

Part 9 Other Zones

9.10 Future Urban Development Zone: A-1

Key Information

- 9.10.1 This Zone allows for agricultural and related uses until the land is required for urban Development.

<p>9.10.2 Permitted Uses</p> <p>9.10.2.1 Agriculture</p> <p>9.10.2.2 Building Sign</p> <p>9.10.2.3 Greenhouse</p> <p>9.10.2.4 Home Occupation Minor</p>
<p>9.10.3 Discretionary Uses</p> <p>9.10.3.1 Accessory Building</p> <p>9.10.3.2 Bed and Breakfast</p> <p>9.10.3.3 Extraction from the ground of petroleum, minerals, sand and gravel, peat moss and topsoil.</p> <p>9.10.3.4 Freestanding Sign</p> <p>9.10.3.5 Home Occupation Major</p> <p>9.10.3.6 House</p> <p>9.10.3.7 Manufactured Home</p> <p>9.10.3.8 Waste Management Facility</p>

Regulations

9.10.4 A-1 Regulations Table	
Category	Regulations
Floor Area	House minimum: 75.0m ²

Building Height	Maximum: 10.0m measured from the average of the Site Grade
Front Yard	Minimum: 15.0m
Side Yard	Minimum: 7.5m
Rear Yard	Minimum: 7.5m
Landscaped Area	Subject to Development Authority approval
Site Area	Minimum: 1.2ha
Frontage	Subject to Development Authority approval

9.10.5 The House use is limited to 1 House per Site.

9.10.6 The Manufactured Home use is limited to 1 Manufactured Home per Site.

9.20 Environmental Preservation Zone: A-2

Key Information

- 9.20.1 This Zone protects environmentally sensitive land by restricting Development to minimal and environmentally compatible uses.

<p>9.20.2 Permitted Uses</p> <p>9.20.2.1 Open Space</p>
<p>9.20.3 Discretionary Uses</p> <p>9.20.3.1 Agriculture, excluding the raising of livestock</p> <p>9.20.3.2 Cemetery</p> <p>9.20.3.3 Outdoor Recreation Facility, provided the use is compatible with the natural characteristics of the Site</p>

Regulations

- 9.20.4 No permanent Building will be erected on any Site in this Zone, unless the Building is required for an approved use on the Site.
- 9.20.5 Trees must not be cut, felled, or removed without prior approval of the Development Authority, issued through a permit.
- 9.20.6 No aggregate extraction will be allowed.

9.30 Parks and Recreation Zone: P-1

Key Information

9.30.1 This Zone provides land for parks and recreation areas and facilities for the use and enjoyment of the public.

9.30.2 Permitted Uses	
9.30.2.1	Open Space
9.30.2.2	Campground
9.30.3 Discretionary Uses	
9.30.3.1	Above Ground Storage Tank, for motor fuel products including propane and used oil
9.30.3.2	Accessory Building
9.30.3.3	Building Sign
9.30.3.4	Cultural Facility
9.30.3.5	Day Care Facility
9.30.3.6	Freestanding Sign
9.30.3.7	Indoor Recreation Facility
9.30.3.8	Off Leash Dog Park
9.30.3.9	Outdoor Recreation Facility
9.30.3.10	Parking Lot or Parking Structure, ancillary to a Permitted Use or Discretionary Use
9.30.3.11	Public Assembly

Regulations

9.30.4 P-1 Regulations Table	
Category	Regulations
Front Yard Setback	Minimum: 15.0m
Side Yard Setback	Minimum: 15.0m from any Road, otherwise 7.5m

Rear Yard Setback	Minimum: 15.0m from any Road, otherwise 7.5m
Landscaped Area	As required by the Development Authority
Loading Spaces	Subject to Development Authority approval

9.30.5 The Site Plan, relationship between Buildings, structures and Open Space, architectural treatment of Buildings, provision and architecture of landscaped Open Space, and Parking layout will be subject to approval by the Development Authority.

9.40 Public Service (Institutional or Government) Zone: PS

Key Information

9.40.1 This Zone provides land for uses that are public and quasi-public in nature.

9.40.2 Permitted Uses

- 9.40.2.1 Any use for National Defence purposes which does not prejudice the character or value of surrounding Sites
- 9.40.2.2 At the Westerner Exposition Site situated 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.
- 9.40.2.3 Building Sign
- 9.40.2.4 Freestanding Sign
- 9.40.2.5 Indoor Recreation Facility
- 9.40.2.6 Outdoor Recreation Facility

9.40.3 Discretionary Uses

- 9.40.3.1 Accessory Building
- 9.40.3.2 At the Westerner Exposition Site situated upon the following lands namely Lot 5, Block 1, Plan 882 2274, and Plan 615 L.Z.:
 - 9.40.3.2.1 Any use similar to the uses permitted at the Westerner Site
 - 9.40.3.2.2 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
- 9.40.3.3 Campground
- 9.40.3.4 Concession booths for the sale of food or beverages to members and guests of a group approved under this table
- 9.40.3.5 Cultural Facility

9.40.3.6	Day Care Facility
9.40.3.7	Detention and Correction Services
9.40.3.8	Dynamic Fascia Sign, on Sites over 13.1ha in size
9.40.3.9	Dynamic Freestanding Sign, on Sites over 13.1ha in size
9.40.3.10	Electronic Message Fascia Sign
9.40.3.11	Electronic Message Freestanding Sign
9.40.3.12	Gaming or Gambling Establishment
9.40.3.13	Government Services
9.40.3.14	Health and Medical Services
9.40.3.15	Hospital
9.40.3.16	Merchandise Sales and Rentals, excluding Cannabis Retail Sales, required in connection with a use approved under this table.
9.40.3.17	Public Assembly
9.40.3.18	Secured Facility
9.40.3.19	Supportive Living Accommodation
9.40.3.20	Temporary Care Facility

Regulations

9.40.4 PS Regulations Table	
Category	Regulations
Floor Area	Supportive Living Accommodation minimum: 23.0m ² per unit
Front Yard Setback	Subject to Development Authority approval
Side Yard Setback	Subject to Development Authority approval
Rear Yard Setback	Subject to Development Authority approval
Landscaped Area	Subject to Development Authority approval
Loading Spaces	Subject to Development Authority approval

- 9.40.5 The Site Plan, relationship between Buildings, structures and Open Space, architectural treatment of Buildings, provision and architecture of landscaped Open Space, and Parking layout will be subject to Development Authority's approval.

9.50 Post-Secondary Institution Zone: PS-I

Key Information

- 9.50.1 This Zone provides for the Development of post-secondary education uses, related public and quasi-public uses, and support services that demonstrate significant training and applied learning connection to 1 or more academic programs.
- 9.50.2 Commercial uses in this Zone are intended to primarily serve and support the campus community.

9.50.3	Permitted Uses
9.50.3.1	Accessory Building
9.50.3.2	Educational Institution – Post Secondary
9.50.4	Permitted Uses within an Educational Institution – Post Secondary Building, Otherwise Discretionary Uses
9.50.4.1	Apartment, for student housing only
9.50.4.2	Commercial Entertainment Facility
9.50.4.3	Commercial Service Facility
9.50.4.4	Day Care Facility
9.50.4.5	Health and Medical Services
9.50.4.6	Merchandise Sales and Rentals
9.50.4.7	Mixed-Use Building, with Dwelling Units for student housing only
9.50.4.8	Indoor Recreation Facility
9.50.4.9	Restaurant
9.50.4.10	Service Organization
9.50.4.11	Townhouse, for student housing only
9.50.5	Discretionary Uses
9.50.5.1	Alternate or Renewable Energy Facility
9.50.5.2	Cultural Facility

9.50.5.3	Drinking Establishment (Adult Entertainment Prohibited) located in an Educational Institution – Post-Secondary Building
9.50.5.4	Dynamic Fascia Sign
9.50.5.5	Dynamic Freestanding Sign
9.50.5.6	Electronic Message Fascia Sign
9.50.5.7	Electronic Message Freestanding Sign
9.50.5.8	Government Services
9.50.5.9	Outdoor Recreation Facility
9.50.5.10	Parking Lot
9.50.5.11	Parking Structure
9.50.5.12	Public Assembly
9.50.5.13	Secured Facility
9.50.5.14	Supportive Living Accommodation
9.50.5.15	Temporary Care Facility

9.50.6 All regulations, Site Plan, Site accesses, the relationship between Buildings, structures and Open Space, architectural treatment of any Building, provision and architecture of Landscaped Areas, and Parking layout, will be subject to approval by the Development Authority.

9.50.7 The following maximum total floor areas apply to the following uses:

Use	Maximum Total Floor Area
Commercial Service Facility	929.0m ²
Day Care Facility	929.0m ²
Health and Medical Services	1,858.0m ²
Health and Medical Services that have a programmatic link to an Educational Institution – Post-Secondary	Additional 5,110.0m ² to the 1,858.0m ² for Health and Medical Services
Indoor Recreation Facility	46,452.0m ²
Merchandise Sales and Rentals (excluding Cannabis Retail Sales)	9,290.0m ²

Restaurant	4,645.0m ²
Service Organization	4,645.0m ²
Commercial Entertainment Facility	7,432.0m ²

9.50.8 PS-I Regulations Table	
Category	Regulations
Floor Area	Unless noted in subsection 9.50.7, as determined by the Development Authority
Site Coverage	As determined by the Development Authority
Building Height	As determined by the Development Authority
Setback from 32 Street	Minimum: 9.0m
Setback from Taylor Drive	Minimum: 9.0m
Setback from QEII Highway right of way	Minimum: 40.0m

Regulations

9.50.9 The principles of Crime Prevention Through Environmental Design will be applied to all Developments.

9.50.10 Building Design

9.50.10.1 Building elevations fronting onto Roads should have a strong presence and an inviting interface with Sidewalks and Walkways.

9.50.10.2 Buildings fronting internal streets should have an inviting interface and be positioned close to internal streets and Walkways unless additional space is required for such things as an art display, water feature, or other amenity.

9.50.10.3 Ground floor elevations facing an internal street should contain transparent glass windows that allow visibility of activity from the street into the Building.

9.50.10.4 Building walls facing Roads or internal streets should be articulated at approximately 6.0m – 8.0m intervals containing varied design elements such as entrances, windows, vertical accents, Setbacks, canopies, Projections, and roof lines.

9.50.10.5 At minimum, overhead weather protection should be provided for pedestrians along Building fronts at each major Building entrance.

9.50.10.6 Developments should create variety, character, and visual interest by incorporating a variety of Building and architectural styles.

9.50.11 Green Technology

9.50.11.1 Developments are encouraged to be designed with green technologies and materials that reduce energy, waste, and conserve water such as, green roofs, solar energy systems, and Zone energy.

9.50.12 Parking and Pedestrian Linkages

9.50.12.1 All Parking areas containing more than 200 Parking spaces should be configured into smaller cells by use of interior landscaping, drive lanes, and Walkways.

9.50.12.2 Walkways for Parking areas containing more than 200 Parking spaces should be a minimum of 1.2m in width and should be oriented to ensure safe and efficient pedestrian traffic flow.

9.50.12.3 Opportunities for Walkway linkages with Adjacent Sites should be provided.

9.50.13 Landscaping

9.50.13.1 High quality hard and soft landscaping elements should be provided including trees and shrubs that add value throughout all seasons.

9.50.14 Traffic

9.50.14.1 At the discretion of the Development Authority, Developments may be required to include Traffic Impact Assessment studies.

9.60 **Public Service Residential Zone: PS-R**

Key Information

9.60.1 This Zone provides for the Development of a Cultural Facility and Residential uses on Lot 4, Block 8, Plan 892 2959 in a manner that is compatible with Adjacent uses and natural areas.

<p>9.60.2 Permitted Uses</p> <p>9.60.2.1 Accessory Building</p> <p>9.60.2.2 Cultural Facility</p> <p>9.60.2.3 Day Care Facility, accessory to a Cultural Facility or a Building containing Dwelling Units</p> <p>9.60.2.4 Home Occupation Minor</p> <p>9.60.2.5 No more than 40 Dwelling Units in total comprised of 1 or more of the following:</p> <p style="padding-left: 40px;">9.60.2.5.1 Apartment;</p> <p style="padding-left: 40px;">9.60.2.5.2 Dwelling Units within a Building containing a Cultural Facility;</p> <p style="padding-left: 40px;">9.60.2.5.3 Townhouse.</p> <p>9.60.2.6 Professional Offices accessory to a Cultural Facility or a Building containing Dwelling Units</p>
<p>9.60.3 Discretionary Uses</p> <p>9.60.3.1 Home Occupation Major</p> <p>9.60.3.2 Open Space</p> <p>9.60.3.3 Professional Offices for community-oriented groups, non-ancillary to a Cultural Facility or a Building containing Dwelling Units</p>

Regulations

9.60.4 PS-R Regulations Table	
Category	Regulations
Lot Area	Minimum: 1.4 hectares
Building Footprint for Cultural Facility	Maximum: 930.0m ²
Building Height for Cultural Facility	Maximum 4.0 storeys
Front Yard	Minimum: 4.0m
Side Yard	Minimum: 1.5m or as required by the Alberta Building Code, whichever is greater
Rear Yard	Minimum: 1.5m or as required by the Alberta Building Code, whichever is greater
Landscaped Area	Subject to section 3.130

- 9.60.5 In the PS-R Zone the Site Plan, the relationship between Buildings, the provision and the architecture of landscaped Open Space, and the Parking layout, will be subject to approval by the Development Authority.
- 9.60.6 The Development of Townhouse and Apartments will be regulated by the R-H Residential High-Density Zone development regulations.
- 9.60.7 All useable floor areas must be a minimum of 0.6m above the 1:100 flood elevation.