Signs for restrooms, hours of operation (including open and closed Signs), acceptable credit cards, advertising on gas pumps, and recycling containers.

Interpretive Sign is a Sign used to inform and educate the public of a Site's heritage, cultural, or environmental significance.

Multi-Tenant means 2 or more businesses or 2 or more residential units within a complex that either share a common parking area or that occupy a single Building or separate Buildings that are physically or functionally related.

Mural is a piece of art that is painted or otherwise applied to the Façade or other integral part of a Building. A Mural is not a Sign because it is for public display only and does not include advertising.

Neighbourhood Identification Sign means a Sign that identifies the name of a neighbourhood and may contain a logo, symbol or map which is related to the community name.



Owner is the person responsible for the Sign, whose name appears on the Development Permit for the Sign.

Permanent Directional Sign is a Sign used to identify the distance and/or direction to a place of business or other premises indicated on the Sign.

Permanent Sign is a Sign that is permanently fastened to a Building or ground and intended to exist indefinitely at the Site.

Property Management Sign is a Sign that identifies the party or agent responsible for the management of the Site and any sales, leasing, or rental information.

Recreation Sponsor Sign means a Sign located on sports field fencing, an Accessory Building, or a Structure such as dugouts, bleachers, or media towers that advertises the sponsor's business, or the event or team being sponsored.

Sign is a visual tool, including its Structure that communicates using words, numbers, pictures, graphics or logos to:

- (1) attract attention or convey information;
- (2) provide direction; or
- (3) promote a product, business, activity, service, or idea.

Sign Area This definition has intentionally been left blank.

Sign Depth is the thickness of the Sign Area or projection measured from the front of the Sign to the back or backing of the Sign.

Sign Height is the vertical height of the Sign measured from the ground to the top of the Sign.

Sign Structure is the supporting Structure of a Sign, such as a single pole, Sign frame, or Façade, or an integral part of a Building.

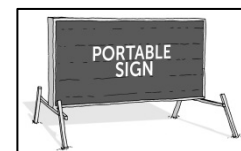
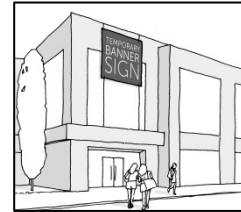
Sign Width is the width of the Sign, measured from 1 side of the Sign to the other at the point of greatest horizontal distance.

Sponsor Recognition means the recognition of a corporation, person or other entity which has donated money, goods or services to the landowner on which the Sign is located or which has entered into an agreement to pay money to the landowner in exchange for public recognition of the contribution, which

recognition may consist of one or more of the following: an expression of thanks, the sponsor’s name, brand, logo, tagline, website information or phone numbers.

Temporary Sign is a Sign that is not intended to be permanent and is allowed for a limited time by the applicable development standards. Temporary Signs must not display Dynamic or Electronic Messages. The following are Temporary Signs:

- (1) **Banner Sign** is a Sign made out of lightweight material, which may be enclosed in a rigid frame and secured or mounted to allow movement caused by the wind.
- (2) **Construction Sign** is a Sign used to identify a construction project, the owner, general contractor, sub-trades, architect, engineers, and others associated with the design, planning, and Development of a project under construction.
- (3) **Election Sign** is a Sign used to promote a candidate, position, or party during a municipal, school board, provincial or federal election or a referendum or plebiscite.
- (4) **Flag Sign** is a Sign that is made of lightweight, flexible material attached to a freestanding pole or to a Structure placed in or on the ground. It may have 1 or 2 sides of Copy.
- (5) **Future Development Sign** is a Sign used to identify a new community identified in a Neighbourhood Area Structure Plan, and the developer(s) or builder(s) associated with the project. It may include information on the amenities, design, staging, and timing of the proposed Development.
- (6) **Portable Sign** is a flat, easily movable Sign with independent supports. It may have 1 or 2 sides of Copy.
- (7) **Real Estate Sign** is a Sign that advertises real estate that is “for sale”, “for lease”, “for rent”, or “sold”, or an “open house”.
- (8) **Show Home Sign** is a Sign that advertises the Building as a Show Home or a prize in a raffle or contest.
- (9) **Sidewalk Sign** is a small self-supporting sign set on or in the ground and includes A-shaped or sandwich board Signs and signs advertising garage sales.
- (10) **Special Event Sign** is a Sign that advertises a temporary event, like the farmers market, exhibition, fair, carnival, festival, a recreational competition, or other similar event or activity, and which has a valid Special Events Permit issued by The City.
- (11) **Temporary Directional Sign** is a temporary Sign used to identify the location of a Show Home, Developing Community, and/or provide a means to reach a destination.



- (12) **Temporary Window Sign** is a Sign temporarily posted, painted on, attached to, or placed in or on a window or otherwise exposed so it is visible from the outside of the Building.
- (13) Any other Sign that, in the Development Authority's opinion, has a similar definition and would be similarly regulated to the Signs above.

Third Party Advertising means Copy that promotes goods, products, services, or activities not sold, produced, or offered on the Site where the Sign is located. This does not include the name of a sponsor on Signs on a Building.

Window Area includes all contiguous panels of glass, including panes of glass that would be contiguous if not separated by mullions (the bars between panes of glass).

11.6 General Development Standards for All Signs

The following development standards pertain to all Signs, unless otherwise stated.

- (1) Signs shall not:
 - (a) obstruct or interfere with the visibility of a traffic control device;
 - (b) obstruct or interfere with the natural lighting, air intake, or ventilation of a Building;
 - (c) emit sound or noise;
 - (d) obstruct or interfere with vehicular or pedestrian traffic; or
 - (e) contain Third Party Advertising.
- (2) Where a Development Permit has been issued for a Development that encompasses more than 1 Site, Signs may be placed or located on the land as if the Development was placed or located on a single Site, as determined by the Development Authority.
- (3) Signs shall be removed immediately when the use ceases to exist on the Site, except Freestanding Signs and support Structures intended for re-use.

11.6.1 Sign Location and Placement

- (1) Signs shall be located a minimum of:
 - (a) 1.0 m back from an existing or future curb line;
 - (b) 0.3 m from the inside edge of any sidewalk;
 - (c) 3.0 m from any Site access; and
 - (d) 1.0 m from a Boundary, when located on private property.
- (2) All Signs placed on fences shall be securely fastened to the fence.
- (3) Signs shall not be located in or on parking space or loading spaces or in a way that reduces the number of parking stalls or loading spaces required by this bylaw or an approved Development Permit.
- (4) Where this Part requires a Sign to be located or placed a minimum distance from something else, no part of the Sign may fall within the applicable minimum distance.
- (5) Signs located within a corner viability triangle must comply with Section 3.11 Restrictions on Corner Sign Lines.

11.6.2 Sign Height and Projections

- (1) Where this Part specifies a maximum Sign Height, the Sign Height is measured from the ground to the highest point of the Sign.
- (2) All Signs projecting over a sidewalk or a Street must maintain at least 2.8 m clearance to the lowest point of the Sign.

11.6.3 Design

- (1) When considering an application for a Sign that is a Discretionary Use, the Development Authority must consider the following:
 - (a) whether the design, size and type of the proposed Sign is compatible with or will enhance the design and general character of the Building it will be located on;
 - (b) whether the proposed Sign reflects or maintains the Immediate Street Context; and
 - (c) whether the proposed Sign respects the purpose or intent of any Sign Overlay District it is located in.
- (2) A Sign should not cover or obstruct an Architectural Feature.
- (3) Where possible, Signs should be designed or placed on a Building so that the body of the Sign conceals the Sign Structure and no guide wires, bracing or similar support elements are visible from a Street or other public right-of-way.

11.6.4 Calculation of Sign Area

- (1) The Development Authority shall calculate the Sign Area of a Sign without an identifiable frame or border by measuring the smallest rectangle which frames the entire Copy.
- (2) For a double-faced Sign, the Development Authority shall only use 1 face for the purposes of determining Sign Area.
- (3) This Part specifies a maximum allowable Sign Area based on a percentage of the area of Building Façade within a Multi-Tenant Development. The Development Authority calculates the maximum Sign Area by considering the height of the Building, and the width of the tenant's leased premises.

11.6.5 Illumination

- (1) Signs may be Illuminated.
- (2) Signs that are Illuminated shall not:
 - (a) shine or reflect light directly onto adjacent properties; or
 - (b) create hazards for pedestrian or vehicular traffic; or
 - (c) be of an intensity or brightness that would interfere with the space, comfort, convenience, and general welfare of residents or occupants of adjacent Sites or with vehicular traffic.
- (3) Signs with external Illumination shall:
 - (a) be equipped with a shield directing light toward the Sign; and
 - (b) be positioned in a manner that directs the light directly onto the Sign and minimizes glare.
- (4) Internally Illuminated Signs shall have the light source concealed from direct view.

11.6.6 Maintenance

- (1) Every Owner shall maintain all Signs in good repair, in safe condition, and free of visible deterioration by:
 - (a) ensuring all exposed Sign and Sign Structure surfaces are covered with a durable, weather resistant, protective finish;
 - (b) repainting or refinishing as often as necessary to prevent peeling or flaking of paint or corrosion, or fading from light exposure;
 - (c) confirming all lights, bulbs, tubes and other forms of Illumination are functioning properly; and
 - (d) keeping Signs intact and operative and preventing them from deteriorating, peeling, breaking or cracking.

11.7 Signs on Public Property

- (1) Signs in road right-of-ways:
 - (a) Signs shall not be located within a road right-of-way if they:
 - (i) create a hazard;
 - (ii) span across a street or lane;
 - (iii) obstruct or interfere with road maintenance; or
 - (iv) impede access to utilities, sidewalks, or bus stops.
 - (b) Signs allowed in road right-of-ways :
 - (i) may require a valid License to Occupy Agreement with The City;
 - (ii) must meet any road right-of-way guidelines set by The City's Engineering Department;
and
 - (iii) may be subject to The Special Event Bylaw.
- (2) Signs on Public Property that has a Land Use District Attributed to it:
 - (a) No Sign may be placed on Public Property that has a land use district attributed to it without the consent of The City.
 - (b) Signs located or placed on Public Property with a land use district attributed to it may be subject to The Special Event Bylaw.

11.8 Sign Overlay Districts

- (1) An overlay is an area of The City with particular needs. As a result, requirements for that area are specific to the overlay and may differ from the development standards that would otherwise apply. The development standards in this Sign Overlay section take precedence over other regulations in this Part if the two conflict.
- (2) For the purposes of this Part, the following Sign Overlay Districts are established:
 - (a) Downtown Sign Overlay District;
 - (b) Residential Proximity Sign Overlay District; and
 - (c) Developing Community Sign Overlay District.

11.8.1 Downtown Sign Overlay District

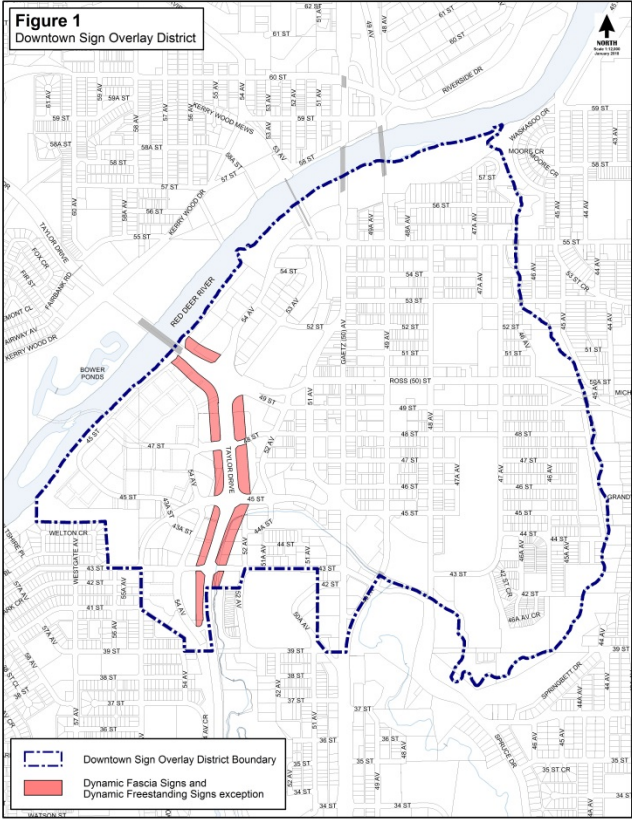
- (1) The Downtown Sign Overlay District includes all Sites identified within the district boundary shown on Figure 1.

- (2) Downtown Sign Overlay District Intent

- (a) The purpose of the Downtown Sign Overlay District is to maintain the character of the downtown and improve pedestrians' experience by:
 - (i) supporting commercial activity through appropriate identification of business and directional signage;
 - (ii) regulating Signs for public safety; and
 - (iii) ensuring that the design, size, and type of a Sign respects the design of the Building and character of the neighbourhood where the Sign is located.

- (3) The following Signs are not allowed within the Downtown Sign Overlay District, except on sites listed in Section 11.8.1(4):

- (a) Billboards;
- (b) Dynamic Fascia Signs;
- (c) Dynamic Freestanding Signs;
- (d) Electronic Message Fascia Signs; and
- (e) Electronic Message Freestanding Signs.



- (4) Dynamic Fascia Signs and Dynamic Freestanding Signs are Discretionary Uses on those Sites adjacent to Taylor Drive within the following Districts:
 - (a) Riverlands Taylor Drive (RL-TD),
 - (b) C1 Commercial (City Centre),
 - (c) DC(6),
 - (d) DC(9), and
 - (e) DC(28) Districtsas shown in red on Figure 1, provided that the Dynamic Fascia Signs and Dynamic Freestanding Signs are placed on a Building Façade or a portion of a Yard abutting Taylor Drive.

11.8.2 Residential Proximity Sign Overlay District

- (1) The Residential Proximity Sign Overlay District prohibits Billboard Signs, Dynamic Fascia Signs, and Dynamic Freestanding Signs within 100.0 m of a Site located in or adjacent to a Residential District.
- (2) This Overlay District applies to all other Signs that are allowed within 100.0 m of a Site located in or adjacent to a Residential District.
- (3) The intent of the Residential Proximity Sign Overlay District is to ensure the design, size, and type of allowable Signs located near Residential Districts support commercial and public service activity while being sensitive to the residential context.
- (4) Signs within the Residential Proximity Sign Overlay District shall adhere to the following development standards:
 - (a) Only external spot lighting is allowed, unless the Sign faces a Street. The exceptions to this development standard are Electronic Message Fascia Signs and Electronic Message Freestanding Signs;
 - (b) Electronic Message Fascia Signs and Electronic Message Freestanding Signs shall not be illuminated between 10:00 p.m. and 6:00 a.m.;
 - (c) Sign Area shall not face a Residential District; and
 - (d) Maximum Sign Height shall be 7.5 m, unless otherwise specified in this part.

11.8.3 Developing Community Sign Overlay District

- (1) This Section 11.8.3 sets out the development standards applicable to Developing Communities.
- (2) The intent of the Developing Community Sign Overlay District is to allow for Signs that market and advertise new communities and their Developments.
- (3) Temporary Directional Signs in Residential Districts in this Overlay shall adhere to the following:
 - (a) Only 2 Temporary Directional Signs are allowed per Site;
 - (i) additional Temporary Directional Signs may be allowed, at the discretion of the Development Authority, where the need for the requested additional Temporary Directional Signs has been demonstrated by the applicant;
 - (b) Maximum Sign Height is 0.9 m;
 - (c) Maximum Sign Width is 0.6 m; and
 - (d) Sign Area shall not exceed 0.6 m².

- (4) Temporary Directional Signs in all other Districts in this Overlay shall adhere to the following:
 - (a) Only 4 Temporary Directional Signs are allowed per Site;
 - (i) additional Temporary Directional Signs may be allowed, at the discretion of the Development Authority, where the need for the requested additional Temporary Directional Signs has been demonstrated by the applicant;
 - (b) Maximum Sign Height is 1.5 m;
 - (c) Maximum Sign Width is 0.9 m; and
 - (d) Maximum Sign Area shall not exceed 1.4 m².

- (5) Flag Signs
 - (a) Flag Signs must comply with Section 11.17.4, unless otherwise stated in this Part.
 - (b) Flag Signs used with a Show Home must be Ground Signs and are limited to:
 - (i) 3 Flag Signs on a Site less than 0.25 hectares and with a Frontage of 30.0 m or less;
 - (ii) 4 Flag Signs on a Site less than 0.25 hectares and with a Frontage greater than 30.0 m;
 - (iii) 5 Flag Signs on a Site greater than 0.25 hectares and less than 1.0 hectares; or
 - (iv) 6 Flag Signs on a Site greater than 1.0 hectares.
 - (c) Maximum Sign Height is 6.0 m;
 - (d) Maximum Sign Area shall not exceed 5.0 m².
 - (e) Flag Signs are not included in calculating the total Sign Area for Show Home Signs on a Site.
 - (f) Flag Signs used with a Show Home shall be removed upon whichever occurs first:
 - (i) removal of the Show Home for which it is advertising; or
 - (ii) occupancy of the Show Home it is advertising; or
 - (iii) 3 years pass from the date of the Development Permit for the Show Home.

- (6) Future Development Signs
 - (a) Future Development Sign may be placed on a Site where a permit has been approved for a Development or where an agreement has been entered into with The City, and at the discretion of the Development Authority;
 - (b) Maximum Sign Areas
 - (i) Maximum Sign Area shall not exceed 12.0 m²
 - (ii) If the Sign is located more than 100.0 m from a Street, the maximum Sign Area shall not exceed 19.0 m².

11.9

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11.10 Building Sign Development Standards

- (1) Building Signs in Residential Districts may be considered on Sites with the following Principal uses:
 - (a) Assisted Living Facility;
 - (b) Bed & Breakfasts;
 - (c) Day Care Facility;
 - (d) Day Care Adult;
 - (e) Multiple Family Building;
 - (f) municipal services (limited to police, emergency services, and/or utilities);
 - (g) places of worship or assembly;
 - (h) Public and Quasi-Public Building; and
 - (i) Temporary Care Facility.
- (2) The following development standards apply to all Building Signs, unless otherwise stated :
 - (a) Sign Height shall not exceed the height of the Principal Building on the Site, or the average overall height of the Principal Building where the height of the Principal Building is not uniform; and
 - (b) The maximum Sign Area shall not exceed 15% of the area of the Building Facade on which it is located.

11.10.1 Awning/Canopy Sign Development Standards

- (1) General development standards for Awning/Canopy Signs
 - (a) Awning/Canopy Signs may be attached to the sides and front of an awning or canopy, and may extend the entire length and width of the awning or canopy;
 - (b) Copy shall be located on the valance portion of the Awning/Canopy Sign;
 - (c) Signs under an awning or canopy may be hung provided such Signs shall:
 - (i) not extend beyond the sides or front of the awning/canopy;
 - (ii) not exceed a vertical dimension of 1.5 m;
 - (iii) Awning/Canopy Signs and any Sign under an awning/canopy shall not project more than 3.0 m from the Building or Structure which it is attached to.
 - (d) The maximum Sign Area of an Awning/Canopy Sign shall not exceed 50% of the awning/canopy.



11.10.2 Fascia Sign Development Standards

- (1) General development standards for Fascia Signs
 - (a) Fascia Signs shall be used to identify the name of the use, business or occupant of a Building or commercial unit on which the Sign is located.



- (b) Fascia Signs may consist of individual letters, symbols, or logos that are attached directly to the Building; and
- (c) Building Signs shall not project more than 0.3 m from the Building Façade they are attached to.

11.10.3 Painted Wall Sign Development Standards

- (1) General development standards for Painted Wall Signs
 - (a) Painted Wall Signs are limited to 1 per Building.
 - (b) A Painted Wall Sign may:
 - (i) cover up to 30% of the front of the Building; and
 - (ii) cover up to 60% of a secondary Building Façade.
 - (c) Not more than 10% of a Painted Wall Sign can be text that advertises the name of the business or a logo associated with the business.



11.10.4 Permanent Window Sign Development Standards

- (1) General development standards for Permanent Window Signs:
 - (a) Permanent Window Signs may only be placed on the first and second storey windows of a Building.
- (2) Permanent Window Sign Sizes
 - (a) Maximum Sign Area shall not exceed 50% of the Window Area of the Building Façade on which it is located.



11.10.5 Projecting Sign Development Standards

- (1) Projecting Sign Sizes
 - (a) Maximum Sign Height is 1.5 m;
 - (b) Maximum Sign Width is 1.0 m;
 - (c) Maximum Sign Area shall not exceed 4.5 m²; and
 - (d) The maximum projection is 3.0 m from the face of the Building or Structure to which it is attached.



11.11 Dynamic Sign and Electronic Message Sign Development Standards

(1) General development standards for Dynamic Signs and Electronic Message Signs

- (a) Dynamic Fascia Signs and Electronic Message Fascia Signs are subject to the development standards in Section 11.10.2, Fascia Sign Development Standards.
- (b) Dynamic Freestanding Signs and Electronic Message Freestanding Signs are subject to the regulations in Section 11.13 Freestanding Sign Development Standards, except for the Siting Criteria in 11.13(1)(a) which does not apply.
- (c) Dynamic Signs and Electronic Message Signs may display Public Service Announcements;
- (d) Dynamic Signs and Electronic Message Signs shall have an adjustable brightness level and shall maintain a level of brightness acceptable to the Development Authority.
- (e) Maximum Sign Illumination shall be 350 nits between sunset and sunrise.



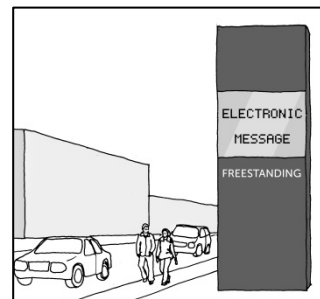
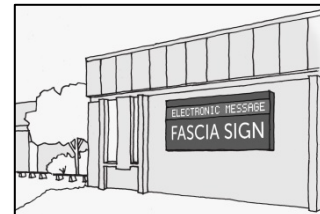
(2) Location Criteria

- (a) Dynamic Signs and Electronic Message Signs shall only be located along a Boundary adjacent to an Arterial Road or Collector Road, except for those Sites described in subsection (b) below.
- (b) Dynamic Signs and Electronic Message Signs are prohibited:
 - (i) within the Major Entry Areas Overlay District;
 - (ii) in the Downtown Sign Overlay District, except where allowed under Section 11.8.1;
 - (iii) within the Residential Proximity Sign Overlay District (except Electronic Message Signs).



(3) Siting Criteria

- (a) Dynamic Signs and Electronic Message Signs shall direct the Dynamic and Electronic Message portions towards the on-coming traffic on the high volume Street, as determined by the Development Authority.
- (b) Dynamic Signs and Electronic Message Signs shall be located a minimum of 300.0 m from another Dynamic Sign or Electronic Message Sign.



(4) Sign Sizes

- (a) The Dynamic and Electronic Message portion of either a Dynamic or Electronic Fascia Sign or a Dynamic or Electronic Freestanding Sign shall not exceed 9.0 m².
- (b) All other size maximums are determined by Section 11.10 Building Sign Development Standards or Section 11.13 Freestanding Sign Development Standards.

(5) Display Time and Transitions

- (a) Dynamic Signs shall display messages for a minimum time period of 3 seconds.

- (b) Electronic Message Signs shall display messages for a minimum time period of 20 seconds.
 - (c) When Copy changes on a Dynamic Sign or Electronic Message Sign, the transition:
 - (i) must be instantaneous;
 - (ii) must not include effects like motion, dissolving, blinking, flashing or intermittent lights, video, or the illusion of such effects.
- (6) PS Sites
- (a) On PS Public Service (Institutional or Government) Sites over 17.1 hectares in size, the entire Dynamic or Electronic Message Freestanding Sign may display Sponsor Recognition if words to the effect of: “Proudly Recognizing our Donors and Sponsors” are displayed on the Sign.
 - (b) On PS Public Service (Institutional or Government) Sites under 17.0 hectares in size and within 30.0 m of a Residential District:
 - (i) 1 Electronic Message Fascia Sign or 1 Electronic Message Freestanding Sign may be approved. These Electronic Signs must not be lit between 9:00 p.m. and 6:00 a.m.
 - (ii) Dynamic Signs are prohibited.

11.12 Community Bulletin Board Sign Development Standards

- (1) General development standards for Community Bulletin Board Signs
 - (a) Community Bulletin Board Signs may be located at the entrances into a neighbourhood, subject to the party entering into an agreement with The City;
 - (b) Community Bulletin Board Signs shall only display neighbourhood information, advertising and bulletins, announce events, and provide general interest information; and
 - (c) Community Bulletin Board Signs shall not be internally illuminated.

- (2) Community Bulletin Board Sign Sizes
 - (a) Maximum Sign Height is 2.5 m;
 - (b) Maximum Sign Width is 1.5 m; and
 - (c) Maximum Sign Area shall not exceed 4.0 m².

11.13 Freestanding Sign Development Standards

- (1) Freestanding Signs in Residential Districts may be considered on Sites with the following Principal uses:
- Assisted Living Facility;
 - Day Care Facility;
 - Day Care Adult;
 - Multiple Family Building;
 - municipal services (limited to police, emergency services, and/or utilities);
 - places of worship or assembly;
 - Public and Quasi-Public Building; and
 - Temporary Care Facility.



- (2) Siting Criteria
- Freestanding Signs shall be located a minimum of 100.0 m from any other Freestanding Sign.
 - The above distance requirement may be varied if it results in no Freestanding Signs being allowed on a Site. In such cases, the Development Authority may vary the separation distance to allow not more than 1 Freestanding Site on the Site.
- (3) The bottom of Freestanding Signs shall be:
- at least 2.8 m above grade in the C3 Commercial (Neighbourhood Convenience) District;
 - at least 3.6 m above grade in all other Districts.
- (4) Freestanding Sign Sizes
- The maximum Sign Width for Freestanding Signs is:
 - In DC(9), DC(10), DC(16), DC(18), and DC(26) and in other Residential Districts in conjunction with a principal use listed in 11.13(1):
 - The maximum width is 2.5 m.
 - In all other Districts:
 - The maximum width is 4.0 m.
 - The maximum Sign Heights and Sign Areas are prescribed in Table 1 below:

Table 1

Districts	Maximum Sign Height	Maximum Sign Area
Residential Districts		
Residential Districts, subject to Section 11.13(1)	3.0 m	3.0 m ²
Commercial Districts		
C1	9.0 m	12.0 m ²
C1A	9.0 m	12.0 m ²
C2A	<ul style="list-style-type: none"> • 9.0 m where the Site is adjacent to an Arterial Road. • 25.0 m where the Site is adjacent to a service road. 	<ul style="list-style-type: none"> • First Sign: 36.0 m², • Additional Signs: 25.0 m²
C2B	9.0 m	12.0 m ²

Table 1

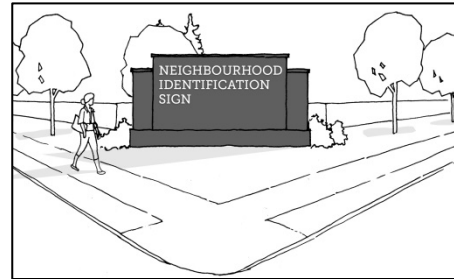
Districts	Maximum Sign Height	Maximum Sign Area
C3	4.5 m	5.0 m ²
C4	<ul style="list-style-type: none"> 9.0 m where the Site is adjacent to an Arterial Road 25.0 m where the Site is adjacent to a service road 	<ul style="list-style-type: none"> 18.5m² where the Site is adjacent to an Arterial Road 25.0 m² where the Site is adjacent to a service road
C5	9.0 m	12.0m ²
Riverlands Districts		
Riverlands Districts	9.0 m	12.0 m ²
PS Public Service (Institutional or Government) Districts		
Sites 8.0 hectares in size or under	4.5 m	5.0 m ²
Sites 8.1 hectares – 17.1 hectares	9.0 m	9.0 m ²
Sites 17.1 hectares in size or over	9.0 m	18.5 m ²
Direct Control Districts		
DC(1)	9.0 m	12.0 m ²
DC(2)	<ul style="list-style-type: none"> 12.0 m where the Site is adjacent to an Arterial Road 25.0 m where the Site is adjacent to a service road 	<ul style="list-style-type: none"> 18.5m² where the Site is adjacent to an Arterial Road 25.0 m² where the Site is adjacent to a service road
DC(3)	9.0 m	12.0 m ²
DC(8)	<ul style="list-style-type: none"> 12.0 m where the Site is adjacent to an Arterial Road 25.0 m where the Site is adjacent to a service road 	<ul style="list-style-type: none"> 18.5m² where the Site is adjacent to an Arterial Road 25.0 m² where the Site is adjacent to a service road
DC(9)	3.0 m	3.0 m ²
DC(10)	3.0 m	3.0 m ²
DC(11)	9.0 m	12.0 m ²
DC(12)	9.0 m	12.0 m ²
DC(15)	9.0 m	12.0 m ²
DC(16)	3.0 m	3.0 m ²
DC(18)	3.0 m	3.0 m ²
DC(19)	9.0 m	12.0 m ²
DC(20)	9.0 m	12.0 m ²
DC(22)	4.5 m	5.0 m ²
DC(24)	9.0 m	12.0 m ²
DC(25)	<ul style="list-style-type: none"> 9.0 m where the Site is adjacent to an Arterial Road, 25.0 m where the Site is adjacent to a service road 	<ul style="list-style-type: none"> First Sign: 36.0 m², Additional Signs: 25.0 m²
DC(26)	3.0 m	3.0 m ²
DC(27)	<ul style="list-style-type: none"> 12.0 m where the Site is adjacent to an Arterial Road, 25.0 m where the Site is 	<ul style="list-style-type: none"> 18.5m² where the Site is adjacent to an Arterial Road 25.0 m² where the Site is

Table 1

Districts	Maximum Sign Height	Maximum Sign Area
	adjacent to a service road	adjacent to a service road
DC(28)	9.0 m	12.0 m ²
DC(31)	4.5 m	5.0 m ²
Industrial Districts		
I1	9.0 m	12.0 m ²
I2	9.0 m	12.0 m ²
I1A/BSR	4.5 m	5.0 m ²
Other Districts		
A1	4.5 m	2.0 m ²
P1	4.5 m	5.0 m ²

11.14 Neighbourhood Identification Sign Development Standards

- (1) General development standards for Neighbourhood Identification Signs
 - (a) Neighbourhood Identification Signs may be located at the entrances into a neighbourhood, subject to the party entering into an agreement with The City;
 - (b) Neighbourhood Identification Signs shall be for neighbourhood identification purposes only and contain no advertising other than the name and logo of the developer; and
 - (c) Neighbourhood Identification Signs shall not be internally illuminated.



11.15 Permanent Directional Sign Development Standards

- (1) General development standards for Permanent Directional Signs
 - (a) Permanent Directional Signs may only be put up in Commercial Districts and Industrial Districts.
- (2) Permanent Directional Sign Sizes
 - (a) Maximum Sign Area shall not exceed 1.4 m².

11.16 Recreation Sponsor Sign Development Standards

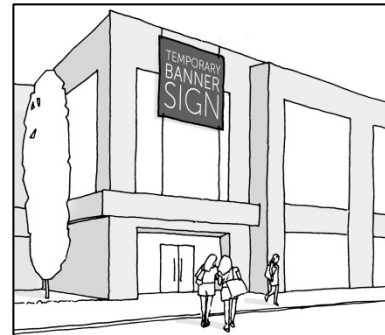
- (1) Recreation Sponsor Sign Sizes
 - (a) Recreation Sponsor Signs located on fences shall not cover more than 50% of the fence perimeter, and shall not obstruct gates or access points or protrude past the side edges, above, or below the fence;
 - (b) The maximum Sign Area of a Recreation Sponsor Sign located on a Building or Structure shall not exceed 10% of the area of the Building Facade it is located on.

11.17 Temporary Sign Development Standards

- (1) The following development standards apply to all Temporary Signs:
 - (a) 3 Temporary Signs may be put up on a Site with Frontage of 30.0 m or less; and
 - (b) 1 additional Temporary Sign may be put up for every additional 10.0 m frontage, to a maximum of 6 Temporary Signs per Site.
 - (c) Unless otherwise allowed by this bylaw, or by agreement with The City, a Temporary Sign shall not remain at a Site for longer than 90 consecutive days, and for no more than 180 days within a calendar year.

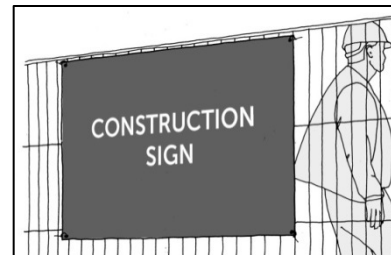
11.17.1 Banner Sign Development Standards

- (1) General development standards for Banner Signs
 - (a) Banner Signs may only be put up in the Developing Community Sign Overlay District, and Commercial and Industrial Districts.
- (2) Banner Sign Sizes
 - (a) Maximum Sign Height is 0.9 m;
 - (b) Maximum Sign Width is 6.0 m; and
 - (c) Maximum Sign Area shall not exceed 6.0 m².



11.17.2 Construction Sign Development Standards

- (1) General development standards for Construction Signs
 - (a) Construction Signs must not be put up before the issuance of a Development Permit and must be taken down within 1 month of completion of construction;
 - (b) In in no case shall a Construction Sign be placed for more than 18 months.
- (2) Construction Sign Sizes in a Residential District
 - (a) Maximum Sign Height is 1.83 m;
 - (b) Maximum Sign Width is 2.44 m; and
 - (c) Maximum Sign Area shall not exceed 3.0 m².
- (3) Construction Signs Sizes in all other Districts
 - (a) Maximum Sign Height is 4.0 m;
 - (b) Maximum Sign Width is 4.88 m; and
 - (c) Maximum Sign Area shall not exceed 12.0 m².



11.17.3 Election Sign Development Standards

- (1) Election signs may be placed on private or public property (with the approval of the owner/public authority).
 - (a) Election signs are permitted on municipal property only as designated by The City Council.

- (b) Election signs must be located at least 3.0 m from the back of sidewalk or if there is no sidewalk, the back of curb.
- (c) Election signs on public property may not exceed 3.0 m² in size nor 3.6 m in height.
- (d) Only one Election Sign per candidate, per designated sign location approved by Council resolution, is permitted.
- (e) If a candidate fails to remove his or her election signs within 48 hours after the voting stations close on election day, the Designated Officers may remove them and the candidate shall be liable for the cost of removal.
- (f) When an election sign interferes with work being carried out by City work crews or contractors doing work on behalf of The City, the crews may remove and dispose of such signs.
- (g) Designated Officers employed by The City may remove any election signs which have been erected, affixed, posted or placed on any City property in contravention of this bylaw.
- (h) A candidate whose name appears on an election sign which is in contravention of this bylaw shall be guilty of an offence under this bylaw.



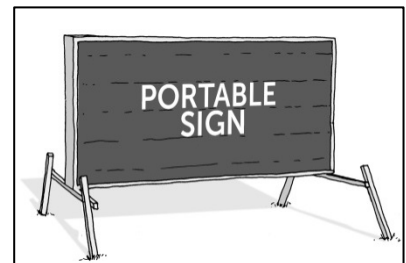
11.17.4 Flag Sign Development Standards

- (1) General development standards for Flag Signs
 - (a) Flag Signs are only allowed in The Developing Community Sign Overlay District, Commercial Districts, Industrial Districts, and in Residential Districts in conjunction with a Principal Use listed in Section 11.10(1).
 - (b) A Flag Sign may be decorative, celebratory, or used for First Party Advertising.
- (2) Flag Sign Sizes
 - (a) Maximum Sign Height:
 - (i) Pole mounted Flag Sign: 6.0 m
 - (ii) Roof mounted Flag Sign: 3.0 m from the top of the roof;
 - (b) Maximum Sign Width: 0.9 m; and
 - (c) Maximum Sign Area: 5.0 m².



11.17.5 Portable Sign Development Standards

- (1) General development standards for Portable Signs
 - (a) Portable Signs are only allowed in Residential Districts in conjunction with a Principal use listed in Section 11.10(1).
- (2) Siting Criteria
 - (a) Portable Signs shall be located a minimum of:
 - (i) 1.5 m from any Site Boundary;



- (ii) 3.0 m from any access/egress to or from a Site; and
- (iii) 100.0 m from another Portable Sign.

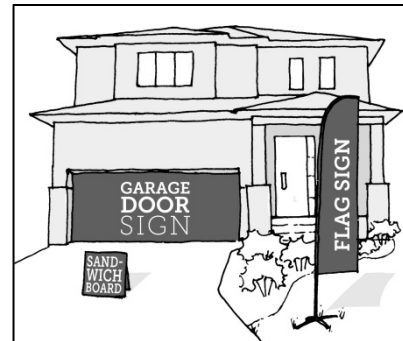
- (3) Portable Sign Sizes
 - (a) Maximum Sign Height: 3.0 m;
 - (b) Maximum Sign Width: 2.4 m; and
 - (c) Maximum Sign Area: 4.0 m².

11.17.6 Real Estate Sign Development Standards

- (1) Real Estate Sign Sizes in a Residential District
 - (a) Maximum Sign Height: 0.6 m;
 - (b) Maximum Sign Width: 0.9 m; and
 - (c) Maximum Sign Area: 0.6 m².
- (2) Real Estate Sign Sizes in all Other Districts
 - (a) Maximum Sign Height: 2.44 m;
 - (b) Maximum Sign Width: 1.83 m; and
 - (c) Maximum Sign Area: 4.5 m².

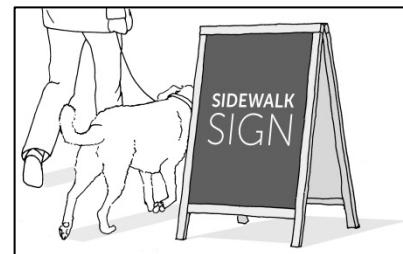
11.17.7 Show Home Sign Development Standards

- (1) General development standards for Show Home Signs
 - (a) A Show Home Sign may be a Banner Sign, Flag Sign, Sidewalk Sign, or similar Sign, but must not be placed above the eaves.
- (2) Siting Criteria
 - (a) Only 3 Show Home Signs are allowed per Site.
 - (b) Additional Show Home Signs may be allowed, at the discretion of the Development Authority, but only if another Show Home is not within the Immediate Street Context.



11.17.8 Sidewalk Sign Development Standards

- (1) Sidewalk Signs used to advertise businesses
 - (a) Sidewalk Signs shall only be displayed during the business hours of the business the Sign is advertising.
- (2) Sidewalk Signs used as Real Estate Signs
 - (a) Sidewalk Signs shall only include a directional arrow, the phrase "open house" and the name and/or logo of the real estate company hosting the open house; and
 - (b) Sidewalk Signs shall be placed no more than 3 hours prior to an open house and no later than 3 hours after an open house.
- (3) Sidewalk Signs used for a garage sale
 - (a) Sidewalk Signs shall be placed no more than 48 hours prior to a garage sale;



- (b) Sidewalk Signs shall be removed within 24 hours after the conclusion of the garage sale; and
 - (c) Sidewalk Signs shall be placed a total of no more than 72 consecutive hours; and
 - (d) There are not more than 3 garage sale events per year from any 1 Dwelling Unit.
- (4) Sidewalk Sign Sizes
- (a) Maximum Sign Height: 1.0 m;
 - (b) Maximum Sign Width: 1.0 m; and
 - (c) Maximum Sign Area: 1.0 m².

11.17.9 Special Event Sign Development Standards

- (1) General development standards for Special Event Signs
- (a) Special Event Signs are subject to the Special Event Bylaw and shall only contain information specific to a special event.
- (2) Special Event Sign Sizes
- (a) Maximum Sign Height: 0.9 m;
 - (b) Maximum Sign Width: 0.9 m; and
 - (c) Maximum Sign Area: 0.6 m².

11.17.10 Temporary Directional Sign Development Standards

- (1) Temporary Directional Sign Sizes
- (a) Maximum Sign Area: 1.4 m².

11.17.11 Temporary Window Sign Development Standards

- (1) General development standards for Temporary Window Signs
- (a) All Temporary Window Signs are subject to the development standards in Section 11.10.4 Permanent Window Sign Development Standards.