

Conventional Neighbourhood District (CND)

Summary of Changes

Topic	Current LUB	Proposed LUB
Districts	R1, R2, RC, RML, RMM, RMH, FRSO, FR-SDH, SFM-MUD, SLDR, SSDH, C1, C2, PR, PS, PU, UR and 9 Direct Control Districts	CND
Uses (Built Form for Proposed LUB)	Secondary Suite: permitted use for some locations Backyard Dwellings: discretionary use for many detached dwellings Townhousing: permitted use in some locations Boarding Facility, Group Home (Limited), and Home Business: discretionary use for some locations	Internal Secondary Suite: Permitted Built Form for all Locations Backyard Dwellings: Permitted Built Form for most Locations Townhousing: Permitted Built Form in all Locations Boarding Housing, Continuing Care Home, and Business Residential: Discretionary Built Form for all Locations
Maximum Building Heights¹²	Low Density Residential: 10.0 – 14.0m (2.5 – 3 storeys) Medium Density Residential: 18.2m (4.0m storeys) High Density Residential: 40.0m (12 storeys) Commercial Sites: 7.0m – 14.0m	Sites along Local Streets: 11.0m Sites along Collector Streets: 13.1m Sites along Arterial Streets: 18.3m Nodes: 40.0m
Minimum Site Width¹²	Detached dwellings: 7.3m – 11.0m Duplexes: 6.1m – 7.9m	Detached dwellings: 7.0m – 9.1m Duplexes: 5.5m – 7.3m
Minimum Site Depth¹²	Detached dwellings: 33.0m – 38.0m Duplexes (i.e. Semi-Detached Housing): 34.0m Townhouses: 28.0 – 34.0m	Detached dwellings: 30.0m Duplexes: 30.0m Townhouses: 30.0m
Minimum Setbacks¹²	For low density residential: - Front yard setback: 3.0m – 6.0m - Rear yard setback: 6.0m – 8.0m - Side yard setback: 0.0m – 1.5m For Apartments: - Front yard setback: 7.0m - Rear yard setback: 8.0m - Side yard setback: 6.0m	For residential Sites: - Front Yard Setback: 0.0m – 7.0m - Rear Yard Setback: 6.0m – 10.5m - Side Yard Setback: 0.0m – 1.5m For Apartments: - Front Yard Setback: 3.0m – 7.0m - Rear Yard Setback: 4.5m – 8.0m - Side Yard Setback: 1.5m – 6.0m
Architectural Design Regulations	Architectural design regulation applied in some special and direct control districts	Architectural design regulations applied to all buildings in along Collector, Arterial, and Node
Landscaping	No minimum tree or shrub requirement for most low density residential	For new or redeveloped Dwellings, a minimum of 1 tree and 2.5 shrubs for every 100 sq. m

¹ Does not include Forest Ridge Street-Oriented lots

² Does not include Shallow Duplexes or Forest Ridge Street-Oriented lots

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Downtown Core District (DCD)

Summary of Changes

Topic	Current LUB	Proposed LUB
Districts	R1, RMM, RMM-D, CC-D, PS-D, DC(A), PS, PR	DCD
Uses (Built Form for Proposed LUB)	Detached Dwellings, Backyard Dwellings and Internal Suites: permitted and discretionary use for some locations Townhousing: permitted use in some locations	Detached Dwellings, Backyard Dwellings and Internal Secondary Suite: not a listed Built Form Townhousing: Discretionary Built Form in the Downtown Living Location
Maximum Building Heights	10.0m – 25.5m	5.0m – 20.0m At the Development Authority's discretion for Indoor Assembly, Public Service Building, or School.
Minimum Site Width	Townhouses: 6.1m or the Subdivision Authority's discretion	Townhouses: 3.6m
Minimum Site Depth	34.0m or the Subdivision Authority's discretion	30.0m or the Subdivision Authority's discretion
Minimum Setbacks	Front yard setback: 0.0m – 7.0m Rear yard setback: 0.0m – 8.0m Side yard setback: 0.0m – 6.0m	Front Yard Setback: 0.0m Rear Yard Setback: 1.0m – 6.0m Side Yard Setback: 0.0m
Maximum Density	350 dwelling units per net developable hectare for some areas	70 Dwelling units per net developable hectare for all areas

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Downtown Fringe District (DFD)

Summary of Changes

Topic	Current LUB	Proposed LUB
Districts	R1, R2, RML, RMM, PU, PR, PS, C2	DFD
Uses (Built Form for Proposed LUB)	Backyard Dwellings: discretionary use for all detached dwellings Internal suites: permitted use for all detached dwellings Townhousing: permitted use in some locations Apartments: permitted and discretionary use in some locations For R1 Sites: Boarding Facility listed as discretionary use For R1, R2, and RML sites: Group Home (Limited) listed as discretionary use For R1, R2, RML, and RMM sites: Home Business listed as discretionary use	Backyard Dwellings: Permitted Built Form for all Locations Internal Secondary Suite: Permitted Built Form for all Locations Townhousing: Permitted Built Form in Nodes and Minor Collector Streets Apartment: Permitted Built Form in Nodes and Major Collector Streets For all Locations: Boarding Housing listed a Discretionary Built Form For all Locations: Continuing Care Home listed a Discretionary Built Form For all Locations: Business Residential listed a Discretionary Built Form
Maximum Building Heights	Residential sites: 10.0 – 14.0m Commercial Sites: 14.0m	Sites along Minor Collector and Local Streets: 10.0m Sites along Major Collector Streets: 13.0m Nodes: 18.0m
Minimum Site Width	Detached Dwelling: 11.0m Duplexes: 7.3 – 7.9m Townhouses: 6.1m	Detached Dwellings: 9.0 – 11.0m Duplexes: 7.0m – 8.2m Townhouses: 4.2m
Minimum Site Depth	Residential sites: 34.0m Commercial sites: at the discretion of the Subdivision Authority	Residential Sites: 30.0m Commercial Sites: 30.0m
Minimum Setbacks	For low density residential: - Front yard setback: 3.0m – 6.0m - Rear yard setback: 6.0m – 8.0m - Sideyard setback: 1.2m – 6.0m	For residential Sites: - Front Yard setback: 0.0m – 6.0m - Rear yard setback: 4.5m – 8.0m - Side yard setback: 1.2m – 5.0m
Architectural Design Regulations	Architectural design regulation applied in some special and direct control districts	Architectural design regulations applied to all buildings in high visibility locations (along major streets and nodes)
Landscaping	No minimum tree or shrub requirement for most low density residential	For new or redeveloped Dwellings, a minimum of 1 tree and 2.5 shrubs for every 100 sq. m

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Downtown Gateway District (DGD)

Summary of Changes

Topic	Current LUB	Proposed LUB
Districts	R1, R2, RML, RMM, 99-D, CC-D, HP-D, MU-D, MP-D, RMM-D, PS, C2, C5, DC(A)-08, DC(A)-09	DFD
Uses (Built Form for Proposed LUB)	Backyard Dwellings: discretionary use for all detached dwellings Townhousing: permitted or discretionary use in some locations Apartments: permitted or discretionary use in some locations Boarding Facility, Group Home (Limited), and Home Business: discretionary use for some locations	Backyard Dwellings: Permitted Built Form in the Residential and Local Street Location only Townhousing: Permitted Built Form in all Locations Apartment: Permitted Built Form for most Locations Boarding Housing, Continuing Care Home, and Business Residential: listed as a Discretionary Built Form
Maximum Building Heights	10.0m – 46.2m (15 storeys)	10.0m – 40.0m
Minimum Site Width	Detached dwellings: 11.0m Duplexes: 7.3m – 7.9m Townhouses: 6.1m	Detached Dwellings: 8.5m – 9.1m Duplexes: 4.2m – 5.4m Townhouses: 4.2m – 5.4m
Minimum Site Depth	Residential sites: 34.0m, or at the discretion of the Subdivision Authority	30.0m or the Subdivision Authority's discretion
Minimum Setbacks	For detached dwellings and duplexes: - Front yard setback: 6.0m - Rear yard setback: 6.0m – 8.0m - Sideyard setback: 1.2m	For Detached Dwellings and Duplexes: - Front yard setback: 0.0m – 4.5m - Rear yard setback: 6.0m – 8.0m - Sideyard setback: 1.2m – 1.5m
Architectural Design Regulations	Architectural design regulation applied in some special and direct control districts	Architectural design regulations applied to all buildings in high visibility locations (along major streets and nodes)
Landscaping	No minimum tree or shrub requirement for most low density residential	A minimum of 1 tree and 2.5 shrubs for every 100 sq. m for low and medium density housing

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Estate District (ESD)

Summary of Changes

Topic	Current LUB	Proposed LUB
Districts	Residential Estate (RE)	Estate District (ESD)
Agriculture	Agriculture is not allowed	Urban agriculture was added as a Discretionary Built Form for all Locations Agriculture was added as a Discretionary Built Form for Clover Park Location.
Maximum Accessory Building Height	For lots under 0.8ha: 7.3m total height	For Lots in Southfort Estates: 7.3m total height; 3.7m wall height; and, - No higher than the Detached Dwelling.
	For lots over 0.8ha: 8.0m total height	For Lots in Pointe Aux Pins Estates: 8.0m total height; and - No higher than the Detached Dwelling.
		For Lots in Clover Park: At the discretion of the Development Authority
Maximum Backyard Dwelling Size	75.0 sq. m for Garage Suites	30.0 – 75.0 sq. m for Backyard Dwellings
	50.0 sq. m for Garden Suites	
Backyard Dwellings	1 Backyard Dwelling allowed as a discretionary use	Backyard Dwellings are not allowed in Southfort Estates
		Backyard Dwellings are not allowed in Pointe Aux Pins Estates
		Backyard Dwellings are allowed as a Discretionary Built Form in Clover Park
Landscaping	No minimum tree or shrub requirement	For new or redeveloped Detached Dwellings, a minimum of 1 tree and 2.5 shrubs for every 100 sq. m
Minimum Subdivision Regulations	Site Area: 0.15ha.	Site Area of: 0.25ha for Southfort Estates 0.8ha for Pointe Aux Pins Estates 0.8ha for Clover Park
	Site Width: 25.0m.	Site Width of: 25.0m for Southfort Estates 65.0m for Pointe Aux Pins Estates 65.0m Clover Park
	Site Depth: 60.0m.	Site Depth of: 60.0m for Southfort Estates 140.0m for Pointe Aux Pins Estates 140.0m Clover Park

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Holistic Neighbourhood District (HND)

Summary of Changes

Topic	Current LUB	Proposed LUB
Districts	AG-S, NRRS, PR, and PU	HND
Uses (Built Form for Proposed LUB)	Backyard Dwellings: permitted use for agriculture sites when regulations are met Townhousing: permitted use in some locations Apartments: not a listed use	Backyard Dwellings: Permitted Built Form for most Locations Townhousing: Permitted Built Form for all Locations Apartment: Permitted Built Form in the Node, Arterial and Collector Streets
Maximum Building Heights	10.0m – 13.0m, except for an agriculture structure such as a silo or grain bin	Sites along Local Streets: 11.0m Sites along Collector Streets: 13.1m Sites along Arterial Streets: 18.3m Nodes: 40.0m
Minimum Site Width¹	Detached dwellings: 7.3m – 11m Duplexes: 6.1m – 7.9m	Detached Dwellings: 7.0m – 9.1m Duplexes: 5.5m – 7.3m
Minimum Site Depth¹	Detached dwellings: 33.0m – 38.0m Duplexes (i.e. Semi-Detached Housing): 34.0m Townhouses: 28.0m	Detached Dwellings: 30.0m Duplexes: 30.0m Townhouses: 30.0m
Minimum Setbacks	For low density residential in Roseburn: - Front yard setback: 3.0m – 6.0m - Rear yard setback: 1.0m – 8.0m - Side yard setback: 0.0m – 1.5m For low density residential on agriculture sites: - Front yard setback: 20.0m - Rear yard setback: 20.0m - Side yard setback: 20.0m	For residential Sites (excluding Apartment): - Front Yard Setback: 0.0m – 6.0m - Rear Yard Setback: 6.0m – 10.5m - Side Yard Setback: 0.0m – 1.5m
Architectural Design Regulations	Architectural design regulation applied in some special and direct control districts	Architectural design regulations applied to all buildings in high visibility locations (along major streets and nodes)
Landscaping	No minimum tree or shrub requirement for most low density residential	A minimum of 1 tree and 2.5 shrubs for every 100 sq. m for low and medium density housing

¹ Does not include Shallow Stacked Townhouses

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

Mixed-Use Corridor District (MUCD)

Summary of Changes

Topic	Current LUB	Proposed LUB
Districts	C1, C2, DC(A)-12, DC(A)-14, DC(A)-17, RMM, RMH, PR, PS, UR	MUCD
Uses (Built Form for Proposed LUB)	Duplexes: listed use on some residential properties Apartments and Townhouses: listed use in some locations Internal Secondary Suites: not a listed use	Duplexes: not a listed Built Form Apartments and Townhouses: listed as Discretionary Built Form in all locations Internal Secondary Suites: listed as Discretionary Built Form in all locations
Maximum Building Heights	7.0m – 40.0m	13.5m – 30.0m At the Development Authority's discretion for Indoor Assembly, Public Service Building, or School.
Minimum Setbacks	Front yard setback: 3.0 – 7.5m Rear yard setback: 3.0m – 8.0m Sideyard setback: 1.2m – 7.5m	Front Yard Setback: 4.5m – 7.5m Rear Yard Setback: 3.0m – 9.0m Side Yard Setback: 3.0m – 8.0m
Maximum Density	350 dwelling units per hectare for some areas	50 - 90 Dwelling units per hectare

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Pineview District (PVD)

Summary of Changes

Topic	Current LUB	Proposed LUB
Districts	R1, R2, RML, C1, PR, and PS	PVD
Uses (Built Form for Proposed LUB)	For R2 and RML Sites: Duplexes (i.e. Semi-Detached Housing) listed as permitted uses For RML sites: Apartments listed as discretionary uses. Townhouses listed as permitted uses. For R1 sites: Backyard Dwelling listed as discretionary use For R1 Sites: Boarding Facility listed as discretionary use For R1, R2, and RML sites: Group Home (Limited) listed as discretionary use For R1, R2, and RML sites: Home Business listed as discretionary use	For Locations along the Collector and Local Streets: Duplexes listed as a Discretionary Built Form In the Node: Apartments and Townhouses listed as Discretionary Built Form. For Locations along the Collector and Local Streets: Backyard Dwellings listed as a Permitted Built Form For Locations along the Collector and Local Streets: Boarding Housing listed as a Discretionary Built Form For Locations along the Collector and Local Streets: Continuing Care Home listed as a Discretionary Built Form For all Locations: Business Residential listed as a Discretionary Built Form
Maximum Building Height	For R1 and R2 sites: 2 ½ storeys not to exceed 10.0m. For RML sites: 3 storeys not to exceed 11.0m. For C1 sites: 7.0 m.	For Sites along the Collector and Local Streets: 8.0m. For Pineview North Area (between the river and 99 Avenue): 10.0m. In the Node (commercial and townhouse areas): 13.0m.
Maximum Accessory Building Height	5.0m and 3.0m wall height	5.0m and 3.0m exterior wall height
Maximum Backyard Dwelling Height	6.5m.	5.0m and 3.0m exterior wall height
Building Character and Design	No regulations	Architectural and design regulations added to maintain the character of the Pineview neighborhood.
Considerations for Discretionary Uses	No regulations	Added regulations to guide discretionary use applications
Landscaping	No minimum tree or shrub requirement	For new or redeveloped Dwellings, a minimum of 1 tree and 2.5 shrubs for every 100 sq. m

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General Regulations

Summary of Changes

Topic	Current LUB	Proposed LUB
Formatting and Layout	General regulations (ex. Accessory Developments, Landscaping, etc.) are under each land use type (Residential, Commercial, Industrial, Institutional, and Direct Control).	General regulations (ex. Accessory Developments, Landscaping, etc.) are moved to the “General Regulations” section, and are categorized as under each type (Residential, Commercial, Industrial, and Institutional).
	Landscaping Plan and Landscaping Securities and Inspections are located in General Regulations.	Landscaping Plan and Landscaping Securities and Inspections moved to Part 2 – Development Process.
	Regulations requiring adherence to the Alberta Building Codes.	Regulations requiring adherence to the Alberta Building Codes have been removed.
Access to Site	Max. 1 vehicular access to Residential sites	Residential sites larger than 4000m ² are permitted for additional vehicular access.
Accessory Development	Residential: Regulations are listed by accessory development (Sheds, Swimming Pool, etc.). Regulations are found to be repeated in the LUB.	Repetitive regulations are amalgamated. The same regulations apply in all districts unless otherwise stated within a district
	Commercial: Different regulations for C1 and C2 Districts. Regulations found for C2 District are more restrictive than C1.	Regulations apply to all Commercial activities across all districts unless otherwise stated within a district.
Façade Improvement	The current Land Use Bylaw does not contain a Façade Improvement section. Fascia signs are regulated as per the Sign Section.	This section regulates alterations to the building façade, including additions and alterations, changes to building height, finishing materials, roof styles, ground floor transparency, and signage.
Maximum Fence Height	- Front: 0.91m along the front yard property line. - Side: 1.85m along a side yard property line. - Rear: 1.85m along a rear yard property line.	- Front: 1.0m within the Front Yard area - Side: 2.0m within the Side Yard area. - Rear: 2.0m within the Rear Yard area.
Minimum Landscaping	Multi-unit Residential: Landscaping only applies to parking area. No regulations for tree and shrub planting for the overall site.	Landscaping (tree and shrub) requirements added for all Residential development.
	Commercial: 2.86 trees and 6.67 shrubs for every 100m ² . Landscaping applies to 20% of site area.	Increased requirements: 1 tree and 2.5 shrubs for every 100m ² unless specified with a District.
	Industrial: 1 tree for each 3.0m lot width. Tree planting adjacent to the public roadway frontage.	No change.
Room-enhancing Cantilever Maximum Projection	0.6m into a front flanking yard setback area. Cantilever’s width shall not exceed 3.0m and not cover more than 50% of the front flanking building facade.	Front Yard: 1.2m into Setback area Side Yard: 0.6m into Setback area Rear Yard: 0.6m Setback area. Front Flanking Yard: 0.6m Setback area and not exceed 20% of the building face on the side where it is located; Not project into more than one side yard on an interior lot.
	Remove projections for Chimneys	Chimney is considered a Room-Enhancing Cantilever
Backyard Dwelling	Separate regulations for Garage Suite and Garden Suite.	Garden Suite and Garage Suite have been combined into Backyard Dwelling.

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Parking and Loading

Summary of Changes

Topic	Current LUB	Proposed LUB
Downtown Parking Requirements	Parking is reduced to 20% of the standard requirement and is based on development type.	Parking is reduced to 20% of the standard requirement and is based on Built Form. Only applies to specific Locations within the DGD and DCD.
Commercial and Industrial Parking Requirements	Based on minimum number of employees.	Based on the minimum Gross Floor Area of the Built Form.
Institutional Parking Requirements	Based on minimum number of employees and students, or Gross Floor Area.	Based on the minimum Gross Floor Area of the Built Form. Education (Public or Private), High School, or Post-Secondary to require parking study.
Minimum Residential Parking Requirements	Based on dwelling type with Min. 1 or Min. 2 on-site parking stalls. Multi-unit and Apartment complexes to provide stalls based on the unit type (Bachelor, One Bedroom, Two Bedroom, or Three Bedroom). Additional dwelling units (Garage, Garden, or Secondary Suite) to provide 1 additional on-site parking stall. Boarding Facility: 4 Parking Stalls. No tandem parking will be permitted.	Detached Dwelling, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing: 2 on-site Parking Stalls per Dwelling Multi-unit and Apartment complexes to provide stalls based on the Dwelling unit type (Bachelor, One Bedroom, Two Bedroom, or Three Bedroom). Backyard Dwelling or Internal Secondary Suite: 1 on-site Parking Stall in addition to the Parking required by the Principal Built Form. Boarding House: 4 on-site Parking Stalls
Minimum Residential Parking Stall Size	3.1m in width by 6.0m in depth for stall within single garage or carport or 2.9m in width by Min. 6.0m in depth for each stall within a double garage or carport. 2.75m in width by Min. 5.8m in depth for parking pad not intended for garage or carport.	3.0m in width by 6.10m in depth for each stall within Garage or Accessory Built Form. 2.75m in width by 5.8m in depth for Parking pad not intended for Garage or Accessory Built Form.
Bicycle Parking	Development should provide safe integration of bicycles within the site. Multi-unit Residential, Commercial, Downtown, and Institutional sites to provide bicycle amenities.	Sites to be designed to provide bicycle Parking and amenities.

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Signage

Summary of Changes

Topic	Current LUB	Proposed LUB
Types of Signs	13 Sign Uses: Billboard (Limited), Billboard, Fascia (Limited), Fascia, Freestanding, Freestanding (Limited), Inflatable, Portable, Portable (Limited), Projecting, Roof, Electronic Message, and Realtor Consolidated	2 Sign Uses: Sign and Façade Improvements (Signage)
Sign Sizes	Each sign type has specific regulations for copy area, height, width, and setbacks. Copy area size varies from a Max. 2.0m ² to a Max. 30.0m ² .	The Sign Area allocated to a Site is determined by Street type and the length of property along an abutting Street: Local Street: 1.0m ² per 20.0m of linear Frontage Collector Street: 5.0m ² per 20.0m of linear Frontage Arterial Street: 10.0m ² per 20.0m of linear Frontage Highway: 20.0m ² per 20.0m of linear Frontage
Minimum Sign Separation Distance	Signs not allowed to be within a certain distance of another sign based on the sign type. Separation between signs varies depending on sign type from 25.0m – 100.0m Electronic signs must be separated by 300.0m from any other electronic sign.	Signs must be separated from other Signs based on the Street type: Local Street: 20.0m Collector Street: 40.0m Arterial Street: 80.0m Highway: 150.0m
Maximum Sign Illumination	500 nits from sunset to sunrise. 7500 nits from sunrise to sunset.	400 nits from sunset to sunrise. 7500 nits from sunrise to sunset. The change was made to align with the regional municipalities.
Fascia Signs	Made up 2 of the 13 sign Uses: - Fascia Sign - Fascia Sign (Limited) The size and placement of the Fascia Sign is to the discretion of the Development Authority. Fascia Sign not to exceed 30% of the building façade.	Any Sign part of building will now be considered a Façade Improvement. Size is not determined by Street type similar to standalone signs. Size and placement is to discretion of the Development Authority.

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