

What We Heard Report

New Land Use Bylaw: All Land Use Bylaw Draft Districts & Sections Review

Open House:

March 16, 2026 - 1:00 PM - 7:00 PM
March 18, 2026 - 11:00 AM - 5:00 PM
March 20, 2026 - 1:00 PM - 7:00 PM
March 23, 2026 - 1:00 PM - 7:00 PM
March 25, 2026 - 11:00 AM - 5:00 PM
March 30, 2026 - 2:00 PM - 8:00 PM
April 1, 2026 - 2:00 PM - 8:00 PM



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Executive Summary

The City of Fort Saskatchewan is creating a new Land Use Bylaw (LUB). As part of this effort, the City engaged with residents, property owners, and business owners to inform the regulations of LUB Districts and Sections. This What We Heard Report includes the results of the final round of public engagement with the participants.

The engagement process was designed to gather input from residents, property owners, and business owners on the draft Districts and Sections of the proposed LUB. Feedback received will be used to inform further refinements and support finalization of the proposed LUB.

The final LUB engagement sessions were carried out in Drop-in open house format, allowing residents to attend at any time during the scheduled event. Summary boards and maps for each District and Section were displayed throughout the room for residents to review, along with printed copies of the drafted Districts and Sections. Attendees had the opportunity to discuss the overall changes, ask any specific questions, log concerns, and submit feedback forms in person or via electronic submission.

Dedicated webpages for each District and Section provided information on the proposed drafts, including one-page summaries, previous engagement summary reports, and previous drafted districts. The webpages also provided an opportunity for the public to submit feedback on the proposed drafts.

The engagement was advertised by emailing all (791) individuals who previously provided feedback on previous engagements, individuals who signed up on the project page, and recipients of the Chamber of Commerce and Economic Development Newsletters. Large road signs were erected in high-visibility locations throughout the City. Advertisements were taken out in the *Fort Record* and *Sturgeon Creek Post* newspaper, and social media posts were made on Facebook and X (formally Twitter).

There were seven Drop-in Sessions in total, with scheduled times and dates as follows:

- 1:00 pm to 7:00 pm on Monday, March 16, 2026;
- 11:00 am to 5:00 pm on Wednesday, March 18, 2026;
- 1:00 pm to 7:00 pm on Friday, March 20, 2026;
- 1:00 pm to 7:00 pm on Monday, March 23, 2026
- 11:00 am to 5:00 pm on Wednesday, March 25, 2026;
- 2:00 pm to 8:00 pm on Monday, March 30, 2026; and
- 2:00 pm to 8:00 pm on Wednesday, April 1, 2026.

A total of 121 attendees signed in to the sessions, with 41 feedback forms submitted. The online engagement period was open from March 16th to April 10th, 2026. The LUB project webpage was viewed 581 times from 292 Users in the engagement period, with 31 electronic submissions.

The feedback collected from in-person and online engagement is summarized in this report. This input will be used to finalize the proposed LUB.

Project Introduction

The City of Fort Saskatchewan is creating a new Land Use Bylaw (LUB). The LUB is one of the most important Bylaws for a municipality. Most planning documents provide goals and objectives to be achieved; therefore, helping to plan for the future. The LUB is different in that it is a regulatory document that sets policies for the use and development of land as it happens.

This What We Heard Report provides a summary of the online engagement and Drop-in Session feedback where the drafted Districts and Sections of the LUB was discussed.

Administration hosted the Drop-in Sessions at the Lions Mane Banquet Room at Fort Saskatchewan's Dow Centennial Centre and at Fort Saskatchewan Community Hall's Normandy Room. At the Drop-in Sessions, the Project Team was available to answer any questions from residents, property owners, and business owners about the drafted LUB Districts and Sections as well as explain the LUB process.

The LUB webpage for all drafted Districts and Sections was also available as an online engagement opportunity for residents, property owners, and business owners. The webpages featured maps, one-page summaries, previous drafts of the Districts, engagement summary reports, and information about the changes to previous drafts. The webpages provided an opportunity to submit feedback via electronic submission.

Our Approach

Methodology

Data Collection

Drop-in Sessions were held from March 16th to April 1st, 2026, on Mondays, Wednesdays and Fridays at either 11:00am to 5:00pm, 1:00pm to 7:00pm or 2:00pm to 8:00pm. These drop-in sessions provided informal opportunities for participants to view one-page summary boards, maps, and printed copies of the draft Districts and Sections (Appendix D), discuss the proposed changes, ask questions, raise concerns, and submit feedback forms. In total, 121 participants attended with a total of 41 Feedback Forms submitted.

An online engagement ran concurrently from March 16th to April 10th, 2026. During this period, residents, property owners, and business owners could access maps, one-page summaries, previous drafts of the Districts, engagement summary reports, and information about the changes to previous. Participants provided feedback through the Fort Report system or by email. This resulted in 292 unique online visits to the project webpage and 31 electronic submissions.

Data Analysis

Submissions were summarized to create an understanding of residents, property owners, and business owners concerns and perspectives. The summary analysis of comments was based on feedback from the Drop-in Sessions and electronic submissions. In total, 121 participants attended the Drop-in session with 41 feedback forms being submitted. The online engagement session received 31 electronic submissions.

Promotional Activities

The Open House was promoted through:

- Emailed individuals on the project contact list and to those who had previously submitted feedback;
- Land Use Bylaw Project Webpage;
- Promoted through the Chamber of Commerce Newsletter and Economic Development Newsletter;
- Road Signs that were placed at high-visibility locations throughout the city;
- Advertisements in the *Fort Record* and *Sturgeon Creek Post* for the week of February 22, March 1, 8, 15, and 22; and
- Social media posts, including Facebook and X (formally Twitter) published on March 4, 17, and April 1.

Drop-in Engagement Session and Online Engagement

The Drop-in Sessions to gather feedback from residents were held at the Lions Mane Banquet Room at Fort Saskatchewan's Dow Centennial Centre as well as the Normandy Room at Fort Saskatchewan's Community Hall from March 16th to April 1st, 2026, on Mondays, Wednesdays and Fridays at either 11:00am to 5:00pm, 1:00pm to 7:00pm or 2:00pm to 8:00pm. Individuals were welcome to drop in at their convenience between the times posted.

A total of 121 attendees signed into the session. A total of 41 feedback forms were submitted.

At the Drop-in Session, residents, property owners, and business owners viewed the drafted materials (Appendix D). City Planners were available to discuss the overall LUB process, the changes from previous drafts, one-page summaries (Appendix D), and any other questions that arose.

Residents were encouraged to fill out Feedback Forms which were made available to attendees on every table and at the check-in counter.

Online engagement supplemented the in-person Drop-in Session. From March 16th, to April 1st, 2026, all Districts and Sections, one-page summaries, previous drafted districts, engagement summary reports, as well as summaries of the proposed changes were posted on the City's website for residents, property owners, and business owners to review and comment. During this period, the webpage was viewed 581 times by 292 Users, with 31 electronic submissions received.

Below is a summary of the number of attendees, feedback forms and electronic submissions received, organized by neighbourhood.

District	Area or Neighbourhood	Attendees	Drop-in Session (Feedback Forms)	Online Feedback (Electronic Submissions)
Conventional Neighbourhood District (CND)	Southfort, Westpark, Bridgeview, and Fort Centre (Sherridon North)	38	11	5
Pineview District (PVD)	Pineview	40	17	21
Downtown Fringe District (DFD)	Old Fort, Sherridon, and Ross Creek	20	5	2

District	Area or Neighbourhood	Attendees	Drop-in Session (Feedback Forms)	Online Feedback (Electronic Submissions)
Downtown Core District (DCD)	Historic downtown, retail streets, Civic Centre, and higher density residential around it.	2	-	1
Estate District (ESD)	Southfort Estates, Pointe Aux Pins Estates, and Clover Park	12	6	-
Downtown Gateway District	Residential and Commercial areas around 99 Avenue, and Old Hospital Site.	1	-	-
Industrial	Light, Medium, and Heavy Industrial areas along with Industrial Buffer and Industrial Reserve.	2	-	-
General	Respondents who didn't specify an area or for multiple areas.	6	2	2
Total		121	41	31

Conventional Neighbourhood District (CND) Key Takeaways:

- 45% (5 out of 11) of feedback form submissions mentioned that they are satisfied or approve the proposed draft.
- 18% (2 out of 11) feedback form submissions request and 40% (2 out of 5) of electronic submissions prefer to maintain the existing character of Westpark Estates, including retaining larger lot sizes.
- 45% (5 out of 11) feedback form submissions request and 40% (2 out of 5) of electronic submissions oppose Duplexes in Westpark neighbourhoods with larger and wider lots (Westpark Estates & Valleypointe Estates).
- 27% (3 out of 11) feedback form submissions request and 40% (2 out of 5) of electronic submissions oppose Townhouses in Westpark neighbourhoods with larger and wider lots (Westpark Estates & Valleypointe Estates).

Drop-in Session – Comments

A total of 11 of the 38 attendees (29%) from the Conventional Neighbourhood District that signed in submitted feedback forms. The comments have been categorized as they relate to the dominant themes: Draft, Duplexes, Townhouses, Apartments, Neighbourhood Character, Terminology, and Development Regulations. The entirety of the feedback comments can be found in Appendix A.

Theme	Feedback Form Comments
Draft	Participants were satisfied or expressed approval for the proposed draft. (5)
Duplexes	Increase minimum lot widths for single family dwellings to avoid Duplexes in Valleypointe Estates. (2)
	Duplexes reduce property values and affect community demographics in Westpark Estates. (2)
	Duplexes shouldn't be permitted to be developed and subdivided from Westpark, Bridgeview, and Southfort dwellings. (1)

Theme	Feedback Form Comments
	Duplexes should allow for secondary suites. (1)
Townhouses	Townhouses reduce property values and affect community demographics in Westpark Estates. (2)
	Townhouses shouldn't be permitted to be developed and subdivided from Westpark, Bridgeview, and Southfort dwellings. (1)
	More regulations to control the development of Townhouses. (1)
Apartment	More regulations to control the development of Apartments. (1)
Neighbourhood Character	Westpark Estates large lots should be kept as they are. (2)
	Areas of Westpark, Bridgeview, and parts of Southfort are significantly different character and should be protected. (1)
	Large lots are an option to attract Executives and Professionals. (1)
Terminology	Remove subjective architectural language. (2)
	Request clearer explanations of technical terms and symbols, including links to definitions and abbreviations such as P and D. (1)
Development Regulations	Replacement of siding and windows is regular maintenance and not redevelopment. (2)

Online Engagement – Comments

A total of 5 electronic submissions were received through fortplanning@fortsask.ca and Fort Report. The comments have been categorized as they relate to the dominant themes: District Regulations, Duplexes, Townhouses, Neighbourhood Character, Density, Terminology, Backyard Dwellings, and Other. The entirety of the electronic submissions can be found in Appendix B.

Theme	Electronic Submission Comments
District Regulations	Ensure building heights do not block existing solar panel exposure. (1)
	How do existing and proposed townhouses comply with the proposed maximum building height of 11.0 m on Local Streets. (1)
	Deck sizes should be proportionate to the size of the dwelling and other structures on site. (1)
	Pairing driveways doesn't work well for pie lots, especially with a block with odd number of lots. (1)
	Change the 'Pairing of driveways' clause to a 'should' instead of 'must'. (1)
	Tree and shrub requirement should be based off total site area less the area from buildings. (1)
	Remove block standard regulations. This type of regulation belongs in the MDP. (1)
Duplexes	No Duplexes as an option in neighbourhoods that are presently Single Detached. (2)
	Only increase Duplexes within neighbourhoods that were built with Duplex housing. (1)
	Only permit Duplexes when the neighbourhood is ready to be redeveloped. (1)
	Opposition to Duplexes in Westpark Duplexes. (1)

Theme	Electronic Submission Comments
Townhouses	Lots along Riverpark Drive, Westpark Road, Riverpark Drive, Valleyview Ridge, and some lots on Westpark Way and Westpark Court should not be permitted to develop Townhouses. (2)
Neighbourhood Character	District regulations misrepresent Old Westpark character. (1)
	Providing a variety of lot sizes and housing forms reduces neighbourhood character. (1)
	Residents mention in the Westpark Area Structure plan that they prefer Westpark Estate lots, large yards and single family dwellings. (1)
Density	Densification may positively or negatively affect property value. (1)
	Densification increases parking and creates snow clearing problems. (1)
	Promoting densification while advancing new greenfield development may be inconsistent in direction.
	Increasing density without corresponding local infrastructure may not achieve intended outcomes and could strain existing infrastructure. (1)
Terminology	Use metric and imperial measurements. (1)
	Regulations should be clear and specific, not interpretative. (1)
	“Subject to the approval of the Development Authority” is subjective.
Backyard Dwellings	Change Backyard Dwellings to discretionary in Old Westpark. (1)
	Review and consultation processes, including Administration and Council oversight for Backyard Dwellings. (1)
Other	Resident mentioned that Stats Canada indicates a low proportion of multi-generational households and any housing policy may not align with buyer preferences for single detached homes. (1)
	Recommended exploring greater separation between government and religious schooling systems. Transition towards a non-religious public model. (1)
	Broaden the regulation provisions related to variances. (1)
	Create a separate Old Westpark district that reflects existing lot sizes and character. (1)
	Westpark Estates should be a part of Estate District. (1)
	The map does not indicate Collector Streets or Local Streets. Only Collector Locations. (1)

Pineview District (PVD) Key Takeaways:

- 94% (16 out of 17) of feedback form submissions mentioned that they are satisfied or approve the proposed draft.
- 29% (5 out of 17) of feedback form submissions and 5% (1 out of 21) electronic submissions support distinguishing between building heights between in Pineview North and South. 5% (1 out of 21) electronic submissions disagree with the separation of building heights in Pineview North and South.
- 29% (5 out of 17) feedback forms and 90% (19 out of 21) of electronic submissions request the road designation change from Collector Street to Local Street for 96 Ave & 82 St to 94 Ave & 86 St.

- 18% (3 out of 17) of feedback form submissions and 5% (1 out of 21) electronic submissions appreciate including limiting the integration of Duplexes, with a maximum of 4% Duplex development in Pineview

Drop-in Session – Comments

A total of 17 of the 40 attendees (43%) from the Pineview District that signed in submitted feedback forms. The comments have been categorized as they relate to the dominant themes: Draft, District Regulations, Duplexes, Townhouses, Backyard Dwellings, Process, Map, and Other. The entirety of the feedback comments can be found in Appendix A.

Theme	Feedback Form Comments
Draft	Participants noted they were satisfied or expressed approval for the proposed draft. (16)
District Regulations	Appreciate separate building height for Pineview North and South. (5)
	Intent Section requires clarification. (2)
	Regulations less than 7.62m front yard setback will increase parking and congestion. (1)
	Rear yard setback (6.0 m plus 1.0 m per additional storey) in Node areas may result in shadowing and privacy impacts for adjacent residential properties. (1)
	Increase setbacks for additional storeys address privacy and shadowing concerns. (1)
	Move regulation 4.a to 7.ii. (1)
	Move regulation 6.a to 9.ii. (1)
	Remove Inn references. (1)
Duplexes	Support limited integration of Duplexes, with a maximum of 4% Duplex development in Pineview. (3)
	Duplexes will cause street parking issues and congestion. (2)
	Support Duplexes as Discretionary allows for them to be blended in the neighbourhood. (1)
	Do not support Duplexes. (1)
Townhouses	Townhouses and Condos are ghetto and an eyesore. (1)
	Do not support Townhouses with 3 to 4 units. (1)
Backyard Dwellings	Backyard Dwelling height makes sense for it to be compatible with low profile neighbourhood. (1)
	No Backyard Dwellings. (1)
Process	Prefer a vote on the proposed regulations. (2)
	What is the area of notification for a discretionary permit? (1)
	Consider 'to Door' notification in addition to existing public notice. (1)
Map	Change road designation from Collector Street to Local Street for 96 Ave & 82 St to 94 Ave & 86 St. (5)
	Include #10 on the map which references the church on 90 street. (1)
Other	No to Smart City/15 min City. (1)
	Using Stats Canada for sun angle data with current setbacks will cause shadow issues. (1)

Theme	Feedback Form Comments
	Consider bringing back 7/11 back to Pineview. Many people do not have vehicles. (1)
	No Apartments in the Node. (1)
	Ample parking for Commercial and Home Businesses. (1)

Online Engagement – Comments

A total of 21 electronic submissions were received through fortplanning@fortsask.ca and Fort Report. The comments have been categorized as they relate to the dominant themes: District Regulations, Duplexes, Map, and Other. The entirety of the electronic submissions can be found in Appendix B.

Theme	Electronic Submissions Comments
District Regulations	Rear yard setback (6.0 m plus 1.0 m per additional storey) in Node areas may result in shadowing and privacy impacts for adjacent residential properties. (1)
	Object to 8m building height along 99 Ave. (1)
	Reduction in building heights should require adjustments to other development regulations such as front yard setback. (1)
	Separation of building heights for Pineview North and South. (1)
	Move regulation 4.a to 7.ii. (1)
	Move regulation 6.a to 9.ii. (1)
	Development related regulations to “Discretionary Uses” should be moved to “Building Character and Design” section as in other districts. (1)
	Both Permitted and Discretionary Use regulations should be evaluated for compatibility for preserving neighbourhood character. (1)
	Regulations for Permitted Uses are not clearly defined and may not provide guidance for applicants to understand. (1)
	Support the addition of grandfathering section for existing buildings. (1)
Duplexes	Regulations for considering Duplexes and increased driveways would negatively affect street parking. (1)
	Duplexes as Discretionary allows for them to be blended in the neighbourhood. (1)
	Limited integration of Duplexes, with 4% Duplex development. (1)
	Regulations for considering Duplexes and impact of driveways should apply to Collector and Local Streets. (1)
Map	Change road designation from Collector Street to Local Street for 96 Ave & 82 St to 94 Ave & 86 St. (19)
Other	Do not agree with the premise for change and oppose densification. (1)
	What is the rationale and drivers behind the proposed changes given the stability of the neighbourhood. (1)
	What is the purpose and function of “Nodes” within neighbourhoods. (1)
	Nodes are not required and needed within established neighbourhoods. (1)

In addition, to the feedback forms and online submission, one resident provided feedback through separate submissions. The comments have been categorized as they relate to the dominant themes: District Regulations and Map. The entirety of the feedback comments can be found in Appendix C.

Theme	Feedback
District Regulations	Use an updated number and bullet system.
	Update the page number.
	Move regulation 4.a to 7.ii.
	Move regulation 6.a to 9.ii.
	Update 6.a to include a regulation that regulations within Section 6 apply along with regulations in Section 7 to ensure the neighbourhood character is preserved.
	Remove Inn references.
	Development related regulations to “Discretionary Uses” should be moved to “Building Character and Design” section as in other districts.
	Both Permitted and Discretionary Use regulations should be evaluated for compatibility for preserving neighbourhood character.
Map	Include #10 on the map which references the church on 90 street.
	Change road designation from Collector Street to Local Street for 96 Ave & 82 St to 94 Ave & 86 St.
	Change the designation of 9012 96 Ave from Collector Street to Local Street.

Downtown Fringe District (DFD) Key Takeaways:

- 20% (1 out of 5) feedback forms and 100% (2 out of 2) of electronic submissions do not want multi-family or townhomes in the Downtown Fringe.

Drop-in Session – Comments

A total of 5 of the 20 attendees (25%) from the Pineview District that signed in submitted feedback forms. The comments have been categorized as they relate to the dominant themes: Draft and Other. The entirety of the feedback comments can be found in Appendix A.

Theme	Feedback Form Comments
Draft	Participants noted they were satisfied or expressed approval for the proposed draft. (2)
Other	Reduce building heights to 8m to better fit the neighbourhood character. (1)
	Changes are being made for financial gain. (1)
	No Duplexes or multi-family in Old Fort. (1)
	No multi-family along Major and Minor Collector. (1)

Online Engagement – Comments

A total of 2 electronic submissions were received through fortplanning@fortsask.ca and Fort Report. The comments have been categorized as they relate to the dominant themes: District Regulations,

Townhouses, Apartments, Parking, Property Values, and Other. The entirety of the electronic submissions can be found in Appendix B.

Theme	Electronic Submissions Comments
District Regulations	Do not allow 18m heights to be directly behind single family homes. (1)
	Keep the existing setbacks, 3-6m. No 0m setbacks. (1)
Townhouses	Do not support Townhomes along 100 th Ave, between 109 to 106 Streets, and along 93 rd Ave, and along Major and Minor Collector (2)
	Townhouse description is not sufficiently clear. (1)
	Townhouse definition may function similarly to apartment. (1)
Apartment	Do not support Apartments along 100 th Ave, between 109 to 106 Streets, and along 93 rd Ave. (2)
	Allowing Apartments will congest street parking. (1)
Parking	All development should have sufficient on-site parking as there are issues with street parking and snow storage. (2)
Property Values	Felt that the district regulations will decrease property values. (1)
	Do not feel Nodes are not required and needed within established neighbourhoods. (1)
Other	Density is better suited for Old Mall area and not Old Downtown. (2)
	Proceeding with the district will cause legal issues. (1)
	Neighbourhood is redeveloping through infill and renovations. (1)
	No “downtown Edmonton” homes in Fort Saskatchewan. (1)

Estate District (ESD) Key Takeaways:

- 50% (6 out of 12) of feedback form submissions mentioned that they are satisfied or approve the proposed draft and 8% (1 out of 12) showing dissatisfaction, especially with Backyard Dwellings in Clover Park.

Drop-in Session – Comments

A total of 6 of the 12 attendees (50%) from the Pineview District that signed in submitted feedback forms. The comments have been categorized as they relate to the dominant themes: Draft, Backyard Dwellings, and Other. The entirety of the feedback comments can be found in Appendix A.

Theme	Feedback Form Comments
Draft	Participants noted they were satisfied or expressed approval for the proposed draft. (6)
Backyard Dwellings	No Backyard Dwellings in Clover Park. (1)
	Only allow grandfathered Backyard Dwellings. (1)
	No proper infrastructure for Backyard Dwellings. (1)
Other	Clover Park should follow Pointe Aux Pins regulations. (1)

Downtown Core District (DCD) Key Takeaways:

Online Engagement – Comments

A total of 1 electronic submission was received through fortplanning@fortsask.ca and Fort Report. The comments have been categorized as they relate to the dominant themes: Draft and Terminology. The entirety of the electronic submissions can be found in Appendix B.

Theme	Electronic Submissions Comments
Draft	Participant noted they were satisfied or expressed approval for the proposed draft. (1)
Terminology	Consider updating the automobile related activities within the Downtown Core to exclude repair services and parts sales. Visitors of these activities will typically visit other businesses. (1)
	Agree with excluding 'big box' stores and businesses that promote large parking lots as they are not compatible with the intent of the Downtown. (1)

General (non-district specific) Key Takeaways:

Online Engagement – Comments

A total of 1 electronic submission was received through fortplanning@fortsask.ca and Fort Report. The comments have been categorized as they relate to the dominant themes: Traffic, Schools, Child Care Facility, and Document Format. The entirety of the electronic submissions can be found in Appendix B.

Theme	Electronic Submission Comments
Traffic	There are traffic flow and congestion at key pinch points throughout the City, including the lack of free-flow lanes near Safeway / Highway 15. (1)
Schools	Schools to be designated as a Permitted Use in DFD and PS District. (1)
	CND height regulations meet EIPS needs and suggest that school height provisions in other districts (PS, HND, DFD, PVD, MUCD) align with CND standards (e.g., Node, Arterial, and Collector). (1)
	Uncertainty of development regulations of Schools within the PS District. (1)
	Clarification on Parking and Loading for High Schools and Conceptual Development Plan. (1)
Child Care Facility	Emphasize an importance of safe, well-designed outdoor play areas by mitigation regulations and appropriately locating them away for hazards. (1)
Document Format	Use an easier system for section numbering

Process and Promotion Comments

As part of the feedback forms and online submissions received, participants also provided comments that were not specific to proposed LUB draft. These comments primarily focused on the notice of the workshop sessions and the overall session format. The feedback received has been summarized and organized as Workshop Feedback, Notification Process, and Purpose. The entirety of the feedback comments can be found in Appendix A.

Theme	Feedback
Workshop Feedback	Participants expressed thanks and indicated they believed the workshop was well-run (11).

Theme	Feedback
	Require a list of definitions. (2)
	Provide a short summary of key topics for each area as the info provided is too detailed. (1)
	Both meeting sites were well selected and staff were very helpful. (1)
	Appreciate the Planning Department's thorough engagement process with Pineview residents. (1)
	Verbal feedback shared during engagement session was not reflected in summary reports. (1)
	Questions, concerns, and discussions with staff during engagement sessions may not be captured unless formally submitted. (1)
	All feedback, including verbal input, be documented and considered, or that it be clearly communicated if only written submissions are included. (1)
Notification Process	Concerns about the effectiveness and visibility of engagement notification methods. (1)
	Participant noted that they did not receive a door hanger and that posted signs were not located in prominent locations. (1)
	Communication used is insufficient. Suggest more direct notification methods, such as mailed letters or phone calls. (1)
Purpose	Understand the intent to encourage community input but question the effectiveness of engagement efforts. (1)
	Resident feedback may not be fully considered in decision-making and that the process may appear more focused on demonstrating consultation than meaningfully incorporating input. (1)

Next Steps

The City will take the feedback into consideration, and any comments will be considered in further refinement of the final draft prior to taking it for the Council consideration.

Appendix A: Feedback Forms

Feedback Form	Neighborhood	How did you hear about the Engagement Session?	The Venue for the Engagement Session was convenient.	Information provided at the Engagment was clear and easy to understand.	Opportunities to ask questions and give input were provided.	Do you have any suggestions for the Engagement Session?	Please provide comments on the material presented at the Engagement Session.
1	Pineview District	Email	Agree	Somewhat Agree	Agree	N/A	Seem straight forward
2	Pineview District	Email	Agree	Agree	Agree	No	Easy to understand
3	Downtown Fringe District (Old Fort)	Public Signs, Newspaper, Neighbors	Agree	Agree	agree	-	The staff were very well informed, knowledgeable and professional in description of area. Answered questions promptly and thoroughly. I personally attend a couple "work the neighborhood" events several years ago and am thankful a lot of information is non coming to a closure with this presentation.
4	Estate District (Southfort Estates)	Email, Saw Boards	Agree	Agree	Agree	-	We are in agreement with this proposal for Southfort Estates, as discussed Mar 18 2026
5	Conventional Neighbourhood District (Westpark)	Fort Record Newspaper, Road Sign	Agree	Somewhat Agree	Agree	Very Engaging Staff	1) In West Park Estates existing large lots should remain as single detached dwellings. Duplexes and other densification options reduce property value and negatively impact the existing community demographics. 2) Replacement of siding and windows should be classified as regular maintenance and not redevelopment. 3) Keep the Westpark Estates (larger lot properties) as a higher end demographic option to attract executives and professionals to live in Fort Sask. 4) Remove the subjective language from architectural controls. Replace with more definitive language. Verbiage such as "bold", "higher quality". etc. are subject to interpretation.
6	Conventional Neighbourhood District (Westpark)	Fort Record Newspaper, Road Sign	Agree	Agree	Agree	Same as above	Same as above
7	Conventional Neighbourhood District (Westpark)	Email from Planner after expressing interest in being informed about land use bylaw information sessions	Agree	Agree	Agree	Very Informative, dates & times are convenient and plentiful.	I will be attending public session to share my thoughts on this bylaw change. I am in support of these changes as I recently purchased this home with the intent to develop a secondary suite and was told I could not. The home was build and sold as having this potential (side entrance for basement- roughing for secondary suite features) and I was very disappointed to encounter this issue. I was/am aware of other duplex's in Southpointe that have been permitted to have secondary suites, so I was confused about the difference in bylaw's with the same structures/ town. I would like to have the same regulations as our neighbors across the highway.
8	Downtown Fringe District (Old Fort)	Local Paper	Agree	Agree	Agree	Nothing further. Thanks for the opportunity to review and have input	Clear and informative
9	Pineview District	John MacMillian	Agree	Agree	Agree	-	Good to hear that North PVD is 12m height and good to hear that South PVD is no higher than 8m. Good to hear that the city is using discretionary permits. No apartments allowed in the Node area. No suites of any kind allowed in backyards. Do not allow any more Duplex's of any kind including 3.4 duplex's etc. I bought my house in PVD in 1994 because of the size of houses and big sized lots. I do not want to see that beauty and comfort change.
10	Conventional Neighbourhood District (Southfort)	Emailed to youth council	Agree	Agree	Agree	-	The map breaking down the sections were very helpful. The staff available to answer questions was extremely helpful.
11	Conventional Neighbourhood District (Westpark)	Word of mouth	Agree	Agree	Agree	-	Very thorough
12	Estate District (Southfort Estates)	Email	Agree	Agree	Agree	All questions were answered	Material appears to be self explanatory.
13	Conventional Neighbourhood District (Westpark)	Social media, road signs	Agree	Somewhat Agree	Agree	Better communication of technical terms and symbols. Start with links to "arterial", "node" etc. and P, D etc. definitions.	Older fully developed areas of Westpark and Bridgeview and parts of Southfort have significantly different character than the CND bylaws. That character should be protected. These areas should not be CND. They need their own designations. Townhouses and duplexes should not be permitted as redevelopment in the already developed areas. There are lots in Westpark that are detached houses currently but meet requirements for townhouses. That is unacceptable. Redevelopment should be regulated to detached homes only, to preserve the character of the neighborhood. Apartments and townhouses of any size have to be carefully controlled.
14	Estate District (Southfort Estates)	Email	Agree	Agree	Agree	No	Shree gave us a very good overview of the City changes. Thanks
15	Estate District (Southfort Estates)	Newspaper	Agree	Agree	Agree	-	We are very pleased with the final draft of the new land use bylaw for the Southfort Estates subdivision. This final draft allows this unique concept subdivision to remain as a low density neighborhood as it was originally designed to be.
16	Estate District (Southfort Estates)	Email, signs in area, newspaper	Agree	Agree	Agree	No suggestions at this time	Great poster boards with info. The larger maps of the various areas are valuable. The material presented was consistent with previous formats so easily reviewed. I was happy with the Final Draft of the LBU for Southfort Estates, All concerns I had for the LBU were addressed for my area. Working with the planning personnel was a positive experience.
17	Downtown Fringe District (Old Fort)	Local print media, and signage	Agree	Somewhat Agree	Agree	-	I only had concern with the specific area I reside. I was given appropriate material that addressed the area and a representative that gave explanation as to my inquiries and/or concerns.
18	Pineview District	Direct email	Agree	Agree	Agree	Well laid out, young man walked me through the 2 areas I was interested in. Quiet enough that I had personal service.	Followed what was online.
19	-	Billboard in neighborhood	Agree	Agree	Agree	-	-

Feedback Form	Neighborhood	How did you hear about the Engagement Session?	The Venue for the Engagement Session was convenient.	Information provided at the Engagment was clear and easy to understand.	Opportunities to ask questions and give input were provided.	Do you have any suggestions for the Engagement Session?	Please provide comments on the material presented at the Engagement Session.
20	-	Billboard	Agree	Agree	Agree	-	-
21	Pineview District	Record, Post, City online	Agree	Agree	Agree	Both meeting sites well selected and staff very helpful, thanks	Must commend your decision to identify N & S Pineview with the 8.0 m & 10.0 m heights. This is a positive recognition of the area.
22	Pineview District		Agree	Agree	Agree	Focus on traffic flow, pinch points all over the City. There are no free flow lanes near Safeway/ Hwy 15.	-
23	Conventional Neighbourhood District (Southfort)	Fort Sask City Email	Agree	Agree	Agree	Laid out well. Planner was awesome to talk with.	Need list of definitions
24	Conventional Neighbourhood District (Southfort)	Fort Sask City Email	Agree	Agree	Agree	Same as above	Same as above
25	Pineview District	Fort Record	Agree	Agree	Agree	Would have liked to have seen a vote	Fairly comprehensive. Good.
26	Pineview District	Fort Record	Agree	Agree	Agree	Would like to seen a vote	Good
27	Pineview District	Sturgeon Post and Fort Record	Agree	Somewhat Agree	Agree	Need more sessions, a lot of info and would be hard to remember everything.	Info was available and appreciate it! But I say no the smart city/ 15 min City- is a lot of control. The building of town houses/ condos in Pineview would like the ghetto's and an eyesore. There are plenty of parking places in most of the area in Pineview and should not be a problem for home businesses as customs would not be there all day taking up space. The 7- eleven that was in Pineview was convenient and was taken away. Many people who do not have a vehicle- this was great to have a convenience store. Now this is gone and no replacement is there- reminder this was for 6,000 residents and now no 7- eleven - many have to walk farther away to get what they need. Please reconsider this - this should not be in Pineview or in Fort Sask. Thank you for your time.
28	Pineview District	Email	Agree	Agree	Agree	No	We presented, understandable
29	Pineview District	Email	Agree	Agree	Agree	No	Clear, concise, well presented. Thank you for the opportunity.
30	Pineview District	Fort Sask Portal, Online, Newspaper, Billboard	Agree	Somewhat Agree	Agree	-	Very encouraged changes have been made to the lub. Still concerned about on street parking and congestion. I have a few more concerns, however I want to go home and look this draft over and will return to another session. Excellent sit down meeting. Pleased the planners have made some positive changes to the Pineview Draft (8 meter height 4% duplex development). Brought up our road being called a collector road rather than a local road (160 ft wide vs 80 ft wide). Confused about wording in the Intent Section. Will address all of the a voice in more detail in my email to Fort Planning. Recently I attended two informative sessions concerning the Pineview Land Use Bylaw. Although I would have liked to see the Pineview neighborhood stay as it presently is I appreciate the Planning Team has listened to Pineview residents concerns and have made some positive changes to the proposed Pineview Draft. Restricting residential height to a maximum of 8 meters and limiting future development of duplexes in our neighborhood to 4% will help preserve the residential character or our neighborhood which we so enjoy. I thank you for that. There is an error which should be corrected. 96 ave. between 82st. and 86st. and 86st. between 96ave and 94ave is currently called a collector road. These roads are 60ft, wide(18.29m).These particular roads should be changed to a LOCAL road designation as they are same width as surrounding local roads. 99ave to 82st and back up to 94 ave. and 89st. from 94ave. to 99ave.(also designated a collector road) is 80ft(24.38m.)wide. These dimensions were taken from a Fort Sask. legal plan. Please give attention to this matter and make the appropriate changes. I find Section(3) Intent in the proposed draft a bit confusing. Paragraph two gives a description how duplexes should blend into neighborhood on both collector and local roads. Paragraph three gives a description which slightly differs between the collector and local roads. After seeing what is happening in the City of Edmonton I would just like to make sure a developer is not able to make any changes in the future. Is there any safeguards that should be added to the LUB so this will not happen? Thank you for reviewing my concerns.

Feedback Form	Neighborhood	How did you hear about the Engagement Session?	The Venue for the Engagement Session was convenient.	Information provided at the Engagment was clear and easy to understand.	Opportunities to ask questions and give input were provided.	Do you have any suggestions for the Engagement Session?	Please provide comments on the material presented at the Engagement Session.
31	Pineview District	Fort Record, Bill Boards, Fort Sask Online	Agree	Somewhat Agree	Agree	No they were really good,. We went the first time to gather information. We got all the information about Pineview LUB	The material was good at the engagement session. We still have some questions outlined in the attachment. To Whom It May Concern I attended 4 sessions two in 2024/2025 and two recently (2026). From the first two sessions the planners made some positive changes to the new proposed draft. I appreciate that they have listened to our concerns. I have some concerns of the proposed Pineview LUB that is now before us and would like to address them. 1. Uses to all new development in Pineview should be Discretionary Uses. 2. What is the area of number of home owners that will be notified when a discretionary permit is received by the City? 3. I have an issue with the frontal distance. We have 7.62m (25 ft.) now anything less will cause increase parking and congestion. We also have a nearby school, a park which is used for summer and winter sport activities as well as ten duplexes located on our block. Additional duplexes will also increase parking and congestion issues. I have an issue with being a Collector Street. The main street including 99 Avenue, 82 Street, 94 Avenue, 92 Street and 89 Street are 24.384m (80 feet). We are showing 96 Avenue between 82 Street and 86 Street, 86 Street between 96 Avenue and 94 Avenue as a Collector Street which is only 18.288m (60 feet). 96 Avenue and 86 Street is wrongly named a Collector Street and should be called a Local Street as shown on Plan No. 752-0666. Thank you for reviewing my concerns.
32	Pineview District	Weekly Paper, Online	Agree	Agree	Agree	-	Informative
33	Estate Districts (Clover Park)	Received email	Agree	Agree	Agree	I do not want any further "extra" home dwellings in the Clover Park neighborhood. Those who currently have "Grandfather" and then no more. We don't have any sidewalks and 3/4 of the neighborhood has no water. Our roads are narrow and no where to walk with the amount of people coming and going.	Allowing more homes/ dwellings is bringing in more people and more traffic. Why are we being treated different than Pointe Aux Pins? You are not allowing back yard dwellings there, and they have the same type of land area we have. It has been exhausting having 3 of these meetings. After the second one people give up. I have heard from neighbors, well I said in 1st and 2nd meeting we don't want it but have given up because they figure the City is going to do what they want. They get more taxes if more houses. I think you shouldn't assume if you had 13 people disagree in a session one that by session 3 they agree now because they didn't show up. If they said in the first round they didn't want it, I'm sure their opinion didn't change. Just fed up with the back and forth process.
34	Pineview District	In the paper	Agree	Agree	Agree	No	Easy to understand
35	Conventional Neighbourhood District (Westpark)	Record Paper/ Sturgeon Creek Post	Agree	Somewhat Agree	Agree	-	Minimum site width increase. So to avoid a duplex being built
36	Conventional Neighbourhood District (Westpark)	Record Paper/ Sturgeon Creek Post	Agree	Somewhat Agree	Agree	-	Same as above
37	Pineview District	Fort Record, Email	Agree	Agree	Agree	Thank you for the multiple sessions. It is a good feeling to be able to engage and ask questions. Thank you to City admin, planning department for willing to hear our concerns and especially for willing to make changes to address our concerns.	A concern I still have is that 86 Street from 94 Avenue to in Pineview is designated as a "Collector Street", I would like to ask that "to Door" notifications be considered in addition to existing public notification. A lot of times the Fort Record doesn't get delivered; the Sturgeon Post is not picked up and I don't make a point of checking on FortSask.ca. A home delivery just makes us more aware of the importance of an engagement.
38	Conventional Neighbourhood District (Southfort)	Sturgeon Post	Agree	Agree	Agree	-	Nice to see respect for current homes and feel of neighborhood in the new LUB. Would be good to have short summary of key hot topics as info for each area are very detailed. Learn from the mess going on in Edmonton with infills and don't let it happen here. Thank you.
39	Downtown Fringe District (Ross Creek)	Public Billboards, Sturgeon Creek Post	Agree	Agree	Agree	-	Please find attached my feedback form from today's information session. I recommend the residential house height limit be lowered from 10m to 8m in the Downtown Fringe District - Ross Creek Area to better fit the characteristics of the typical houses in this area. A 10m (2-1/2 story) house would be grossly out of character where houses are typically single or 1-1/2 story in this area. Existing R1 and proposed Downtown Fringe allows residential house height of 10m or 2 1/2 stories. This is too high considering existing houses in this area are single stories or 1 1/2 story. (Approx. 8m). The area I refer to is bounded by 101 st. 98 Ave and Lowe Ave is Ross Creek DFD.
40	Downtown Fringe District (Old Fort)	Billboard near 108 ST, 99 Ave	Somewhat Agree	Neither	Somewhat Agree	Be honest on why they want these changes..... Financial gain at the residents expense.	There is no need or requirement to add duplex's or multi family in "Old Fort". The proposal to add more density is absurd. The old "Fort Mall" location has added any and all additional density requirements for the entire area. The proposal to add multi family to the so called major collect road 100th ave and the minor collector road is crazy. 101 Ave is very quiet and 100th Ave is only busy from the workers going to Sherritt daily trying to avoid busy traffic elsewhere. Nearly all of them driving down 100 Ave are not even residents. The residents do not want this. We like the single family housing with the big lots, boulevards, trees, ample parking and solitude. The only people that want this is the developers for financial gain and the city for extra taxes. The developers and city planners do not live in the area and figure they should change it. We have went thru this many times already. Many residents in the area that I spoke to were very tired of this constant battle with the city. Please protect our area.

Feedback Form	Neighborhood	How did you hear about the Engagement Session?	The Venue for the Engagement Session was convenient.	Information provided at the Engagement was clear and easy to understand.	Opportunities to ask questions and give input were provided.	Do you have any suggestions for the Engagement Session?	Please provide comments on the material presented at the Engagement Session.
41	Pineview District	Newspaper	Agree	Agree	Agree	-	96 Ave between 82 St. and 86 St is incorrectly called a Collector Street. 86 Street between 96 Ave and 95 Ave is incorrectly called a Collector St. The TMP is incorrect in labelling these roads. The labelling of the road by the Consultant did not pass any of the parameters stated in Table 7.1 of the TMP. The roads identified as Collector Street are 9 meters wide. This aligns to the COFS Engineering and Servicing Standard. Several other PVD roads were measured that are Local Streets and measured at 9m also. It appears based on the consultant wording in the TMP he took the snow plowing map and just plugged and played the Collector road for snowplowing of that road. Having a local road in the same category for snow clearing as some Collector streets does not make a Local Street a Collector Street. The result of traffic flow was observed on Monday March 30 12 hours after the snow fall. The ring road was bare due to traffic flow. The local streets were observed and had snow cover due to low traffic flow. 17 hours after snow fall the road being called a Collector Street was still snow covered and not worn down due to traffic. That road seems to have low traffic, width of a local street, no bus route as seen on a Collector st. Density per lot for Detached, Duplexes makes sense in the new PVD LUB. RE: (3) Intent ii. Land Use Intent Stating a Limited integration of 4% additional Duplex development makes sense. For sensitive development it allows homeowners to convert their bungalow into a stacked duplex which will be compatible for the PVD in which a stacked duplex will be equivalent to existing 2 storey homes that are under 8 metres in south PVD. (4) Uses and Typology a) Abutting attached garages for Duplex and Townhouses.....parking and... That sentence only applies to Duplex and Townhouses and the statement would be better placed in the Section called ii Apartment, Detached, Duplex, Stacked Duplex, Townhousing section along with the other parking regulations stated in that section. RE: (4) Uses and Typology Having the duplexes as “D” makes sense in PVD and that aligns with the LUB project objectives of having development that blends into the neighbourhood. RE: (4) Uses and Typology Indoor Assembly Fundamental Use Provision states Plan 4335TR Lot R6 #10 but I don't see #10 referenced on the PVD map. (probably gathering church site on 90 st) RE: (6) Built Form and Siting a) Setbacks may be reduced to 0.0m to address internal streets at the discretion of the Development Authority. That statement refers to Nodes and Comprehensively Planned Sites. In order to put that statement into context the words “For Nodes and Comprehensively Planned Sites” needs to be added to the start of that sentence or move the sentence to the “ii Nodes and Comprehensively Planned Sites” section. RE: (6) Built Form and Siting Accessory Building/Backyard Dwelling Max 5.0m/exterior walls 3.0m. This makes sense in order to have backyard dwellings height be compatible with low profile neighbourhood of PVD. RE: (6) Built Form and Siting Rear yard setback for the Node 6m plus 1m for every additional storey. If you were to sketch this out for the Pineview plaza where homes on 91 street back onto this site you would see that shadowing and privacy issues will occur for the resident. A more appropriate setback is required for each additional storey that is added. Eg. 3 metres additional setback for each storey. Using Stats Canada sun angle data and current setbacks will cause shadowing issues. RE: iii. Commercial Block, Commercial Office Building, Inn, Mixed Use Building, The word “Inn” is a copy, paste typo. Not for PVD. Delete the word Inn. (g) Other regulations iii Applicability of Regulations This is a good additional section to the PVD to alleviate any residents concern of existing homes to be considered as conforming to the new regulations. The 9012 96 Ave site is shown as a Collector St facing lot. It is actually a Local Street facing lot. The Side and backyard are facing the Collector Street onto 97 Ave. RE: The PVD north/PVD south with the 8m/10m height limits makes a lot of sense. These 2 height designations for PVD align to the theme of all other Districts which also have multiple height limits.

Appendix B: Online Feedback

Online Submission	Neighbourhood	Date	Feedback
1	Downtown Fringe District (Old Fort)	06-Mar-26	I am writing in response to the City's requests for citizen participation in public engagement sessions. While the idea of encouraging community input is commendable, my experience has led me to question the effectiveness and sincerity of these engagements. Based on my and other neighbor's interactions with City officials in the past—including directors, managers, members of Council, and the Mayor—responses to resident concerns have often come across as dismissive, with issues raised by citizens frequently overlooked or ignored. This pattern contributed to a growing perception that these engagements are more procedural than meaningful. At times, the process appears to focus more on demonstrating that consultation has occurred rather than genuinely incorporating public input into decision-making. The emphasis can seem more about checking the appropriate boxes and ensuring appearances are maintained, rather than meaningfully considering the views of residents. Out of a community population of nearly 30,000 residents, only 11 individuals attended one of your "engagements". Such low participation raises serious questions about whether the current engagement model is effective or whether residents simply believe their input will not meaningfully influence the outcome. When citizens feel their voices are not genuinely considered, participation inevitably declines. I understand that you probably have no idea of the history involved over the destruction and defacing of nature throughout the river valley, Ross Creek and Nutrien's private property. And I don't expect you to. Please remove me from your list of resident contacts because these engagements are nothing but absurd and pointless. Genuinely.
2	Downtown Fringe District (Old Fort)	18-Mar-26	To whom it may concern, I recently found out that my neighborhood is being proposed with major changes that will, in my view and all my neighbors' views, negatively impact both the feel of the neighborhood and property values. Feedback on the communications: Report says door hangers were hung. I did not receive a door hanger on this change. Signs posted - These signs are in ambiguous places that are not on any of my travel paths in the old fort area. This comes across and seems underhanded. Snow removal signs get placed on main entry points into the area yet these info signs were posted in two places most people won't pass. ANY CHANGES TO BYLAWS should be communicated to the owner via a letter sent by post to the owner. This is due diligence. Even phone calls to let them know would be good. Feedback on changes: I demo'd and built in this area specifically because it was a beautiful, quiet area of single family home dwellings. There are much fewer people that park on the streets which is key compared to other parts of the fort that are over congested. Allowing apartment buildings 4 doors down from my house is UNACCEPTABLE!!! The buildings in the old mall area are a mess for parking and effect the businesses. Allowing apartments in this area will fill the streets with parked cars. This will decrease my property value and if it proceeds, I will seek legal advice in accordance with this. allowing 18m heights backing directly onto single family homes is a disgusting thought and also unacceptable. I can't even imagine how city planning thinks this is a good idea. There is NO need to increase high density living in the downtown core. the Old Mall area was approved for this to increase the area density and this is a logical place for it. Adding high density to a single family home area is not OK. Proposed townhouses along the major route and 5 doors down is similar to the allowance of apartments. I do not support this in any way. This is a single home area and that is what gives it it's charm. Front yard set back at 0m??? how could this be even possible. Not acceptable. setbacks are good as is. No Change. Should be 3-6m depending on neighboring sites. NO townhomes in the fringe district. This has been fought against for 20 years. ENOUGH IS ENOUGH and end this constant barrage trying to make these changes!!! I would like to see a vote from all the neighbors to be able to make a change like this. All homes/lots must have parking suitable to support expected vehicles. For example a detached house should have parking on the lot for 2 vehicles. Street parking is out of control in the new neighborhoods and we do not want that in the old neighborhoods. In summary, if there is a single family home on a site, it should remain that way if it is knocked down and re-built. Adding a basement suite would be fine if there is parking on the property for it. NO APARTMENTS in major routes and NO TOWNHOUSES in the fringe area. These are single detached home areas. The only people wanting this are developers as they see potential profits from it... and I guess the city to gain more taxes. This does not benefit the community in any way. NO CHANGES TO OLD DOWNTOWN area within the fringe. the area is naturally being rejuvenated with infills of detached homes and major renovations to existing homes. I have been happy with these developments. The one lot that was split and two tall skinny homes built, did not go well with the sale of the one taking 8+ months and the second being owned by the builder as it won't sell. People do not want the "downtown edmonton" homes in a small cities like Fort Sask. Hi, I went to one of the open houses and spoke with a gentlemen for quite a while about varying aspects and have additional feedback: Parking - new houses/renos should have 1 of the allocated parking spots suitable for a pickup truck. The problem with most of the new areas is a detached house has two parking spots but both spots are sized for small cars and no trucks so all trucks are parked on the streets. This is not only ugly it is a fire safety risk as there is no way fire trucks could get into some of those streets in the winter in an emergency. parking considerations should be in close proximity to the access door for townhouses and condos. An example is the townhouses across from Pots where the parking is in the back but there are numerous doors in the front. The tenants all park on the street in the front as that is what is close to their door and the back parking is half empty. This makes that road congested at all hours and reduces parking for the local businesses. Additional feedback - 100th ave from 109 through 106 st is not suitable for townhouses or apartments and should be removed as an option. most of the homes that those lots back onto are bungalows and anything large and overwhelming in size would not fit into the neighborhood. There is pretty of high density area in the old mall area. If townhouses are approved they should be lower not high density like the ones in the mall. Those are not suitable for the downtown neighbourhood. I would also challenge and not allow townhouses and apartments on 93rd ave as it would significantly impact the feel of the neighborhood as well as increase traffic. Townhouse descriptions need to be clear and different in different areas. row housing can be nice, but when a townhouse is simply defined as an outward facing door it becomes no different than an apartment with 6+ small dwellings in building. The old downtown has a great feeling. those that live here love the space on the roads, single family homes and streets that are not overwhelmed with parking. the houses in the neighbourhood are being renovated and replaced in a natural growth which is in keeping with the feel of the area. High density homes would deter that and end up having developers build money making high density units that will not fit in and will not be kept up over the years.
3	Pineview District	23-Mar-26	I was just looking at the different versions of the land uses for a detached home within Pineview. Can you confirm if I am reading this correctly? Based on my address the max height of a detached home was reduced from 10M to 8M on my side of the street but the homes on the other side of the street could be 10M? If this is correct then I would like to formally object to this. There is absolutely no reason why my side of the street should be limited to 8M. Can you please explain why this is the case and why North Pineview (literally the homes across the street) would be allowed to go with 10M should they choose to? Thanks for getting back to me and for the detailed explanation. I appreciate you taking the time to walk through the rationale behind the proposed changes. Based on this information, I would like to formally expand on my objection to the reduction in maximum building height from 10 metres to 8 metres as it applies to my property. My concern is not with increasing density in Pineview—I understand and support that objective. However, in my view, the ability to build vertically is an important and practical way to accommodate additional density while maintaining flexibility for future redevelopment. The current proposal results in an uneven application of regulations within what is otherwise a very consistent and uniform neighbourhood. Properties on one side of the same collector street would be permitted a greater maximum height than those directly across from them, despite having similar lot sizes, housing types, and municipal tax treatment. This creates a regulatory advantage for one group of homeowners while permanently limiting others within the same neighbourhood, which I feel is inequitable. If the City intends to proceed with an 8-metre height limit for certain properties, I believe there should be corresponding adjustments to other development standards—such as reduced front setbacks—to ensure these properties retain reasonable redevelopment potential (square footage). Without such offsets, the proposed change effectively reduces development flexibility for one portion of the neighbourhood while maintaining greater flexibility elsewhere. I raised this same concern during the public meeting at the Legion last year and wanted to ensure it was clearly documented as part of this process. Given that all homeowners in the neighbourhood pay the same taxes at the same rates, fairness and consistency should be paramount when making decisions that affect long-term property rights and redevelopment potential. If you have any thoughts on what I am trying to convey, or if I am misunderstanding any aspect of the proposal, I would appreciate the opportunity to discuss it further.
4	Conventional Neighbourhood District (Westpark)	24-Mar-26	Further to my review at an engagement session yesterday, I reviewed current lot sizes in Old Westpark, the CND proposal and the Pineview District proposal. Townhouses - almost every lot backing onto the riverbank on Riverpark Drive (around 30 lots), many lots on Westpark Road and some lots on Westpark Way and Westpark Court, meet the new criteria for Townhouse development. This is completely unacceptable as an allowable redevelopment option. It must not be an option of any type. Duplexes - I am not aware of a single duplex anywhere in the older area of Westpark. Yet I am sure the vast majority of lots within the area meet the criteria for duplexes as a "Permitted" development, ie: they cannot be declined and there is not even the option for neighbourhood consultation. They should not be permitted at all, not even as "Discretionary". Why is this area different from Pineview where some are "Discretionary" and not permitted at all in many areas? But even Discretionary is unacceptable in my opinion. It is not within the character of the neighbourhood. Backyard Dwellings - not currently allowed but these are to be "Permitted" everywhere in Old Westpark. Yet in Pineview they are discretionary. Discretionary is the most they should be allowed if at all in Old Westpark. Individual review and consultation with the neighbourhood as well as review and approval by Council and administration is required. Old Westpark does not fit in the "Conventional Neighbourhood District". The character of this mature neighbourhood is far different from the newer areas that the CND Land Use Bylaw Proposal is clearly intended to represent. This Bylaw Proposal has the potential to destroy the character of Old Westpark. Old Westpark needs to be designated as its own District with its own Land Use Bylaw criteria that protect the unique character of this old and mature developed area. My definition of Old Westpark - the area bordered within Pineview on the east, the river valley on the north, River Valley Drive on the west, with Westpark Drive and 95A Street to the south. The area south of 95A Street between Westpark Drive and Pineview (exclusive of the commercial area beside Veterans Way) is similar and might also be included as a District. (Perhaps Forest Ridge as well). In addition to my comments of yesterday on riverbank lots: Almost every lot that backs onto the riverbank on Riverpark Drive and Valleyview Ridge in the old area of Westpark can not only be developed into Townhouses in the new proposal, they all can be subdivided into two single Detached Dwellings, two Stacked Duplexes or Duplexes. And all of these (except Townhouses) are "Permitted" uses, no additional permissions required. Completely out of character for these neighbourhoods. The lot widths proposed in the CND are too small for Old Westpark. Pineview District proposes 11 m minimum lot widths with almost no Duplexes and no Stacked Duplexes but this proposal has 9.1 m widths in older Westpark. Again; Old Westpark does not belong in the Conventional Neighbourhood District. A separate Old Westpark District that reflects the character and existing lot sizes of these neighbourhoods is required.
5	Pineview District	26-Mar-26	I have recently attended the engagement sessions regarding Pineview LUB. I found them to be quite informative. The sessions in 2024 presented a lot of material that was unacceptable. I appreciate the many changes and improvements that the current draft has made. Particularly the 8metre height restriction and 4% restriction for duplex development. I believe these improvements to the proposed LUB will help to maintain the integrity of our neighbourhood. However, there is one mistake that requires a correction. The Collector road that is 99 Ave. to 82 St. and 82 St. back up to 94 Ave. is 80 feet wide as indicated in the original subdivision plan. Ninety-six ave. from 82 St. to 86 St. and down to 94 Ave. is 60 feet wide. This is the same width as all the other local streets. Therefor this section that is currently designated as a Collector must be changed to a local street. Please contact me if further information is required. Thank you. There appears to still be confusion about the designation of 96 Ave. and 86 St. being classified as a Collector Street. This is NOT a Collector Street. Collector Streets are 13.5 metres wide as described in Fort Saskatchewan standard T-9. This applies to 99 Ave. to 82 St. and back up to 94 Ave. A Local Street is 9 metres wide as described in Fort Saskatchewan standard T-3. This applies to 96 Ave. from 82 St. to 86 St. and down to 94 Ave. as well as other local roads in Pineview. Further to the above it has been said that Collector Streets are cleared of snow as a priority at the same time. 96 Ave. and 86 St. are not plowed at the same time as 99 Ave., 82 St. and 94 Ave. There is also a transit route on 99 Ave., 82 St., 94 Ave. This is common on Collector Streets, yet local streets will not have any as is the case of 96 Ave. and 86 St. Please ensure that 99 Ave. and 86 St. are removed as Collector Streets from the final LUB draft.

Online Submission	Neighbourhood	Date	Feedback
6	Conventional Neighbourhood District (Westpark)	28-Mar-26	I twice attended open houses for the New Land Use Bylaw. From these open houses I determined that I live on a Local Street and that this new bylaw is proposing the allowance of duplex housing in any existing neighbourhood with frontage size of at least 7.3 m. I oppose the across the board allowance of duplex housing, as an option, for neighbourhoods that are presently all single detached dwellings. Increased duplex housing should only be allowed on a limited basis in neighbourhoods that were built with duplex housing as an original part of the housing component. The increased density should have a stated pre-set upper goal. Duplex housing should only be considered in existing single detached dwelling neighbourhoods when that neighbourhood becomes in need of redevelopment. There should first be a deliberate and specific neighbourhood redevelopment plan. Also, there should be a definition of what constitutes a need for neighbourhood redevelopment. Duplex housing should not be an open, creeping possibility in all of Fort Saskatchewan's existing neighbourhoods. To allow duplex housing as an option in existing neighbourhoods where families have purchased single detached houses, knowing that duplex housing and other multi unit housing is not allowed, would be a betrayal of a contract between these families and this city's planners. There is an important ethics issue involved here. General comments: I found the document provided to me at the open house to be incomprehensible without detailed explanation. One example, of this: the document uses technical jargon like "place type", "multi-modal connectivity", "Greenfield development". This is not the type of language to use in a document when trying to connect with community residents. Reading the document, I found inconsistencies. Under the heading, (3) INTENT, it is stated, "New development and redevelopment when opportunities arise within this Place Type should feature more diverse housing options, such as Duplexes, Townhouses and Apartments along arterial and collector streets." This is contrary to the tables in the document that allow Duplexes in any neighbourhood if the lot frontage meets stated requirements. That would include not only arterial and collector streets but also local streets. So how are residents to know exactly what is being proposed? Though this documents was written for the community to give input, the introduction gave me the impression of a process that has already been decided; the impression of negative judgement of single detached dwelling neighbourhoods that already exist in this city. From this document I am given the impression that I live in a neighbourhood that is not "complete" because it consists of single detached dwellings. I strongly object to this implied judgement. Canada is one of the most desirable countries in the world in which to live. The availability of attractive, low density housing and low density neighbourhoods is one of the reasons people come to Canada. Please keep that in mind when increased density is being planned for Fort Saskatchewan neighbourhoods.
7	Pineview District	30-Mar-26	The following sentence is located at the top of "(4) Uses and Typology": a) Abutting attached garages and driveways for Duplex and Townhouse Dwellings must be paired together to maximize separation between driveways to allow for on street parking and operational functionality. That sentence only applies to Duplex and Townhouse dwellings regarding driveways and street parking. That sentence only refers to 2 rows out of 19 rows in the table below it. I suggest moving that sentence to the section on page 8 of the PVD LUB for regulations that includes Duplex and Townhousing and is already talking about parking. This sentence is located at the top of (6) BUILT FORM AND SITING: "Setbacks may be reduced to 0.0 m to address internal private streets, at the discretion of the Development Authority." Issue: There is no clarity with this sentence for any residents reading the PVD document. Only the planning department would know what it means. Planning answers obtained for the purpose of that sentence (Source Planning Department email March 19, 2026): This refers to Nodes and Comprehensively Planned Sites. This regulation applies to larger sites such as multi-family and larger commercial sites with multiple buildings on a site connected via internal private road network. In PVD this may apply to sites within the node area. If the sentence stays at that location in the document it could be reworded to provide clarity like this: "In Nodes and Comprehensively Planned Sites setbacks may be reduced to 0.0 m to address internal private streets, at the discretion of the Development Authority." Or Since it pertains specifically to "Nodes and Comprehensively Planned Sites" and would most likely have very limited use in a potentially comprehensively planned site in the Node of PVD maybe it's better to move it to: The section on page 11 of the PVD LUB called "Nodes and Comprehensively Planned Sites". Section 8 in the PVD LUB evaluates Discretionary Use applications for compatibility for preserving the neighbourhood character. When asking the planning department why only Discretionary Uses are checked to ensure they are preserving the neighbourhood character and Permitted Use applications are not evaluated for compatibility for preserving the neighbourhood character the following answers were provided. Answer #1 - "The customized regulations in the section "(6) Built Form and Siting" ensure building height incl. backyard dwellings, lot coverage i.e max. lot that can be covered by structures, front, rear and side yard setbacks, etc. ensures size and form of buildings fit with the character on the neighbourhood." Source: Planning department email March 13, 2026. This answer from the planning department makes sense that the specific and quantitative regulations in Section "(6) Built Form and Siting" ensure a Permitted Use development would preserve the character of the neighborhood based on specific parameters such as height, lot coverage, setbacks, backyard dwellings, etc. Answer # 2 - "Massing effect is tackled through front, rear and back yard setback requirements, total amount of lot coverage, roofline requirements, and limitation on building height. This approach gives fair opportunity to each homeowner while ensuring no to minimal impact to neighbouring properties." Source: Planning department email March 13, 2026. This answer from the planning department makes sense that the nature of the specific quantitative regulations in Section "(7) Building Character and Design" would ensure a Permitted Use development would preserve the character of the neighborhood based on specific parameters such as roof types, architectural elements, etc that are in that section. A simple solution to resolve the residents' concerns is to add this sentence at the top of the table "(6) Built Form and Siting". The sentence is stating the specific result for ensuring neighbourhood character by following the stated specific quantitative data in the table. (a) The specific regulations in this table, along with the regulations in "(7) Building Character and Design", such as height, yard setbacks, site coverage, density per lot, roofline types, and architectural details will ensure that all new builds will blend seamlessly with the surrounding developments and preserve the established character of the neighbourhood. Adding that sentence will bring clarity for the residents who are reading the PVD LUB. Right now it's not clear even though the intent with the specific and quantitative regulations ensure preserving the neighbourhood character as was pointed out by the planning department. That sentence doesn't change the intent of the sections, it doesn't change the entitlement of the applicant to receive a permit for a Permitted Use type build. It will just makes it clear for the reader of the document about the intent of the section. I heard this possible concern today during a discussion. A concern where duplexes are proposed in PVD and the impact of driveways on the street. This statement, below, in the Discretionary Section of the PVD LUB for Duplexes and Stacked Duplexes should ensure there will not be a concentration of duplexes that could negatively affect street parking. This statement applies to all Duplexes whether on a Local Street or Collector Street. c) A Duplex application may be refused if the cumulative impact of new driveways or the concentration of Duplexes is determined to negatively affect traffic flow, pedestrian safety, on-street parking capacity, or the intended character of the neighbourhood. I noticed in the CND LUB there are "Collector Streets" and "Local Streets" in the Uses and Typology table but the map does not indicate streets that are Collector Streets or Local Streets. The map shows some "Collector Locations" which are highlighting parks or church area but not streets. Can I get a copy of the CND map showing the Collector and Local streets identified? Thanks. I went to these two roads today to validate what the residents on those streets were telling me. These 2 roads are narrow Local Streets but the PVD LUB Map has them incorrectly identified as Collector Streets. You can also tell by looking at the width of the streets on the PVD map. Attache Here is the error. On the PVD LUB Map there are 2 roads that are incorrectly labelled as Collector Streets. These two roads are actually local streets which are 60 feet wide. Collector streets in Pineview are 80 feet wide. 96 Ave between 82 St and 86 St is incorrectly called a Collector Street and needs to be changed on the map to indicate it as a Local Street. 86 St between 96 Ave and 94 Ave is incorrectly called a Collector Street on the Pineview LUB map and needs to be changed to indicate it as a Local Street. Thanks. I have since read all other LUB for each district. DGD, HND, MUCD, DFD, DCD. In all other districts is a section called Building Character and Design with General Regulations for all builds. There is no section in all other districts labelled as Discretionary Uses. In the PVD is a section called Discretionary Uses which has these types of regulations generally for all development types: Size, location. Blend in with the neighborhood. materials, colours. Facade. Architectural styles. In all districts that information is contained under the section called Building Character and Design. The PVD LUB document is incorrectly formatted in which the same information is labelled in a section called Discretionary Uses. This is something already identified as an issue by residents when the 2nd draft was published in Feb 2025. The error is still in place and is the last remaining issue to be fixed in the PVD next draft. To state the same error in the next draft will result in the same feedback. For change management principles the PVD should be formatted to the same general regulations sections as all other districts and have the similar general regulations stated in the standard format template sections. The section called Discretionary Uses in the PVD are General Regulations and are actually stated as such in the last sentence in that section. It was an obvious error detected in the 2nd draft PVD LUB and included in the Feb 2025 feedback and the section can be seen fixed in Appendix E in the section at that time of feedback was called General Regulations. This error was caught before any other districts LUB was even created since it was such an obvious error detected by the residents. The correction of this error still allows for Permitted Use but the regulations become clear for all builds types just as shown in all other districts. The regulations need to be so clearly stated in a well written LUB that it supports the Permitted Use type and the right to receive a permit. This can occur once the error is fixed. In summary fixing the error means the residents don't have to give the same feedback again this time as they already did in the 2nd draft PVD where they detected this error already, the PVD sections then become formatted to the standard sections template as all other districts, the Discretionary Uses section content which only exists in the PVD under Discretionary Uses gets moved to Building Character and Design - General as seen in all other districts and per the standard LUB district templates, after this error is fixed it alleviates getting the same feedback from the residents that the error still exists and it still achieves the objective of the Permitted Uses for single detached developments. Bottom line. Win Win. Change management will be complete. It's the last outstanding error in the PVD LUB. Thanks.

Online Submission	Neighbourhood	Date	Feedback
			I have reviewed your reply (pasted below) from my recent email. Last year I obtained information as I suspected this response would occur. In anticipation of this response I asked to better define what constitutes that the Permitted Use in a LUB as to what supporting content needs to be in a LUB in order to support a person being entitled to receive a permit based on that designation. There has to be some sort of criteria for the developer to have alignment with in order to be automatically given a permit. Here is his email response Nov 28, 2024. From [Planning]: "The Permitted Uses are those uses for which an applicant is entitled to receive a permit as of right, provided the proposed development conforms with all applicable provisions of the land use bylaw. The principle underlying permitted uses is that, as a matter of good planning, certain uses within a given district are so clearly appropriate that the use itself requires no special consideration." Source COFS Planning Director Nov 28,2024. Here is your reply from my previous email: Your reply "The challenge is permitted uses are intended to encourage a certain type of use within a neighbourhood. They are intended to draw appropriate uses to a neighbourhood (e.g. detached dwellings in Pineview)." My input: That's correct. Encouraging permitted uses for appropriate uses such as Single Family dwellings is fine. What's not specified are the provisions clearly stated that are required to support Permitted Uses. Right now there is only one, a peaked roof. The information in the LUB needs to be so clear and complete, based on good planning that the person applying for a permit is able to read the provisions in the LUB that result in being able to obtain a permit for Permitted Uses. Full and clear provisions do not exist in the LUB for Permitted Use. Your reply. "Asking the development authority to deny an application based on the regulations within this section is challenging and goes against the intent of the permitted uses." My input. The development authority only has one provision for a Single Detached application. That being a peaked roof. How can the Development Planner exercise discretion to ensure that proposed developments are reasonably compatible with their surroundings and preserve the neighbourhood's established character when the only provision is a peaked roof. How can the Development planner ensure size, height, and massing shall be context-sensitive and should not overwhelm or significantly alter the surrounding built form when the only requirement is a peaked roof. How can the Development planner mitigate any massing effect through the use of lower roof pitch, orientation of roof when the only provision is peaked roof. Right now here are the applicable provisions for "Permitted Use" in the 2nd draft PVD LUB. Built Form and Siting Section - Table stating setbacks, etc. General Section - Roof must be peaked and not flat. Right now here are the applicable provisions for "Discretionary Use" in the 2nd draft PVD LUB. Built Form and Siting Section - Table stating setbacks, etc. General Section - Roof must be peaked and not flat. Discretionary Use Section - When evaluating discretionary use applications, the Development Planner shall exercise discretion to ensure that proposed developments are reasonably compatible with their surroundings and preserve the neighbourhood's established character. All discretionary applications shall be assessed based on the following general principles: c) The size, height, and massing of discretionary uses shall be context-sensitive and should not overwhelm or significantly alter the surrounding built form. The Development Planner may mitigate any massing effect through the use of lower roof pitch, orientation of roof. The improved "General" section that I discussed are on page 56 of the 2nd engagement session feedback. [Planning] asked me to make sure that what we spoke about made it into the Appendix E of the feedback so that it was documented. That General section in Appendix E has the General provisions clearly stated for all developments Permitted or Discretionary and are located in the General section of the document. They are General provisions that align with the whole intent of the PVD LUB which is to preserve the neighborhood character. These are not new provisions but just the same provisions from the 2nd draft PVD LUB but just better relocated. These provisions align with the whole intent of the LUB for PVD to ensure the neighborhood character is preserved. Your reply. "My concern is we would be biting off more than we could chew, and positioning the development authority poorly". My Input: The Development planner is poorly positioned with the current draft by only having only one provision for Permitted Uses which is peaked roof. There would be no ability to deny an application that does not fit with the neighbourhood character when it's not a provision. Allowing a dwelling to be built that does not blend with the neighbourhood character does not align with the PVD objectives to preserve the neighborhood character. This puts the development planner in a bad position because these three General to divisions below are not part of Permitted Use. 1. The Development Planner would not be able to exercise their rights to ensure that proposed developments are reasonably compatible with their surroundings and preserve the neighbourhood's established character. 2. Not be able to ensure the developer is compatible for size, height, and massing of discretionary uses shall be context-sensitive and should not overwhelm or significantly alter the surrounding built form. 3. Not be able to mitigate any massing effect through the use of lower roof pitch, orientation of roof. Your reply: "Should a decision about an application have to be defended to the SDAB or the Court of Queens bench." My input. The whole intent of the land use bylaw is to have clearly stated regulations that the developer or homeowner can read and understand what they need to comply with. The three statements above are clear and basic requirements for any dwelling (Permitted or Discretionary) to be built in PVD if put in the General Section. Stating those in the LUB General section sets up the development planner for success for Permitted and Discretionary Uses. It's kind of hard to defend a Permitted Use application if the only provision is a peaked roof. Developers and homeowners are required to follow the requirements stated in a Land Use Bylaw. Source: Legal opinion from an Alberta lawyer specializing in Municipal law. Aug 5, 2025. Thanks for your feedback. I have had time to read the entire draft again that we reviewed in our latest meeting with Janel. I could not find a section that clearly states information for the provisions of a Permitted Use development. I think the statements describing the provisions should be clearly stated. Right now it's quite ambiguous. This issue is something the residents have already provided in their second engagement session feedback from Feb 2025. I suspect the residents feedback will still be the same when providing the same information in this next draft formatted in the same section as the 2nd draft. I found a nicely detailed section though in the draft we reviewed together that has some general regulations stated that should apply to any development in the established neighbourhood of Pineview as I have typed below but that section is only for Discretionary Uses: Reasonable compatible with surroundings. Preserve the neighbourhoods established character. Size, height, massing shall be context sensitive. Developments shall reflect the architectural rhythm of the neighborhood, including building placement, orientation, and facade treatments. In Appendix E of the 2nd engagement feedback is a section called "(7) Building Character and Design - General" which clearly states the provisions of any dwelling development. This section is very important to ensure that all developments (Permitted and Discretionary) are reasonably compatible with their surroundings, and preserves the neighborhood character. It is more important to the applicant as it clearly states the expectations of their application. Right now it's too ambiguous for "Permitted Uses". These regulations are clear and would help a developer understand what is required for Permitted and would be well informed when applying for the permit. Right now it is very ambiguous when a person would apply for a Single detached development as there are no statements of expectation for a Permitted Use other than peaked roof which is stated in a general section. The PVD LUB Map has an error. The 96 Ave / 86 Street crescent is being called a Collector Street. Talking with the Planning Director tonight she mentioned that those streets are designed based on the cities design standards. That's what I also figured which makes the error obvious based on the cities design standards. Upon reading the COFS Engineering and Services Standard drawing T-3 a 9 metre road is called a Local Street. The engineering standard T-7 for a Collector street is 11.5 metres. Upon doing nine PVD Local Street sample measurements today, including the two that are incorrectly labelled, they were all 9 metres wide. I did five Collector Street measurement locations and were all 11.5 metres. These measurements also align with Transportation Association of Canada specs which states: Local Streets Narrower Widths (8 to 9 metres), Collector Streets Wider Widths (11.5 to 14.5 metres). I also used the parameters in the TMP to validate that the street is incorrectly labelled as a Collector Street. I'm not sure why the TMP consultant didn't use the parameters that he posted in his document in table 7.1. It appears he relied on personal judgment and a copy and paste of the snow clearing priority map that has that particular Local Street having a higher priority snow clearing timing for than other Local Streets. Bottom line, it's still a Local Street. That would be an information bias error on the part of the consultant to overlook all other accurate specific data that states the dimensions of a Local Street and Collector Street plus any traffic observation that the consultant could have done or calculated traffic volume. The consultant could have even just used logic by looking at the map of how local residents would take the most direct route to get out of that neighbourhood. Looking at the map and most likely traffic route to get out of that local area to get to highway 21 means that crescent sees only a small local traffic volume. My theory proved correct when I did a resultant traffic flow study twice on Monday March 30. I have reviewed the data and facts regarding the mis-labelling of these two roads, located south of James Mowat School, on the PVD LUB map as Collector Streets. I have 25 slides of information to support the proper labelling of these two streets. There is no data or specifications to support the labelling of these roads as Collector Streets. The two incorrectly labelled streets in PVD LUB map do not align with the following: TMP May 2018, TMP Addendum Oct 2018, COFS Engineering and Services Standards Specs, Transportation Association of Canada Specs 1914 - 2026, Canadian Good Roads Association 1970, Manual for Geometric Design Standards for Canadian Roads 1963 - 2026, Road width measurements taken March / April 2026, Traffic volume demand TMP May 2018, Oct 2018, Traffic volume observations and data capture March 30, 2026. There is only a snow clearing priority map for clearing this Local Street at the same frequency as the Ring Road (Collector Street) and 2018 consultant information bias and personal judgement that has caused these two roads to be incorrectly labelled as Collector Streets. The PVD LUB needs to use only facts and not vague personal judgements. I would like to recognize the COFS Planning Department staff for the very thorough engagement sessions conducted with the Pineview Residents which started in Nov 2024 and was completed in April 2026. This allowed for obtaining input for the improvements to the PVD LUB document. The PVD residents were thoroughly engaged which amounted to 70% of the city's total attendance in Nov 2024 and Feb 2025 even though the residents only make up 20% of the city's population. With only one outstanding issue that needs to be fixed as of April 10, 2026, the end result is that the PVD will have a LUB document that will be very practical and useful for the residents in future years for doing sensitive densification improvements that will blend seamlessly with the surrounding built forms. The improved PVD LUB document aligns with the 6 Planning Department's original objectives for the purpose of the city wide LUB project which were stated by the Planning Director in May 2023. The PVD LUB aligns with COFS web published specific Pineview objectives and 8 intent and criteria statements in the document itself. The completed PVD LUB aligns with the MDP objectives established neighbourhoods while at the same time preserving what residents value most, which is maintaining the established neighbourhood character with sensitive densification. The Pineview residents have a lot of passion for their neighbourhood which is why our neighbourhood has seen a population increase in 49% of its census zones in the 2024 census data and an average of 44% of census zones seeing a population increase during the past 4 census periods predominantly in the school areas. The PVD has had a stable net population since 2018, which matches the city's population per dwelling unit, and should see a net positive growth in the 2026 census as several families are being seen moving into the neighbourhood.

Online Submission	Neighbourhood	Date	Feedback
			I have reviewed the data and facts regarding the mis-labelling of these two roads on the PVD LUB map. I have 25 slides of information to support the proper labelling of these two streets. There is no data or specifications to support the labelling of these roads as Collector Roads. If you need to see the full data I have it available for communication in a meeting. Below is just a high level of the information. There is an error on the PVD LUB map in which 96 Ave between 82 Street and 86 Street is incorrectly labelled as a Collector Street. Also 86 Street between 94 Ave and 96 Ave incorrectly labelled. The streets are incorrectly labelled based on the COFS Transportation Master Plan May 2018 Table 7.1 "Parameters for a Functional Road Classification." The two incorrectly labelled roads do not fit the criteria for a Collector Street based on the parameters in table 7.1. Based on the parameters in Table 7.1 in the COFS TMP the functional road classification is a Local Street. The consultant did not use the parameters when indicating these roads as Collectors. The consultant stated that he only used the existing snow clearing priority map as a starting point and used judgement thereafter. Source: COFS TMP 7.0 This was an information bias error on the part of the consultant and personal judgement not based on facts or specifications when incorrectly calling these two roads as Collector Streets. The Local Street functional classification for these two roads also aligns with the specifications in the COFS Engineering and Services Standard Schedule C. Section 5.3.1 Specifications Drawing T3. T-3 18m Right of Way – 9m Local Residential. A Minor Collector Street is: T-7 24m Right of Way – 11.5m Minor Collector Residential. 9 Local Street sample measurements were taken and were 9 metres wide as per the COFS specs for a Local Street. This includes the two streets that are in error on the PVD map. 5 Collector Street sample measurements were taken and were 11.5 metres wide as per the COFS specs for a Collector Street. Sample locations documented. Keep in mind the Local and Collector Streets are only shown in the model for purposes of improving major road forecasts. Source: CPFS TMP 6.2. Local and Collector Streets are usually built as part of the development. Source: COFS TMP 6.2 This makes sense. You build the road width to match the neighbourhood original development. You don't build the roads as part of the development and decide 50 years later if the road is going to be a Collector Street or a Local Street. To provide better insight into future traffic conditions ISL built a travel demand model to predict future congestion on major roads. Source: COFS TMP 6.2 May 2018. The travel demand model indicates no congestion (Shown as less than low congestion on the map) on the two streets incorrectly labelled on the PVD LUB map. Source: COFS TMP May 2018 Figure 6.1 "PM Peak Hour Congestion" The PM peak hour congestion is not an issue for these two streets indicated on the PVD LUB map incorrectly as Collector Streets. The travel demand model indicates no congestion (Shown as less than low congestion on the map. Did not even register at the lowest level of congestion) on these two streets with a 10 year time horizon to a population of 35,000 residents. COFS TMP May 2018 Figure 6.9. The travel demand model indicates no congestion (Shown as less than low congestion on the map) on these two streets with a 30 year horizon (53k Population) Source: COFS TMP Addendum Oct 2018. I conducted a traffic demand observation on Monday March 30, 2026 comparing Local Street traffic on these two streets with the Ring Road traffic (Collector Street). Data available. The COFS TMP states that "All city roadways shall be designed in conformance with the most current edition of the Geometric Design Guide for Canadian Roads by the Transportation Association of Canada (TAC). Source: COFS Engineering and Services Standard Schedule C. The Geometric Design Guide for Canadian Roads states: Local Roads: High Land access, low traffic volume, often fewer than 1000 vehicles daily, guidelines recommend lower design speeds 30 - 40 kph for residential areas, Physical characteristics 8 - 9 metres wide. Through traffic is discouraged. Collector Roads: Balances land access and traffic mobility, Higher traffic volume than local roads, speed typically 50 kph, Physical characteristics 11.5 - 14.5 metres wide, often includes provisions for transit. The TAC was founded in 1914 and renamed in 1917 to the Canadian Good Roads Association (CGRA) and the Manual for Geometric Design Standards for Canadian Roads and Streets was published in 1963. PVD development was built starting in 1970 using these standards. We know this based on the width of the PVD roads. sample road widths taken. Data available. In 1970 the CGRA was renamed to The Roads and Transportation Association of Canada which is the forerunner to TAC. The urban design standards at this time were 8.5 - 9.0 metres for Local Streets and 11.0 - 12.0 metres for Collector Streets. Summary: The two incorrectly labelled streets in PVD LUB map do not align with the following: TMP May 2018, TMP Addendum Oct 2018, COFS Engineering and Services Standards Specs, Transportation Association of Canada Specs 1914 - 2026, Canadian Good Roads Association 1970, Manual for Geometric Design Standards for Canadian Roads 1963 - 2026, Road width measurements taken March / April 2026, Traffic volume demand TMP May 2018, Oct 2018, Traffic volume observations and data capture March 30, 2026. There is only a snow clearing priority map for clearing this Local Street at the same frequency as the Ring Road (Collector Street) and 2018 consultant information bias and personal judgement that has caused these two roads to be incorrectly labelled as Collector Streets. The PVD LUB needs to use only facts and not vague personal judgements. I have 25 slides with detailed facts and data information to support these two roads to be correctly labelled as Local Streets and not as Collector Streets. When you get back from vacation can we have a meeting regarding the Street in PVD, located south of James Mowat School, identified as a Collector Street on the PVD map but not designed or built to be a Collector Street. I see this as the last remaining issue with the PVD LUB. That street was incorrectly called a Collector Street by the consultant who created the TMP. He did not assess the street opposite the street function parameters in his own report. If he did, he would not have called it a Collector. I know why he called it that but he just didn't do his job properly and assess the road opposite the parameters that determine a collector street vs a local street. The consultant could have even just driven on the PVD streets and compared the Local streets vs Collector streets as the difference and function are very obvious. The street was built in the early 70s based on the purpose of the function of the street at that time which is a Local Street vs the ring road being built to function as a Collector Street. There is reason why the width of that local street and every local street in PVD built 50 years ago still matches today exactly to the 2018 COFS Engineering and Services Standard specifications for a local street. Also the same reason applies to why the Collector Streets in PVD built 50 years ago still matches today to the COFS Engineering and Services Standard specifications for Collector Streets. It's too much to explain and provide supporting data and evidence in an email. As you stated a few weeks ago the TMP could be wrong. My data proves that first instinct you had.
8	Conventional Neighbourhood District	31-Mar-26	CND District 4 "Block Standards": It is highly unusual to have block standards in a LUB. It raises concerns about implementation and interpretation. This section contains very specific provisions that most certainly will need to be varied from time to time. It should be a provision in the MDP instead. 4.v "Reverse Fronting Site": This should be defined, as it is not clear 5.i "must be paired": This doesn't work well on pie lots, in certain circumstances. Also, when a block has an odd number of lots, at least one home must deviate from this. Accordingly, this clause should be change to a "should" instead of "must" and the language should be broadened to speak to when variances to the standard could apply. 6.iii & 6.iv "Parks and Natural Area": should add SWMFs. 6.v "must adhere": provision should be added for Subdivision Authority to vary this at their discretion. It is common for minor deviations to this standard. 7.iv "has": missing "that" 7 "Side Yard - Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing - Min. 1.2m": Setback is 0.0m on units that share a common property line, like duplexes, townhouses, etc. 7 "Side Yard - Accessory Building, Backyard Dwelling - Min. 1.0m": Some existing and planned townhouse lots have 0.6m side setbacks. How will these be addressed? Building Height "Local Street - Max. 11.0m": 3-storey townhouses exist on local streets already and more may be approved in the future. How will these be addressed?
9	Pineview District	02-Apr-26	In support of Fort Sask Pineview, and as a long time resident of the Pineview area, I want to reiterate the following concerns for your attention and consideration. The Issue - The Pineview Land Use Bylaw map has incorrectly labelled the following two streets incorrectly as Collector Streets. (96 Ave and 86 Street located just south of James Mowat School.) See map below. These two streets are 9 metres wide and are Local Streets. The immediate affect is probably not much but I'm thinking long term so therefore the streets need to be correctly identified for any potential future development. Street Measurements - I measured 9 local streets in Pineview and they were all 9 metres wide. I measured 5 locations for the width of the Ring Road (Collector Street) and they were all 11.5 Metres wide. Here is specific factual data for Collector Streets and Local Streets that disputes the designation calling those 2 streets Collector Streets. The planners originally stated the street was named a Collector Street because of the Fort Sask Transportation Master Plan stated it as such. I debunked their rationale because: The Fort Sask Transportation Master Plan (TMP) are these descriptions for Local Street vs Collector Street: Collector Streets have a Traffic volume up to 7000 cars daily, wider street, and typically a bus route. Local Streets have a Traffic volume up to 1000 cars daily, narrower street, and typically no bus route. Yesterday at the engagement session the new Planning Director stated the street was built according to the Engineering Standards and needs to be called what the engineering standard says. I thought great because I already read the standard and this is what the Engineering Standard says: Here are the specs for the pavement width from the City of Fort Saskatchewan (COFS) Engineering and Services Standards for a Local Street and a Collector Street: Drawing T-3 - Local residential street - 9.0 Metres, Drawing T-7 - Minor collector Street - 11.5 Metres. The new Planning Director then stated that the Engineering Standard could have been different back when the street was built. I said the standards must have been pretty good when the streets were built many years ago because they still match todays street widths in the current standard. The city engineering standard states that it needs to also align with the Transportation Association of Canada (TAC) specifications and this is what it says: Transportation Association of Canada for a Local Street vs a Collector Street. Local Streets - Narrower widths (8 to 9 metres), Collector Streets - Wider widths (11.5 to 14.5 metres). Bottom Line. A city rep or consultant or a snow clearing map can label a street whatever they want but for the purposes of future land development in a Land Use Bylaw the type of street needs to match the specs and not be a personal name given to it. Thank you in advance for your attention to this matter.

Online Submission	Neighbourhood	Date	Feedback
10	Pineview District	03-Mar-26	I am reading through the Pineview draft LUB and I notice there is still a node designation. I wonder if you might be able to explain to me the purpose of a node, not only in Pineview but anywhere in Fort Saskatchewan. I don't understand the purpose and what exactly it will do in any of the neighbourhoods. Thank you so much. Thank you for taking the time to answer my questions. I appreciate it for sure. If I can impose on you to double check one of the streets that seems to be labeled as a collector road on the Pineview map; 86 Street between 94 Avenue and 96 Avenue. This street is narrower than a collector road and I believe the labeling is incorrect. This street runs northwest and curves onto 96 Avenue as a continued street. I believe it should not be labeled as a collector. As a further comment to "nodes" I personally do not deem it necessary to have nodes, not just in Pineview, but no where in the Fort. I just do not see any purpose to them other than it being dictated from somewhere out of the whole spectrum of the City of Fort Saskatchewan. I would like to have it noted that there are some residents of Fort Saskatchewan whom do not see the need for Nodes. Places to gather are the Library, the Community Hall(Normandy Room), Pioneer House, the Legion, Dow Centennial Centre, The JRC, the curling club, the gold course, and such locations. We have lots of places to gather, why do we need a little strip mall with a pizza place, a liquor store and an Urban Dog to be delegated as "a place to gather"? It just is not a "common sense" thing to me and I would prefer to not see this label anywhere in Pineview or Fort Saskatchewan. Can you please give me a solid benefit to Pineview to have a designated Node? Thank you for your continued help with my questions. Thank you for your reply. In this node in Pineview, where would the people gather? Are there plans to build a community hall or an event centre of some sort, like maybe a seniors centre? I am trying to understand where people would gather in this location. Thank you for your continued patience and for answering my questions. I am reading through the Pineview draft LUB and I notice there is still a node designation. I wonder if you might be able to explain to me the purpose of a node, not only in Pineview but anywhere in Fort Saskatchewan. I don't understand the purpose and what exactly it will do in any of the neighbourhoods. Thank you so much. At a recent engagement regarding the Pineview LUB, I brought up the fact that 86 Street and 96 Avenue is designated as a Collector street/road. I drive this street quite regularly and this street should be designated as a local street. 86 Street/96 Avenue is not the same width as the ring road. The ring road measures out at 11.5 metres in width where our local street of 86 Street measure out at 9 metres wide. Snow cleaning on 86 Street/96 Avenue is done on a later schedule than the ring road of 94/99 Avenue. I would like to respectfully request that our street of 86 Street/96 Avenue be corrected in its assessment of being labeled a collector street/road and changed to label it as a local street. Thank you for your consideration.
11	Pineview District	03-Apr-26	On your LUB map of Pineview, it shows that 96 Ave. and 86 St. are Collector St's. they are not, and needs to be changed to Local St's. I have driven on Ring Rd. and I have driven on 86 St. and 96 Ave. Ring Rd. Is a lot wider than 86 St. and 96 Ave. therefore, on your Pineview LUB map it needs to change from Collector St. to Local St. Please make the correction.
12	Pineview District	05-Apr-26	We have come a long way with the draft of the Land Use bylaw for the Pineview neighborhood. I however feel that there is one more change that needs to happen. The road currently labeled as a collector street, 96 Ave, and 86 St. I currently live on this road and at the density we are, we find this road to be very congested. I believe that this road should be labeled as a local road. It is not the same width as the other roads on the Pineview map labeled as collector streets, and can not handle any further density increases. Can you please take the time to review the specs for this road, and get back to me with your findings? I have attached a photo for reference. Thank you.
13	Pineview District	05-Apr-26	To ensure the correct classification in the Pineview Land use Bylaw is used for both 96Ave and 86 Street , these roads should be classified as Local residential streets and NOT Collector streets, to stay in line with the following specifications. Specs for pavement width from City of Fort Saskatchewan (COFS) Engineering and Services Standards for Local Street and Collector Street: Drawing T-3 - Local residential street- 9.0 Metres (This aligns with our measured street width). Drawing T-7 -Minor collector Street 11.5 Metres. COFS Engineering and Services that it also has to align with Transportation Association of Canada (TAC) specification's. TAC specification for Local vs Collector Street. Local Streets -Narrower widths (8 to 9 Metres). Collector Streets- Wider widths (11.5 to 14.5 Metres). I feel the correct classification of Local street should be on the final document of the Pineview Land use Bylaw for both 96 Ave and 86 Street in Fort Saskatchewan.
14	Pineview District	07-Apr-26	I drive these streets every day - both 86 St and 96 Ave are narrower by a few meters than the Ring road that goes past James Mowat - there's no way that these should be considered as a Collector Street under the new suggested LUB. This needs to be fixed before this gets presented to council, as the road is far too narrow.
15	Pineview District	08-Apr-26	While I was previously aware that my street had been categorized as a collector street, I have only recently been made aware of the possible future implications of this designation. During prior engagement sessions looking at earlier drafts we had concerns about the types of developments that were proposed to be allowed on our street, but they have been changed to our satisfaction at this time. However, I am now concerned that if our street retains its categorization as a collector street there could be future implications. While I acknowledge that other streets feed in to it, it is the same width as other local streets. It does not have the extra width or traffic volume as the ring road or 89th street. I believe it should be categorized as a local street.
16	Pineview District	08-Apr-26	The 86 Street and 96 Avenue are both regular streets. They are narrow and not suited to be designated Collector Streets. This past winter these 2 streets have been treated like regular streets. There was not extra snow plowing to keep the snowbanks back. In fact, when the last winter storm clean up occurred in March, all the streets that feed into 96 Avenue and 86 Street were cleaned of snow and the snowbanks pushed back. 96 Avenue and 86 Street were not touched. The streets became narrower and narrower over the winter. During one storm in early March, the sand truck came down 86 Street part way but had to back up and turn because 2 vehicles were parked opposite each other so there was not enough room for the sand truck to pass. If the City is going to continue the Collector Street Designation, they are going to have to do a better job of either clearing the snowbanks from these 2 streets or do a better job keeping them pushed back. As well, at busy times when there are a lot of people at the Mowat Park Rink, parking causes traffic concerns as there is only one narrow lane to pass on when vehicles are on both sides of 96 Avenue. It is the same in the Spring, Summer and Autumn when there are baseball games and soccer games in Mowat Park. The streets are lined with cars on both sides leaving only one lane down the middle. There is a section called "Discretionary Uses" which contains some general neighbourhood parameters that describe preserving the neighbourhood character. These regulations need to apply for all future development that may occur in Pineview. Right now those general parameters only apply to "Discretionary Uses" and not "Permitted Uses."
17	Pineview District	08-Apr-26	I'm writing to provide some feedback on the current Land Use Bylaw proposal for the Pineview area, specifically regarding the street designations for 96 Ave and 86 Street (south of James Mowat School). After taking a look at the streets in person, it's pretty clear that the current map has them labeled incorrectly. Right now, they are being classified as Collector Streets (like the Ring Road), which would imply a width of about 11.5 metres. However, these are actually Local Streets that are only 9 metres wide. Driving through there, you can really see the difference—these streets are much narrower and have a completely different feel and traffic flow than the Ring Road. It's important that the bylaw reflects the actual physical reality of the neighborhood so we don't run into issues down the line. Could you please look into correcting the designation for 86 Street and 96 Ave to "Local Street" before the bylaw is finalized? Thanks for taking the time to consider this.
18	Pineview District	09-Apr-26	To Whom It May Concern; We appreciate that you have listened to the concerns of Pineview residents and have made some positive changes to the Proposed Land Use Bylaw. Another change needs to be made. 96ave and 86st are currently labeled Collector Streets. These two roads should be changed to LOCAL STREETS. They are not as wide as other streets that are labeled collector streets on the map. Please look into this matter and make the appropriate changes.
19	Pineview District	09-Apr-26	Please consider this. I recently received information regarding the designation of Collector and Local Streets. The City of Fort Saskatchewan produced Standard Detail Drawings in December 2024. They followed guidelines set forth by the Transportation Association of Canada. 96 ave. and 86 st. are shown as collector roads on the proposed Pineview bylaw map. We just completed a physical measurement of 96 ave. and found it to be 9 meters wide. We also measured on 82 ave and found it to be 13 meters wide. The designation of 96ave and 86st should be changed from collector to a LOCAL STREET. It does not follow the guidelines shown in the Fort Saskatchewan standard detail drawings. Snow removal is not completed in the same time frame on our street as 99ave to 82 st and back up to 94ave to 89st. 96ave. and 86 st. are not as high of priority. I am concerned this street designation could affect 96ave. and 86st. in the future and should be given the LOCAL STREET designation.
20	Pineview District	09-Apr-26	To Whom It May Concern. I recently received more information on the road and street designations of collector and local roads. 96 Avenue from 82 Street to 86 Street and 86 Street from 96 Avenue to 94 Avenue is called a Collector instead of a Local Residential Street. This should be called Local Residential Street. Two drawings in the Fort Saskatchewan Roadway Standard Details area outline the types of roads for Collector Residential Roads and Local Residential Roads. 24.0 m Collector Residential Right of Way, Drawing number T-9 (24.0m Right of Way - 1 3.5m Collector Residential) is for an 24.0 m Right of Way roads of 13.5m road surface. The collector road is 80.0 ft./24.384m on 99 Ave., 82 Street, 94 Ave., 92 St, and 84 St. Legal Plan 752-0666. 18.0m Local Residential Right of Way, Drawing Number T-3 (18.0m Right of Way - 9.0m LOCAL RESIDENTIAL) is for an 18.0m Right of Way roads of 9.0m road surface. 96 Ave. where I reside and 86 St. is only 60.0 ft./18.288m. Legal Plan 752 -0666. Transportation Association of Canada (TAC), Local Streets - Narrower widths (9 Metres). I just measured and found that 96 Ave was 9 Metres. Collector Streets - Wider widths (13.5 Metres). I just measured and found that 82 Street is 13 metres. Therefore the drawings T-3 and T-9 are correct. We should be called Local Residential and not Collector Residential. Snow removal - It could be days after the main Collector roads are done that we get graded and we have no Fort Saskatchewan bus routes on 96 Ave. and 86 St. I have included drawings T-3 and T-9 from the Fort Saskatchewan Transportation Department.
21	Pineview District	09-Apr-26	Good evening - Having lived in Pineview since 1982 - we were quite surprised to hear that the local streets 86 street and 96 avenue are considered a collector street. In our opinion, these streets are not as wide as ring road which is also considered a collector street. We hope that these streets will be reclassified from collector streets to local streets. Thank you.

Online Submission	Neighbourhood	Date	Feedback
22	Pineview District	09-Apr-26	I noticed on the Pineview Land Use Bylaw map that 96 Ave & 86 Street, located south of James Mowat School, are incorrectly labeled as a Collector Street. Driving on the ring road today, which is a Collector Street, I noticed that with cars parked on both sides there are 2 lanes of traffic open. It makes sense to call the ring road a Collector Street because it's broader. It makes no sense to call 96 Ave and 86 Street Collector Streets because they are both narrow roads. Driving on both of those roads with cars parked on both sides, there is only 1 lane of traffic open. Every other road that feeds on to the ring road is a narrow road and not a Collector Street. The original design of the neighbourhood is all the roads feeding on to the ring road are narrow streets, not Collector streets. The only Collector Streets in Pineview are the ring road and 89 Street by Win Ferguson. Thank you. I noticed on the Pineview land use Bylaw map that the streets just south of James Mowat school are incorrectly designated as Collector Streets. That is an incorrect designation. Those are narrow streets just like all the other local streets in Pineview. The only Collector Street in Pineview is the Ring Road and the North / South Road in the centre of the map that connects from the north ring road to the south ring road. I went and drove on these roads and it's obvious driving on them that the local roads are narrower and the ring road is wider. Please make the correction to the map. Thanks. Thanks for listening to the Pineview residents and making improvements to the latest draft of the land use bylaw. In particular, the new designations for building heights for north Pineview (10m) vs South Pineview (8m) make a lot of sense. This was a huge issue the last time. This should ensure the neighbourhood character is preserved and at the same time allow for homeowners to do subtle dwelling development that will blend in with the neighbourhood for each type of neighbourhood character. Thanks I noticed the setback of a future development in the Pineview plaza is only 6 metres plus just 1 additional metre for every additional story. This does not seem adequate enough and will cause shadows and privacy issues for the residents backing onto this plaza. I think for each additional story the additional setback should be an additional 4 metres. Having only 1 additional metre setback will end up with a very tall 3 story structure that would be only 8 metres from the dwellings property line. This setback needs to be given better thought. Thank you I agree with the use types for Duplexes being discretionary. It doesn't prevent them from being built but some discretion is put into reviewing any development applications for them. I also agree with the 4% additional limited integration duplexes as this adds some control to adding them into the neighbourhood. That's a reasonable compromise. Thank You. I noticed in section 8 under discretionary uses there are a lot of parameters stated to ensure a development will be compatible with the neighbourhood, proper sizing, massing, not overwhelm surrounding homes, architectural controls, facades, preserving neighbourhood character. These parameters are not stated though for permitted uses. These parameters need to apply for all types of developments. Thank you. I agree with the additional section added at the end of the document for grandfathering existing buildings. This will alleviate any concerns residents may have had about their homes around non-conformance. Thank you.
23	Pineview District	09-Apr-26	Please be advised that 82 St. & 96 Ave., and 96 Ave. and 86 St. are being bylaw identified as "collector" roadways while being just over 9 m. wide. This constructed width should be recognized as a " local" road design for Pineview. The area does not meet the land use bylaws being applied to collector road widths. I trust the Fort Planning group will make the necessary correction. Your attention to previous adjustments has gained merit.
24	Downtown Core District	09-Apr-26	Thanks for providing an opportunity to give our thoughts on the new land use bylaw. In regard to the regulations for the downtown core (eg 100 Ave) we suggest changing the definition of automobile oriented uses to exclude repair services and parts sales. These services provide a symbiotic relationship with other businesses and services in the area. Unlike other auto-oriented, drive-thru service, repair shops and parts (including tires) bring people into the area and often drop off their vehicles and walk around and discover other businesses. For example someone waiting for their tires to be swapped or dropping off their car for an oil change or windshield repair often stop for lunch or check out a gift store, etc. Generally, we are concerned that limiting or restricting certain businesses could have an unintended adverse effect on overall traffic and business activity in the downtown. The neighbourhood will benefit from more diversity of services, not less. For clarity, we do agree that some formats, such as drive-thru (where people do not leave the vehicle) or "big-box" stores that don't promote leaving the parking lot, would not be compatible. However, we are hopeful you agree there is some room to accommodate those businesses that, although automobile related, aren't specifically automobile-oriented in format. These businesses do help bring people and customers into the area and contribute to the overall vitality of the neighbourhood. Happy to discuss further if you like. Overall the other regulations presented at the open house are positive!
25	Conventional Neighbourhood District (Westpark)	10-Apr-26	These are the issues my wife and I could think of: - Expand the traffic to two lanes all the way down Wilshire. building height does not block existing solar panels sun exposure. I took a look at the four storey apartments down the street and it looks like they would block lots of the evening sun especially in the winter with the shorter days. Pointe aux Pins area across front our house on Westbrook Wynd. might not be possible but trying to reduce traffic down Willow lane and Wilshire blvd would be helpful. moving the medium to high density dwellings to the middle or the other side of the development. The people who can choose at the point of buying as to where they would like to live, next to higher density or move in more towards a lower density option. This could flow to the new neighborhoods and would work out just as well. The people already chose their house and area because of the low density and lower volume of cars being parked that is what we did. hopefully these newer areas can have ample parking so over flow doesn't go to Willow or Westbrook Wynd areas. controlled traffic stop at intersection of Willow and Wilshire. These are more towards our area but I believe could be incorporated into all the newer areas that would be developing along side the already developed areas. Thank you.
26	Pineview District	10-Apr-26	Hi, I am a resident of Ft Sask & I live in Pineview & I drive on our streets daily. I believe there is an error in the bylaws for the street designation in Pineview. The local streets (86 street and 96 ave) are narrower than the ring road. They are not a wide collector street and should be labelled as a local street. I believe this should be corrected. Thank you for your time.
27	-	10-Apr-26	- Within the Other Regulations for the CND (9, d, i) Nodes and Comprehensively Planned Sites, EIPS is uncertain about the requirement of the Conceptual Site Development Plan / Overall Master Plan. EIPS is concerned about the expectations and scope. EIPS would appreciate clarity on if this applies to school development and if so, at what stage of development process would this be required and what level of detail? This clause is mirrored in the HND, PVD, and MUCD etc. - The proposed land use district map [City wide] indicates that all current school sites are PS – Public Service District, however at the individual district level i.e. CND, DFD and MUCD the schools and school sites vary between Collector locations and Node locations. The requirements within the PS district appear to conflict with the individual districts. In particular, EIPS would like clarity around the height requirements for schools because in the PS – district the maximum height is 14m, while in the CND the maximum height for Collector Street is 13.1m, for Arterial is 18.3m and for Nodes it's 40m. In contrast within the HND and the DFD the building heights are at the discretion of the Development Authority. In our past submission EIPS indicated that for Arterial and Node heights we would like to see 14.4m to allow for a 3-storey building. This has not been reflected in the PS, HND, DFD, PVD and MUCD. EIPS is not seeking changes to the height requirements in CND as they meet our needs. However, EIPS would like to see height requirements in the PS, HND, DFD, PVD and MUCD mirror the CND. EIPS is also uncertain about other PS - district requirements outlined in the site development regulations. They do not align with the CND as the setback are all at the Discretion of the Development Authority however in the PS – district there are minimums for Front, Side and Rear setbacks. Overall, is the intent that current and future school sites follow the PS – Public Service District or the individual districts (i.e. HND and CND)? -This was the first circulation of the PS – Public Service District that EIPS was provided. Furthermore, in the PS district EIPS is concerned that schools are Discretionary. EIPS would like to see them as a permitted use and the purpose of the PS district should be updated to include educational services. This is the first circulation of the DFD that EIPS was provided. EIPS would like to see school within the DFD as a permitted use. For the PS , HND, DFD, PVD and MUCD EIPS would like to see building heights for schools the same as the CND (i.e. Node max 40m, Arterial max 18.3m, Collector 13.1m). Within the Parking and Loading requirements, EIPS is uncertain as public high schools seems to be reflected in the Built Form and Land Use Activity tables. Within the Built Form table "School – Senior High or Post-Secondary" whereas in the Land Use Activity table "Education (Public or Private) Senior High School or Post-Secondary" is listed. The requirements differ between the two tables. Can clarity be provided or can the requirements be aligned.

Online Submission	Neighbourhood	Date	Feedback
28	Conventional Neighbourhood District (Westpark)	10-Apr-26	Attached please find a word document containing our feedback on the Land Use Bylaw (All Districts) Final Engagement for your consideration. Proud to call Fort Saskatchewan our home, we have been residents of Fort Saskatchewan for over 45 years. We got married here, raised our children here, were employed by local industry, participated in local sports or community organizations, and have actively volunteered with various charity organizations. Feedback on the City of Fort Saskatchewan Land Use Bylaw Process -Verbal public expression seeking clarity, concerns and feedback was not included in “what we heard” reports. As an attendee at one of the open houses regarding Westpark, I sat with city planning representatives and asked numerous questions, provided some detailed concerns and sought clarity on several aspects. None of this appeared in “what we heard”. Recommendation: City run Open House venues designed as an information sharing session, with directly asking for people’s verbal feedback, questions and opinions at the session should use that information regardless of whether it is verbal or written. If only written submissions will be considered, this should be clearly stated in highly visible signage when signing in to venues like the open houses. Macro level -Demographics and Heterogeneity vs Homogeneity - Providing a variety of lot sizes and housing forms to provide choice and accommodate all residents in the community (Section 4.2.2 Policies of The Westpark Area Structure Plan – Bylaw C8-13 dated 12 Mar 2024) is embracing heterogeneity at the expense of neighborhood homogeneity. There has long been concern and debate in Fort Saskatchewan about the lack of corporate executives and professionals in Fort Saskatchewan. The Estate areas of Fort Saskatchewan have helped improve this demographic. Westpark and Southfort estates are home to a number of professional engineers and accountants, doctors and other medical professionals, business owners, corporate executives, law enforcement and city counsellors. The demographics attracted to the estate areas will seek housing in other communities that provide the homogeneity that the estates have brought them in Fort Saskatchewan. With a shortage of medical professionals in Fort Saskatchewan, much like in many other areas within Canada, decreasing the privacy and security provided by low density, large lot properties will create further shortages. Increased integrated housing choices will decrease the diversity in the city population demographics. demographics. -Certainty of Investment - A land use bylaw allowing low density residential to include single detached, semi-detached, duplexes, and multi-attached (townhouses) is contrary to the investment homeowners made in areas like Westpark Estates comprised almost entirely of single detached, large lot homes. One of the overall objectives of the The Westpark Area Structure Plan – Bylaw C8-13 dated 12 Mar 2024 was “to provide a consistent vision for landowners and developers to help increase certainty in investment”. In a community with heavy industry in targeted industries as direct and indirect major employers, the cost / value of housing directly fluctuates with Canadian and international economies. My property is an example of this issue. Density creates an additional stressor. It is questionable and highly debated whether increasing density will positively or negatively affect existing property values. It is unproven and currently a topic of ongoing debate. I expressed concern at both open houses I attended about densification lowering property values. The ‘city’ response was that densification tends to increase property values. If this is true, densification will exacerbate affordability and inclusivity. -Transportation and Parking - There are numerous articles from various Alberta and Canadian governments and municipalities about municipality-wide rezoning to increase density and improve affordability. Edmonton and Calgary have had and continue to have disputes and concerns from both citizens and developers. Frequent concerns involve parking requirements, parcel coverage, set-back regulations and mid-block townhome rules. Changes to promote walking and other environmentally aware transportation alternatives are more suited to large urban settings such as Edmonton and Calgary. Given the winter weather conditions in the local area, and with heavy industry a major employer in Fort Saskatchewan and area, walking, biking or taking transit to the heavy industrial employers is not an option. Local parking shortages will increase with densification, and negatively impact snow clearing to maintain transportation routes. -Focus –One aspect of urban densification seeks to limit the costs associated with infrastructure costs, land costs, and services required with urban sprawl. Promotion of densification while working on a new Southfort Meadows project is inconsistent in direction. These are conflicting projects. -Retrofitting - Retrofitting population densification through land use bylaws without the associated decentralized local schools, retail availability, and community supports will not achieve the desired goals. It will exacerbate the problems it seeks to alleviate. The existing infrastructure will not support this change in concept from centralization to decentralization. “A Complete Community is a planning concept that includes providing a mix of housing options employment opportunities, amenities and services within a walkable distance.” Recommendation: The integrated, tailored, walkable neighborhoods while planning for Southfort Meadows is the venue to facilitate inclusivity and integrated aspects within a community. -Multi-generational living – Increases in immigration has brought increases in multi-generational living driven by cultural differences. Hence the broad inclusion of housing options such as backyard dwellings, laneway housing in many municipalities across Canada. The Statistics Canada 2021 reports that Fort Saskatchewan has 190 multi-generational households out of the 10,420 households in the City. That is only 1.8% of the local households. A March 2026 study found “the average Canadian buyer has a budget of nearly \$ 677,000 and is looking for a three-bedroom home with 2.5 washrooms”. “The Canadian dream of owning a moderate stand-alone house with a few bedrooms for family and a yard is as relevant today as it ever has been”. The wants of the average Canadian buyer vs the 1.8% of multi-generational population lacks balance. -Schooling –Westpark documentation dating back prior to 1991 and still being quoted in City of Fort Saskatchewan documentation today reports “Two undeveloped school sites, based on the needs of Elk Island Public School district and the Elk Island Catholic School district.” There has been no progress to bring this to fruition. Westpark boasts a population of roughly 10,000, out of a city population of roughly 30,000. The result is 1/3 of the residents of Fort Saskatchewan have no schools within their neighborhood. From our residence in Westpark, the nearest public elementary school is 1 km; junior high is 2.8 km, and high school is 4.2 km. Further exacerbating this, a new public school replacing Rudolph Hennig Junior High and Fort Sask High is announced in 2026 to be built in the Southridge area. For public schooling, junior high and high school students will be required to cross Highway 21 to access non-secular schooling. The concept of separation of religion and politics (“church and state”) is a concept not specifically stated in the constitution, but is implied in Canadian law through protections against discrimination. The implementation of this concept as it applies to education and schooling is directly impacting daily life for many residents in Fort Saskatchewan. Recommendation: Separate government and religion. Working in collaboration between municipal and provincial governments, facilitate the transition from religion based schools to non-secular schools. This will reduce the multi-faceted costs of busing, reduce duplicity of resources, and promote safety and inclusivity. -Visual choice – The photos to get resident input on choices in housing, park areas, etc are incongruent with the proposed Land Use Bylaw. The Westpark Area Structure Plan dated 12 Mar 2024 showed 69% of those completing the survey chose housing similar those larger lot houses in Westpark Estates. Larger yards, single family dwellings, attached front drive garages, well landscaped. This is what we selected when asked. This is not what the Land Use Bylaw is proposing. Micro level -Westpark Estates Restrictive Covenants – Westpark Estates dwellings are subject to restrictive covenants covering “Westpark Estates Architectural and Building Controls”. These controls include minimum house size, house elevations, house setbacks, roof materials, exterior materials, exterior colours, garage requirements, driveways and sidewalks, top of bank restrictions, and miscellaneous. At one of the open houses I inquired whether the architectural and building controls would be superseded by the new Land Use Bylaw, and was informed that the controls are under a restrictive covenant that would continue to supersede the Land Use Bylaw. Recommendation: Westpark Estates should be moved to the Estate District (ESD). The restrictive covenants covering Westpark Estates is more compatible with the proposed Land Use Bylaw covering the Estate District. -Measurements – There is inconsistency between imperial and metric measurements across various platforms. Using the city link to view my 2025 assessment shows my property land area in square feet for the market land valuation; and dwelling and garage floor areas in square feet for the improvement valuation. My house construction documents mostly use imperial measurements. My property land documents use metric. Construction material retailers use imperial (eg: 8’ deck boards). Real estate sites use imperial measurements. The proposed land use bylaw consistently uses metric measurements. This lack of continuity negatively impacts the use and understandability of the bylaw as it relates to the property assessment and housing construction. While Canada officially switched to metric on 01 Apr 1975, the total conversion remains incomplete across construction and land use. Recommendation: Use both metric and imperial measurements for both the property valuation and land use bylaw. -Deck - Bylaw proposes: Part 4 – General Regulations for All Districts – 4.3.1 - ... “the following maximum projections into required yard setback areas may be permitted” - Uncovered deck or balcony – 2.4m max for rear yard setback area. Concern: if my current deck is 18’, and I need to replace it, I would need to reduce it only 8’ (2.4m)? Concern: “subject to the approval of the Development Authority” becomes subjective in application. Recommendation: for residential housing, deck size should proportionate to the size of the primary dwelling, taking into account the area taken up by other structures on the property. -Trees and shrubs - General Regulations 4.9.2 Residential Uses and Activities – one tree for each 100.0m2 of site area and one shrub for each 40.0 m2 of site area – Concern: at one of the open houses I inquired if this was the total site area or took into account buildings, structures, driveway sidewalks, etc and was told it was total site area. Concern: If I add a backyard dwelling, and a wheelchair ramp / access path, the risk of fire spread will increase. Has this been considered in the application of total site area landscaping calculations? Concern: How will this be monitored and enforced? If it won’t be, other than residents complaining / reporting neighbors, then is it appropriate to have it covered by bylaw? Concern: If your property has trees on public property immediately adjacent to your property, should you be required to plant additional trees? Wildfires are a growing issue and balance is needed between re-forestation and wildfire risks. Recommendation: the tree / shrub requirements should be based on the total site area less the area taken by permanent buildings, decking, driveway, and sidewalk structures. Treed / wooded areas immediately adjacent to your property should reduce the additional tree and shrub requirements.

Online Submission	Neighbourhood	Date	Feedback
			-Subjective Terminology - CND – (8)(c) (i) – Concern: the terminology in some areas is subjective. For example: “Bold window trims” – At the open house I asked what “bold” meant; the planner’s response was wider in size; my interpretation was color. Bylaws should be clear and specific, not subject to the interpretation of the person approving the permitting or enforcing the bylaw. Other wording of concern: “bold”, high quality and durable”, “premium”, “vibrant colored”, enhanced”. While the intent is desirable, consistent and equitable achievement and application through this wording would be questionable. It is important to not bylaw around current construction and design trends. Trends exacerbate affordability when designs get re-done to follow these trends. Recommendation: Consider wording similar to that of the Architectural Controls for Westpark Estates to modify this LUB area to achieve clarity and the intended result. -Significant Redevelopment – “refers to any development that includes an addition to the building’s floor area or improvements to the façade facing a public street that exceed 50% of the façade’s surface area.” This wording is unclear and subject to interpretation. How is floor area measured: the square footage shown on the city’s property assessment sites? Does it also include the basement? Or does it refer to the size of the footprint of the building? What do improvements that exceed 50% of the façade’s surface area include: replacing my siding, the color of my siding, replacing windows, doors and garage doors? Or should they be defined as house maintenance issues which need to be done in the course of time not necessarily home improvements? Recommendation: improvements should provide clearer definition to improvement vs maintenance. Floor area should provide clearer definition as to what is included.
29	Pineview District	12-Apr-26	Looking at the 2 streets by James mow at they are definitely not as wide as the ring road. With all the duplexes there it is very tight already with people parking in both sides of the road.
30	-	18-Apr-26	Thank you for the opportunity to comment. Alberta Health Services, Safe Healthy Environments (AHS-SHE) reviews and provides comments on land development applications from a public health perspective. It is understood Fort Saskatchewan is creating a new Land Use Bylaw (All Districts) and includes the creation of new districts as follows: 1. Conventional Neighbourhood District (CND) 2. Downtown Core District (DCD) 3. Downtown Fringe District (DFD) 4. Downtown Gateway District (DGD) 5. Estate District (ESD) 6. Holistic Neighbourhood District (HND) 7. Industrial District 8. Mixed-Use Corridor District (MUCD) 9. Pineview District (PVD) <u>Child Care Facility Considerations.</u> Safe, well-designed outdoor play areas are vital to encourage play, reduce hazard exposure, and protect public health in licensed childcare settings. For instance, childcare spaces within proximity to drive-throughs, parking lots, busy roads, automotive services and garbage bins may pose safety risks to children Considerations for zoning bylaws for “Child Care Facility” is recommended to address potential public health concerns for childcare facilities and outdoor play spaces. A range of mitigation strategies has been implemented across Canada to address hazards that may impact the safety of children using outdoor play spaces at childcare facilities. Secure fencing is a standard requirement for outdoor play spaces. Bollards can be a mitigation strategy where there’s risk of vehicles encroaching into pedestrian areas childcare buildings. Additional common mitigation measures include setback requirements to incompatible land uses, plan reviewing and traffic control strategies to protect children from surrounding land-use hazards. AHS – SHE recommends additional considerations for zoning bylaws for “Child Care Facility” to address potential public health concerns with outdoor play spaces. AHS – SHE is available for further consultation regarding zoning bylaws for suitability of child care facilities and outdoor play spaces if requested. AHS – SHE has no concerns regarding the creation of the new Land Use Bylaw (All Districts).
31	Pineview District	20-Apr-26	I’ve attended numerous Pineview Land Use Bylaw (LUB) sessions over the last two years. I recently attended another session, held in March, where I again talked to members of the planning department regarding the latest version of the bylaw. I also had a chance to speak with some of the town council and city administration at their meet-and-greet, which I appreciated. However, given the fact I still have concerns, and we have a new council, I’m writing to once again share those concerns. Throughout the LUB communication and feedback process, the planning department has sent out updates in the form of a “What We Heard Report”. When I reviewed the updates, the focus tended to be on the micro such as maximum heights, setbacks, etc. However, it struck me that the planning department did not capture the key macro concerns voiced by the residents of Pineview at the sessions I attended. Those being, (1) residents disagreed with the basic premise for the need for change, and (2) residents were virtually unanimous in their desire to maintain zoning status quo and are opposed to densification. (1). Disagreement with Basic Premise for Densification/Change: At presentation sessions I attended, city planners used a slide deck describing how neighbourhoods decline over time. Given that some of slides had locations from cities in Ontario, one can only assume this is a canned presentation. In other words, this slide deck is not specific to Fort Saskatchewan. This slide deck purports to show the trajectory of a community based on time: 1. Years 1-12; “Community Development Nears Completion; The Residents who arrive are typically young families.” 2. Years, 13-20; “Community Complete; Families continue to grow and population reaches its peak.” 3. Years 37-46; “Without Revitalization, Neighbourhoods Decline; Schools often close, transit is reduced and local businesses can’t thrive.” OR 4. Years 37-46; “When Revitalization Begins, The Neighbourhood Gains Vitality And Is Seen As Desirable; New families move in, stabilizing the population.” At these sessions, I and others, challenged whether the above narrative applied to Fort Saskatchewan, specifically for years 37-46 (#3 above). For those of us who live in Pineview, it’s obvious that our neighbourhood, our community, is NOT in decline. -New families continue to move in as others move out. -Homes are being remodeled and renovated. Yards are being landscaped, and general improvements are being made. -Schools have added annexes to manage enrollments. -The population in Pineview is stable. There are no empty homes.

Online Submission	Neighbourhood	Date	Feedback
			Additionally, transit has been added as it has throughout Fort Saskatchewan and there is no shortage of convenient shopping. As mentioned at these sessions, there is a natural cycle of people moving in and out of Pineview. The reality is, Pineview, without any external influence from planning departments, continues to revitalize itself. This is because it continues to be a desirable neighbourhood in a thriving community. This is happening without the proposed densification changes to the LUB. I don't think one can say Pineview is in decline. (2). Disagreement with Zoning Changes: At another session I attended, a resident simply asked the other attendees who wanted to keep Pineview as is, with no zoning changes. The response was unanimously against adding more density. This included maintaining R1 zoning as single family homes. Based on the multiple sessions I attended, and the points mentioned above, Pineview residents disagree with the narrative that their community is in decline and therefore in need of "revitalization" via rezoning and increased densification. Even so, at each session, city planners pressed on with the notion that Pineview is a neighbourhood in decline and therefore in need of change, even though residents disagreed and are not in favour. So, the question becomes, what, or who, is driving the proposed changes when, (a) the notion of Pineview being a neighbourhood in decline notion is demonstrably not applicable, AND (b) the residents don't want the zoning and densification changes? I understand the need to update the LUB but why the focus on densification? I could be wrong, but I don't believe city council or the administration mandated this drive to densification. I don't know for sure where this comes from, but I suspect this is simply how planners think. All the planners I've spoken with have been great to chat with. They've been accommodating with their time. However, they all seem insistent on densification being necessary. Pineview has a distinct look and feel that residents want maintained. The homes are primarily low-profile bungalows with some bi-levels, split-levels and two stories, all on reasonably sized lots. One over-looked aspect of areas like Pineview, and lower home profiles, is they allow for private outdoor private space. In other words, in an area like Pineview, you can have a private backyard. In a housing environment of narrow lots, minimal clearance between homes, two storey homes, and apartments above garages, there is no backyard privacy. It's not just about what a home provides on the interior, it's also about the outdoor space. That's worth preserving and it's something that is becoming all too scarce. Another advantage in Pineview is ample parking. This is the result of relatively wide lots and modest home with long driveways. There is limited or virtually no parking in newer developments. The character of Pineview is worth preserving as is. Even the planning department says they want to preserve the character of Pineview. Unfortunately, you can't preserve something by changing it. Finally, residents at these sessions did not appear to have issues with the City increasing density in new neighbourhoods. If people want to live in areas like that, then they'll buy homes in those areas. But in Pineview, and other established neighbourhoods, the people bought based on the characteristics of those neighbourhoods. A home is typically the biggest investment of most peoples lives so it is truly unfair for City Hall to make unwanted changes. One resident mentioned a realtor told him the value of his property was less simply because the City of Fort Saskatchewan was considering allowing the construction of bilevels in his area. The bottom line, to me, is we should truly preserve the character of Pineview. We do not need densification. I also believe that as newer subdivisions become more dense, the desirability of the homes in Pineview, as it is, will only increase.

Appendix C: Other Feedback

5. Do you have any suggestions for the Engagement Session?

6. Please provide comments on the material presented at the Engagement Session.

The attached PUD LUB document is feedback for the Final Engagement session report.
Improved:

- ① section labelling
- ② page numbering for the district.
- ③ Identified 2 roads that are local streets and not collector streets.
- ④ Relocating sentence at the top of section 4 to pg 8 instead.
- ⑤ Relocating the sentence at the top of section 6 to pg 11 instead.

Please leave the completed questionnaire in the drop box at the registration desk today.

Thank you for your feedback!

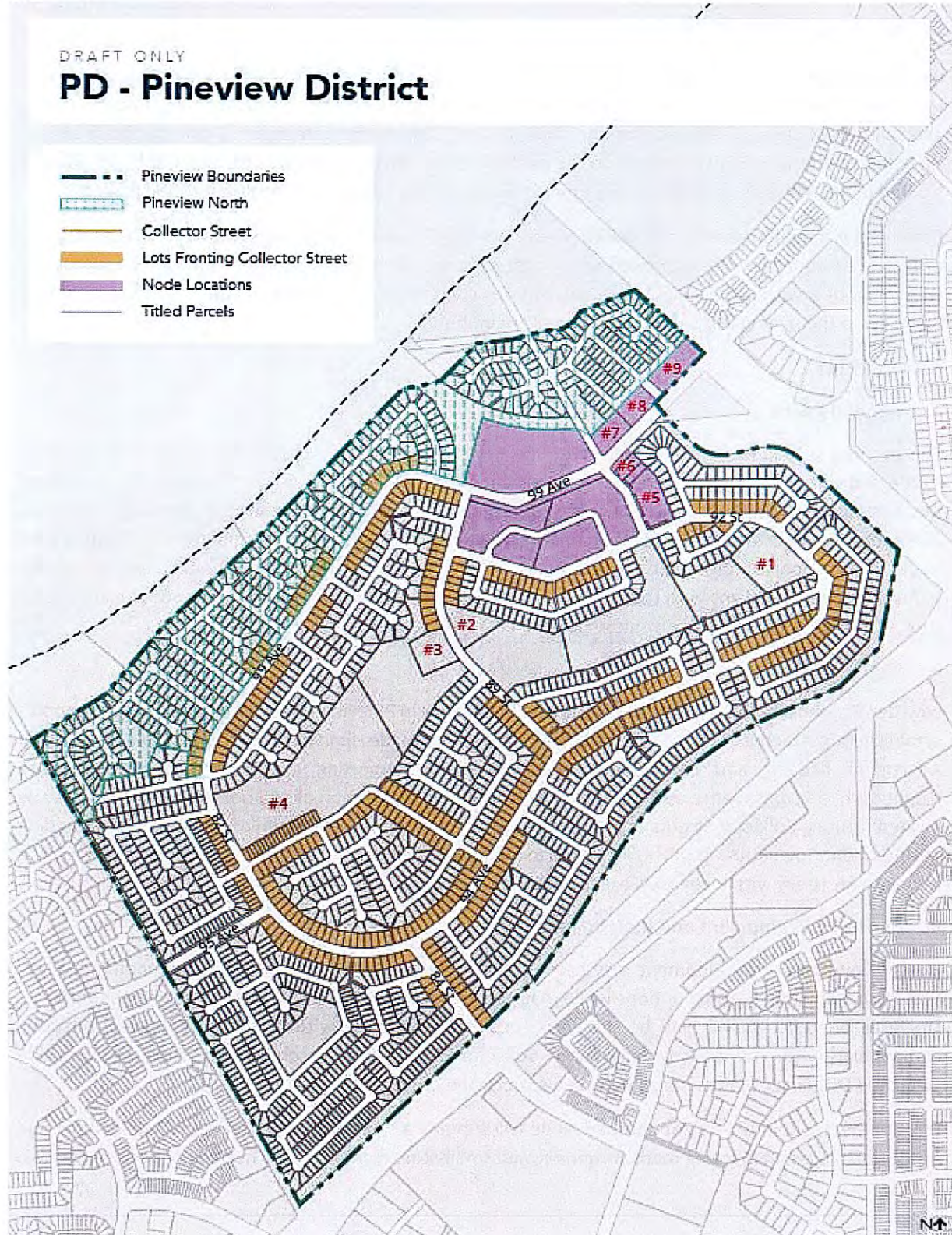
- ⑥ Identifying Lutheran Church site on the map as probably #10 in section 4.
- ⑦ Unshading the property at 9012 96 Ave as it faces a local road and not a collector street.
- ⑧ Removal of the word "Fun" throughout the document.
- ⑨ Adding the sentence at the top of section 6 to add

The personal information requested on this form is being collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The information collected will be used as required for public consultation purposes regarding the new Land Use Bylaw. If you have any questions about the collection, contact the City of Fort Saskatchewan Planning Department at 780.992.6198.

clarification that the table contents ensure that developments preserve the character of the neighbourhood.

PVD – Pineview District

(1) MAP



vibrant community hub. The intensity and scale of development will transition outward from the Node, ensuring that higher-density forms step down gradually to surrounding low-density residential areas, maintaining compatibility with the existing neighbourhood character.

(4) USES AND TYPOLOGY

- a) Abutting attached garages and driveways for Duplex and Townhouse Dwellings must be paired together to maximize separation between driveways to allow for on street parking and operational functionality.

move to 7.11 c

Building Type	Requisite Qualifiers			Fundamental Use Provision
	Locations			
	Node	Collector Street	Local Street	
Apartment X	D	-	-	
Backyard Dwelling X	-	D	D	
Detached Dwelling X	-	P	P	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Duplex ✓	-	D	D	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Internal Secondary Suite X	-	P	P	
Stacked Duplex ✓	-	D	D	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Stacked Townhousing ✓	D	-	-	
Townhousing ✓	D	-	-	
Commercial Block X	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Commercial Office Building X	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Mixed Use Building X	P	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5)

Uses	Typology	Node	Collector Street	Local Street
	Indoor Assembly, Public Service Building, School			
	Detached, Stacked Duplex	-	Min. 11.0m — 36 Ft Corner Lot: Min. 11.2m Maximum 22.0 m	
	Duplex (Side by Side)	-	Min. 7.9m — 25 Ft Corner Lot: Min. 9.7m — 31 Ft	
Site Depth	Detached, Duplex, Stacked Duplex	-	Min. 34.0 m — 111 Ft	

(6) BUILT FORM AND SITING

- a) *the information in this table ensures that developments will preserve the neighbourhood's character. These custom regulations establish height, lot coverage and setbacks.*
- b) *Setbacks may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.*
- planned sites*
Nodes and comprehensive street networks
private streets networks

	Typologies	Location			
		Node	Collector Street	Local Street	
Front Yard Setback	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Min. 3.0m – Max. 4.5m Notwithstanding the maximum 4.5m setback, a front yard building setback may be increased when the space between the building and the lot line is used for a combination of landscaping or pedestrian features such as plazas, patios, and publicly accessible amenity areas, and is not used for parking to the satisfaction of the Development Authority.	Min. 6.0m – Max. 8.0m		
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.			
	Accessory Building, Backyard Dwelling	Not permitted within the front yard setback			
Rear Yard Setback	Detached Dwelling, Duplex, Stacked Duplex	Min. 6.0m			
	Apartment, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Min. 6.0m Min. 6.0m plus 1.0m for every additional storey over 7.0m height when adjacent to Detached, Duplex, Stacked Duplex.			
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.			

will preserve the existing character of the neighbourhood.

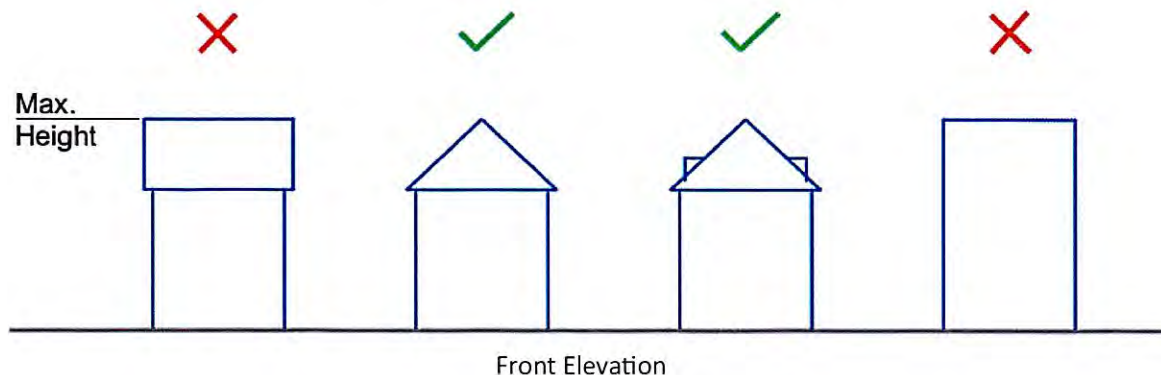
ensures that future developments will preserve the neighbourhood's character. These custom regulations establish height, lot coverage and setbacks.

	Typologies	Location		
		Node	Collector Street	Local Street
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
	Accessory Building, Backyard Dwelling	Max. 5.0m with exterior walls not exceeding 3.0m.		
Density per Lot	Detached Dwelling, Duplex	Maximum 1 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite		
	Stacked Duplex	Maximum 2 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite		
Density per Shared Access Site	Apartment, Stacked Townhousing, Townhousing	Min. 30 du/nrha – Max. 70 du/nrha		
Site Coverage Total	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Up to 80% all buildings and structures	Up to 50% all buildings and structures	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
Common Amenity	Apartment and Mixed-Use	Minimum 4.5m ² per dwelling unit		
Private Amenity	Apartment and Mixed-Use	Minimum 3.0m ² per dwelling unit to be provided for balconies		

(7) BUILDING CHARACTER AND DESIGN

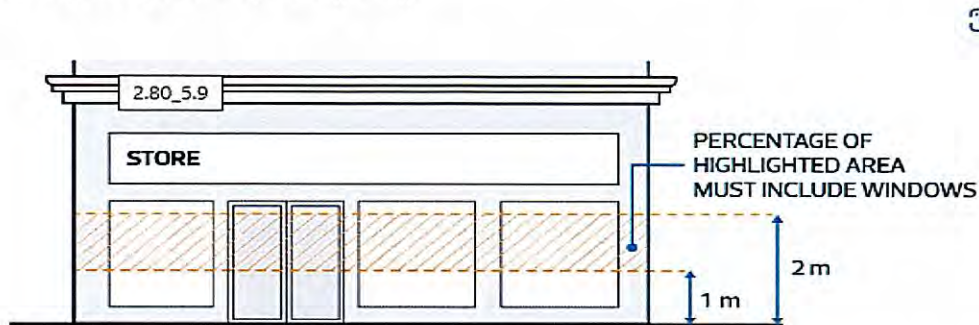
i. General

- a) Roofline shall be designed to maximize the sun penetration and/or minimize massing relative to the abutting sites, in accordance with the diagrams below.



iii. Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, and Store Front

- a) For new and redeveloped buildings a minimum of 60% of the ground floor façade area adjacent to public street, park and/or open space between 1.0m and 2.0m above grade shall be comprised of windows, doors, or transparent glazing.



- b) Parking shall be concealed within buildings with at grade active frontages, located at the rear of the building or located at the side of the building with decorative screening and increased landscaping.
- c) When a canopy or awning is to be installed it shall be a minimum of 0.6m from the building and will be located a minimum of 2.5m above grade.
- d) To promote pedestrian interactions and safety, ground floor facades must comply with the following:
- a. A minimum of 80% of all ground floor windows facing a street, park, or along facades with a main entrance facing a public area or parking area interior to the site must be clear and transparent. The remainder may be covered by non-transparent materials;
 - b. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam, canopies and lighting fixtures;
 - c. Entrances to the multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.
- e) To ensure architectural interest for Mixed-Use Buildings, a minimum of three of following design elements on the facades to the satisfaction of the Development Authority:
- a. Use of bold window trims, soffits, muntin bars;
 - b. Use of building features such as dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - c. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - d. Use of accent colour and/or contrast in finishing materials;
 - e. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

iv. Accessory Buildings

- a) Minimum area for a Backyard Dwelling shall be 30.0 sq.m.

- b. The Duplex design must harmonize with adjacent Detached Dwelling by reflecting the scale, form, and visual character of the surrounding neighbourhood.
- c. On Local Streets, Duplexes must resemble a Detached Dwelling.

(9) OTHER REGULATIONS

All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.

i. Access

- a) For Detached Dwellings, Duplexes, and Stacked Duplexes, driveway widths at the front property line shall be regulated as follows:
 - a. Driveways providing vehicular access to the rear yard shall not exceed 4.0m in width.
 - b. For lots abutting a Collector Street, driveways providing access to a front or side attached garage or carport shall not exceed 5.4m in width.
 - c. For lots abutting a Collector Street with driveways providing access to the rear yard, the width of a driveway or parking area at the front property line shall not exceed 5.4m.

ii. Nodes & Comprehensively Planned Sites

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

iii. Applicability of the Regulations

- a) The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings developed prior to the adoption of this Land Use Bylaw will not be considered non-conforming.
- b) For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area.

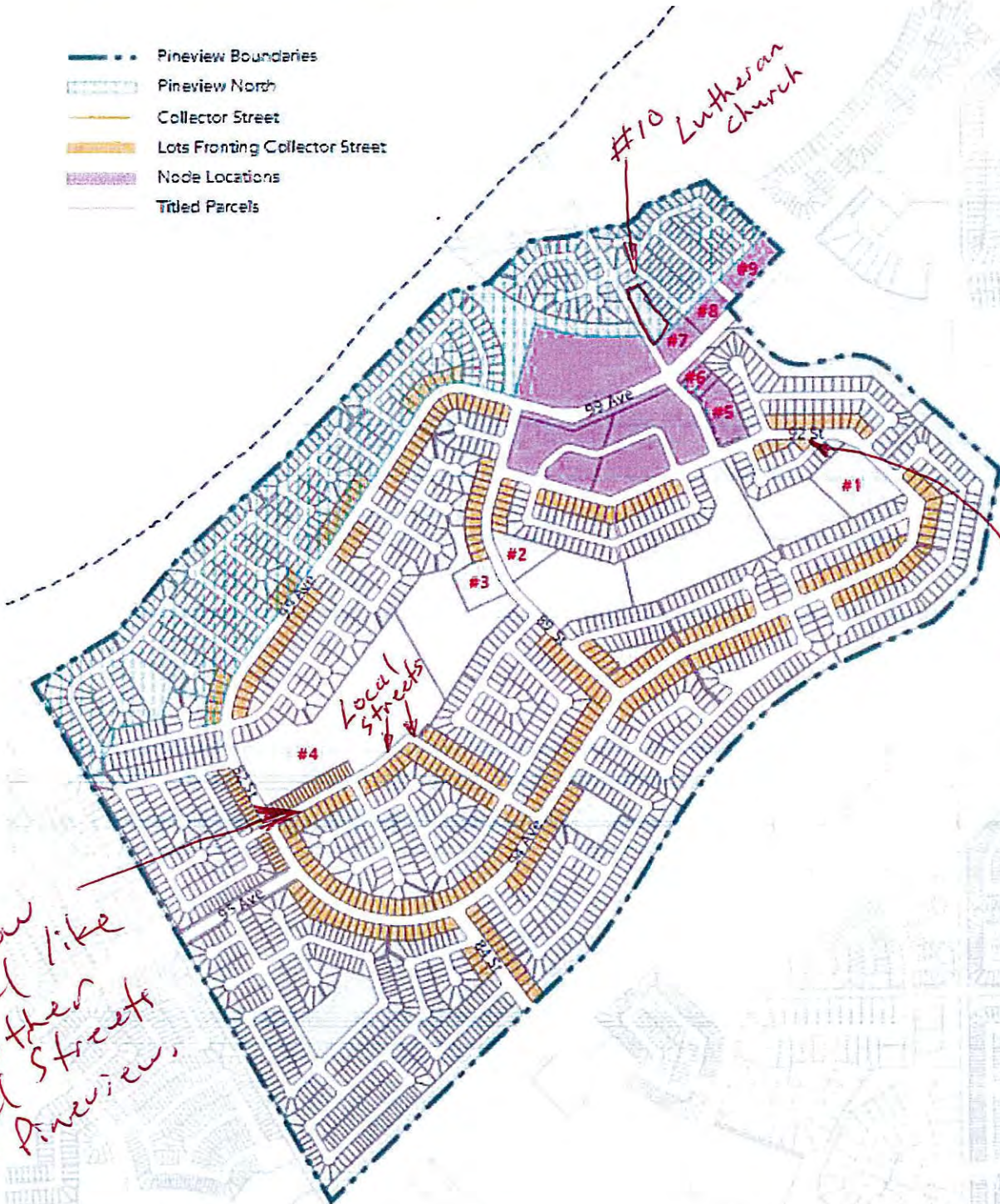
PVD – Pineview District

1-0 (1) MAP

DRAFT ONLY

PD - Pineview District

- Pineview Boundaries
- Pineview North
- Collector Street
- Lots Fronting Collector Street
- Node Locations
- Titled Parcels



#10 Lutheran Church

That lot faces a local street.
9012
96 Ave

Narrow street like all other local streets in Pineview.

2.0 ~~(2)~~ PLACETYPE

The Pineview Neighbourhood is an established residential community reflecting the development patterns of the 1970s and 1980s. The neighbourhood is predominantly composed of Detached Dwellings complemented by centrally located parks and schools. Four schools serve the area, contributing to Pineview's strong sense of community.

Pineview does not have rear lanes, meaning vehicular access is provided through front or side driveways. Low-density housing in Pineview is characterized by lower-profile homes, including bungalows, bi-levels, and split-level houses, with predominantly low-pitched roofs. Homes are typically oriented from side to side due to the neighbourhood's wide lot configurations. Many properties feature detached garages located in the rear yard, with driveways running alongside the house from the street to the garage.

Commercial amenities are concentrated in the northern part of Pineview, southwest of Highway 15, providing essential services and retail options for residents. Parks, schools, and community services are well-integrated within the neighbourhood and are connected by a multi-purpose trail system, linking Pineview to the river valley and surrounding communities.

3.0 ~~(3)~~ INTENT

3.1 ~~1~~ General Intent

The purpose of this District is to preserve Pineview's low-density residential character while enabling subtle and complementary redevelopment that enhances housing diversity and fits with the identity of the existing neighbourhood. Currently, neighbourhood services are concentrated in a single location, presenting an opportunity to strengthen this area with a mix of uses and housing options to create a local node that supports community interactions. This node also offers opportunities for thoughtful redevelopment that aligns with the established character of Pineview while providing additional housing choices and neighbourhood conveniences.

3.2 ~~2~~ Land Use Intent

Low-density housing shall remain the predominant land use in Pineview, maintaining the neighbourhood's established character. A single designated node will provide limited opportunities for small-scale Apartment housing and community-oriented services, supporting a mix of uses that enhance neighbourhood convenience and social interaction. Limited integration of additional 4% Duplexes may be located fronting Collector Streets and Local Streets, provided they blend seamlessly with the surrounding development. Townhousing will be restricted to the designated node to ensure that any new development remains consistent with Pineview's existing built form and scale.

3.3 ~~3~~ Form of Development and their Locations

Existing low-density development may accommodate Backyard Dwellings where site conditions allow, providing additional housing options while maintaining the established character of the neighbourhood. Duplexes on Local Streets will be designed to blend seamlessly with surrounding homes, ensuring compatibility with the existing built form. Collector Streets may accommodate Duplexes alongside Detached Dwellings, maintaining a balanced streetscape.

Development within the neighbourhood Node will support a diverse mix of commercial, residential, and institutional uses, integrating medium-density and small-scale higher-density housing options to create a

vibrant community hub. The intensity and scale of development will transition outward from the Node, ensuring that higher-density forms step down gradually to surrounding low-density residential areas, maintaining compatibility with the existing neighbourhood character.

4.0 (4) USES AND TYPOLOGY

Building Type	Requisite Qualifiers			Fundamental Use Provision
	Locations			
	Node	Collector Street	Local Street	
Apartment	D	-	-	
Backyard Dwelling	-	D	D	
Detached Dwelling	-	P	P	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Duplex	-	D	D	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Internal Secondary Suite	-	P	P	
Stacked Duplex	-	D	D	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Stacked Townhousing	D	-	-	
Townhousing	D	-	-	
Commercial Block	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Commercial Office Building	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Mixed Use Building	P	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5)

Building Type	Requisite Qualifiers			Fundamental Use Provision
	Locations			
	Node	Collector Street	Local Street	
				Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Single Structure Commercial Pad	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Storefront	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Strip Mall	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Indoor Assembly	P	D	-	Only on the following parcels: Plan 9622470; Block 2; Lot 30 (#9) Plan 4335TR; Lot R6 (#10)
Public Service Building	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
School	P	P	-	Only on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Urban Agriculture	D	D	D	
Sign	D	D	D	

Add to map.
Probably Lutheran church.
go st

5.0 (5) LOT AND SUBDIVISION STANDARDS

Uses	Typology	Node	Collector Street	Local Street
Site Width	Apartment	Min. 25.0m	-	-
	Stacked Townhousing, Single Structure Commercial Pad, Strip Mall, Storefront, Commercial Block, Commercial Office Building, Mixed Use Building, lhr	At the Discretion of the Subdivision Authority	-	-

Uses	Typology	Node	Collector Street	Local Street
	Indoor Assembly, Public Service Building, School			
	Detached, Stacked Duplex	-	Min. 11.0m Corner Lot: Min. 11.2m Maximum 22.0 m	
	Duplex	-	Min. 7.9m Corner Lot: Min. 9.7m	
Site Depth	Detached, Duplex, Stacked Duplex	-	Min. 34.0 m	

6.0 (6) BUILT FORM AND SITING

6.1 The specific quantitative regulations in this table, along with the regulations in "(7) Building Character and Design", such as height, yard setbacks, site coverage, density per lot, roofline types, and architectural details will ensure that all new builds will blend seamlessly with the surrounding developments and preserve the established neighbourhood character of the district.

New

	Typologies	Location	
		Node	Collector Street Local Street
Front Yard Setback	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Min. 3.0m – Max. 4.5m Notwithstanding the maximum 4.5m setback, a front yard building setback may be increased when the space between the building and the lot line is used for a combination of landscaping or pedestrian features such as plazas, patios, and publicly accessible amenity areas, and is not used for parking to the satisfaction of the Development Authority.	Min. 6.0m – Max. 8.0m
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.	
	Accessory Building, Backyard Dwelling	Not permitted within the front yard setback	
Rear Yard Setback	Detached Dwelling, Duplex, Stacked Duplex	Min. 6.0m	
	Apartment, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Min. 6.0m Min. 6.0m plus 1.0m for every additional storey over 7.0m height when adjacent to Detached, Duplex, Stacked Duplex.	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.	

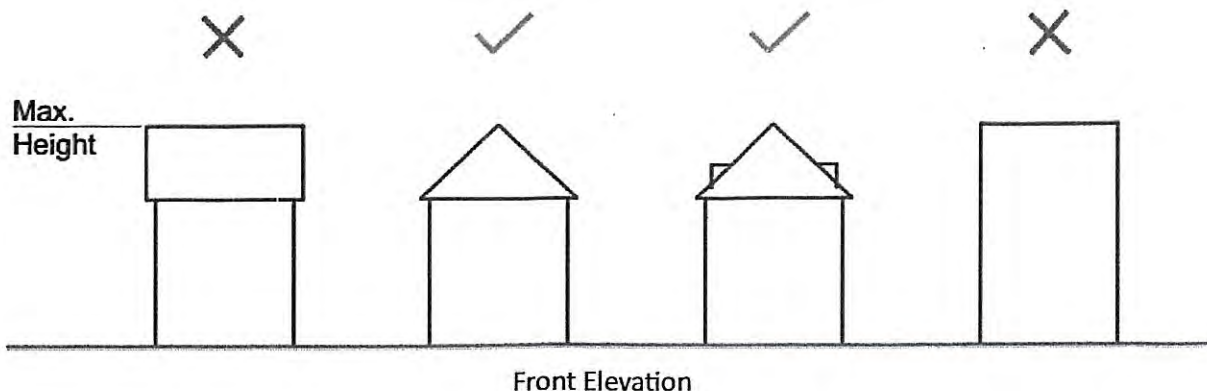
	Typologies	Location		
		Node	Collector Street	Local Street
	Accessory Building, Backyard Dwelling	Min. 1.0m		
Side Yard Setback	Detached Dwelling, Duplex, Stacked Duplex	Min. 1.2m Min. 3.2m for one side yard only, where that side yard is used to accommodate vehicular access to a rear detached garage.		
	Apartment, Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Min. 1.2m Min. 1.2m plus 3.8m for every additional storey over 8.0m height when adjacent to Detached, Duplex, Stacked Duplex.		
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
	Accessory Building, Backyard Dwelling	Min. 1.0 m		
	Front Flanking Yard	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Max. 2.4m Notwithstanding the maximum 2.4m setback, a building setback may be increased when the space between the building and the lot line is used for a combination of landscaping or pedestrian features such as sidewalks, plazas, and publicly accessible amenity areas, and is not used for parking to the satisfaction of the Development Authority.	Min. 2.4m Where an attached garage or an attached carport provides vehicular access from the flanking street, the flanking side yard setback from the attached garage or attached carport facing the street shall be 4.5m where there is no sidewalk; or 6.0m from the edge of the sidewalk nearest the property line.
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
	Accessory Building, Backyard Dwelling	Min. 2.4m The flanking side yard setback for a detached garage or detached carport on a corner lot is 4.5m where there is no sidewalk; or 6.0m from the edge of the sidewalk nearest the property line.		
Principal Building Height	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Max.13.0m	Max. 8.0m Max. 10.0m within North Pineview.	

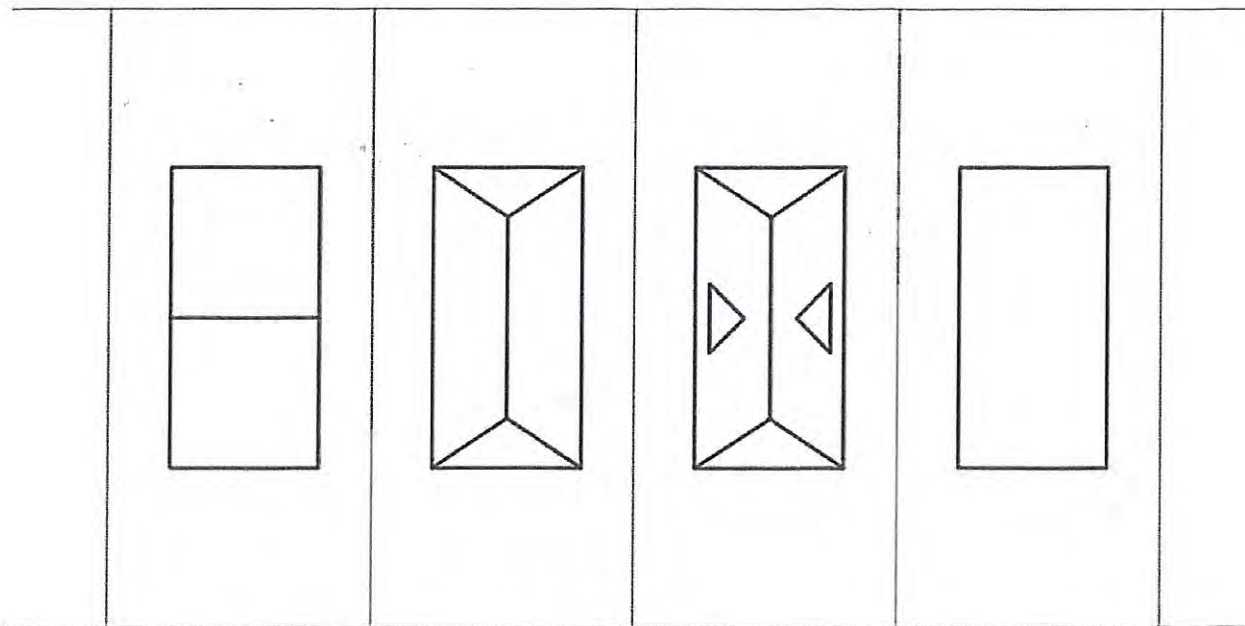
	Typologies	Location		
		Node	Collector Street	Local Street
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
	Accessory Building, Backyard Dwelling	Max. 5.0m with exterior walls not exceeding 3.0m.		
Density per Lot	Detached Dwelling, Duplex	Maximum 1 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite		
	Stacked Duplex	Maximum 2 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite		
Density per Shared Access Site	Apartment, Stacked Townhousing, Townhousing	Min. 30 du/nrha – Max. 70 du/nrha		
Site Coverage Total	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Up to 80% all buildings and structures	Up to 50% all buildings and structures	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
Common Amenity	Apartment and Mixed-Use	Minimum 4.5m ² per dwelling unit		
Private Amenity	Apartment and Mixed-Use	Minimum 3.0m ² per dwelling unit to be provided for balconies		

7.0 ~~7.1~~ BUILDING CHARACTER AND DESIGN

7.1 ~~7.1.1~~ General

7.1.1 ~~7.1.1.1~~ Roofline shall be designed to maximize the sun penetration and/or minimize massing relative to the abutting sites, in accordance with the diagrams below.





Plan View

7.1.2 ~~4~~ New and redeveloping buildings shall have the same and/or complimenting materials, colours, and architectural details on all Facades exposed to public Streets, and parks and open spaces.

7.1.3 ~~4~~ Building Facades abutting public and quasi-public spaces and streets that exceed 12.0m in building length shall incorporate use of vertical elements such as decorative columns, variation in roofline, use of balconies and porches, and façade articulation (recessed and raised surfaces) to create variation and articulation in the facade and eliminate continuous blank walls.

7.2 ii. Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing

7.2.1 ~~4~~ To ensure architectural interest, principal buildings shall incorporate a minimum four of following design elements on the facades to the satisfaction of the Development Authority:

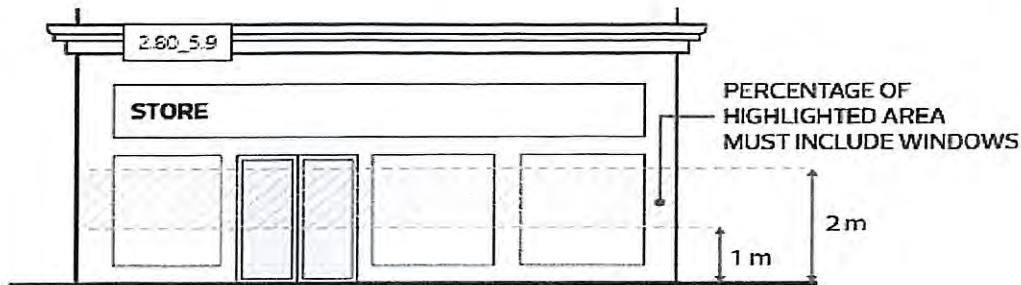
- Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
- Use of bold window trims, soffits, muntin bars;
- Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
- Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
- Use of accent colour and/or contrast in finishing materials;
- Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

7.2.2 ~~4~~ Within nodes, Parking located at the side of the building shall have decorative screening and not exceed 40% parcel width at the front property line.

7.2.3 ~~4~~ Abutting attached garages and driveways for Duplex and Townhouse Dwellings must be paired together to maximize separation between driveways to allow for on street parking and operational functionality.

7.3 **iii. Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, and Store Front**

- 7.3.1 **a** For new and redeveloped buildings a minimum of 60% of the ground floor façade area adjacent to public street, park and/or open space between 1.0m and 2.0m above grade shall be comprised of windows, doors, or transparent glazing.



- 7.3.2 **B** Parking shall be concealed within buildings with at grade active frontages, located at the rear of the building or located at the side of the building with decorative screening and increased landscaping.
- 7.3.3 **C** When a canopy or awning is to be installed it shall be a minimum of 0.6m from the building and will be located a minimum of 2.5m above grade.
- 7.3.4 **d** To promote pedestrian interactions and safety, ground floor facades must comply with the following:
- A minimum of 80% of all ground floor windows facing a street, park, or along facades with a main entrance facing a public area or parking area interior to the site must be clear and transparent. The remainder may be covered by non-transparent materials;
 - Façade articulation through architectural design and treatments such as cornices, decorative columns and beam, canopies and lighting fixtures;
 - Entrances to the multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.
- 7.3.5 **e** To ensure architectural interest for Mixed-Use Buildings, a minimum of three of following design elements on the facades to the satisfaction of the Development Authority:
- Use of bold window trims, soffits, muntin bars;
 - Use of building features such as dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - Use of accent colour and/or contrast in finishing materials;
 - Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

7.4 **iv. Accessory Buildings**

- 7.4.1 **a** Minimum area for a Backyard Dwelling shall be 30.0 sq.m.

- 7.4.2 b) Facades of Backyard Dwellings abutting a public street, lane, park and/or open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the Development Authority.

8.0 (8) CONSIDERATION FOR DISCRETIONARY BUILDING TYPES

The following considerations shall not limit the Development Planner's authority to exercise their general discretion in ensuring that all proposed developments demonstrate reasonable compatibility with the surrounding context. Instead, they provide a framework for balancing neighbourhood character preservation with opportunities for thoughtful, context-sensitive redevelopment.

8.1 i. Discretionary Uses

- 8.1.1 a) When evaluating discretionary use applications, the Development Planner shall exercise discretion to ensure that proposed developments are reasonably compatible with their surroundings and preserve the neighbourhood's established character. All discretionary applications shall be assessed based on the following general principles:
- a. The size, height, and massing of discretionary uses shall be context-sensitive and should not overwhelm or significantly alter the surrounding built form. The Development Planner may mitigate any massing effect through the use of lower roof pitch, orientation of roof lines;
 - b. Developments shall reflect the existing architectural rhythm of the neighbourhood, including building placement, orientation, and façade treatments;
 - c. Developments should contribute positively to the pedestrian environment by maintaining sidewalk continuity, enhancing public spaces, and ensuring safe, accessible connections to neighbourhood amenities.

8.2 ii. Duplex and Stacked Duplexes Development

- 8.2.1 a) When reviewing applications for Duplexes and Stacked Duplexes, the Development Planner shall evaluate both functional and design considerations to ensure compatibility with the surrounding neighbourhood.
- 8.2.2 b) The Development Planner shall assess the cumulative impact of driveways on the function and safety of Collector Street, considering the following factors:
- a. Evaluate the number of existing driveways along the block face to ensure additional access points do not disrupt traffic flow, pedestrian safety, or on-street parking availability;
 - b. Ensure new driveways are appropriately spaced to minimize conflicts with existing access points and maintain the functionality of the Collector Street;
 - c. Review the proportion of existing Duplexes along the block to prevent overconcentration, maintaining the overall low-density character of the neighbourhood;
- 8.2.3 a) A Duplex application may be refused if the cumulative impact of new driveways or the concentration of Duplexes is determined to negatively affect traffic flow, pedestrian safety, on-street parking capacity, or the intended character of the neighbourhood.
- 8.2.4 a) Duplexes must be designed to reflect the appearance, design, and character of existing housing, ensuring consistency with the surrounding streetscape. In addition to any other discretionary considerations, the following design criteria shall be considered:
- a. The Duplex must present a cohesive architectural style and massing; and

- b. The Duplex design must harmonize with adjacent Detached Dwelling by reflecting the scale, form, and visual character of the surrounding neighbourhood.
- c. On Local Streets, Duplexes must resemble a Detached Dwelling.

9.0 (9) OTHER REGULATIONS

All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.

9.1 (i) Access

- 9.1.1 a) For Detached Dwellings, Duplexes, and Stacked Duplexes, driveway widths at the front property line shall be regulated as follows:
- a. Driveways providing vehicular access to the rear yard shall not exceed 4.0m in width.
 - b. For lots abutting a Collector Street, driveways providing access to a front or side attached garage or carport shall not exceed 5.4m in width.
 - c. For lots abutting a Collector Street with driveways providing access to the rear yard, the width of a driveway or parking area at the front property line shall not exceed 5.4m.

9.2 ii. Nodes & Comprehensively Planned Sites

- 9.2.1 a) A Conceptual Site Development Plan or Overall Master Plan for the development area, or, if the Applicant is only developing a portion of the proposed development area, a Site Development Plan in relation to the portion to be developed in which the Applicant has also illustrated how the development will be integrated within the overall site design;
- 9.2.2 b) The Conceptual Site Development Plan or Overall Master Plan is considered to be nonbinding, must identify the proposed building types, uses, and locations, development phasing, site accesses, vehicular and pedestrian routes, amenity areas, parking, and signage; and
- 9.2.3 c) Details regarding the architectural guidelines proposed for the development, including design drawings illustrating the colour scheme, building materials, and theme.
- 9.2.4 a) Setbacks may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.

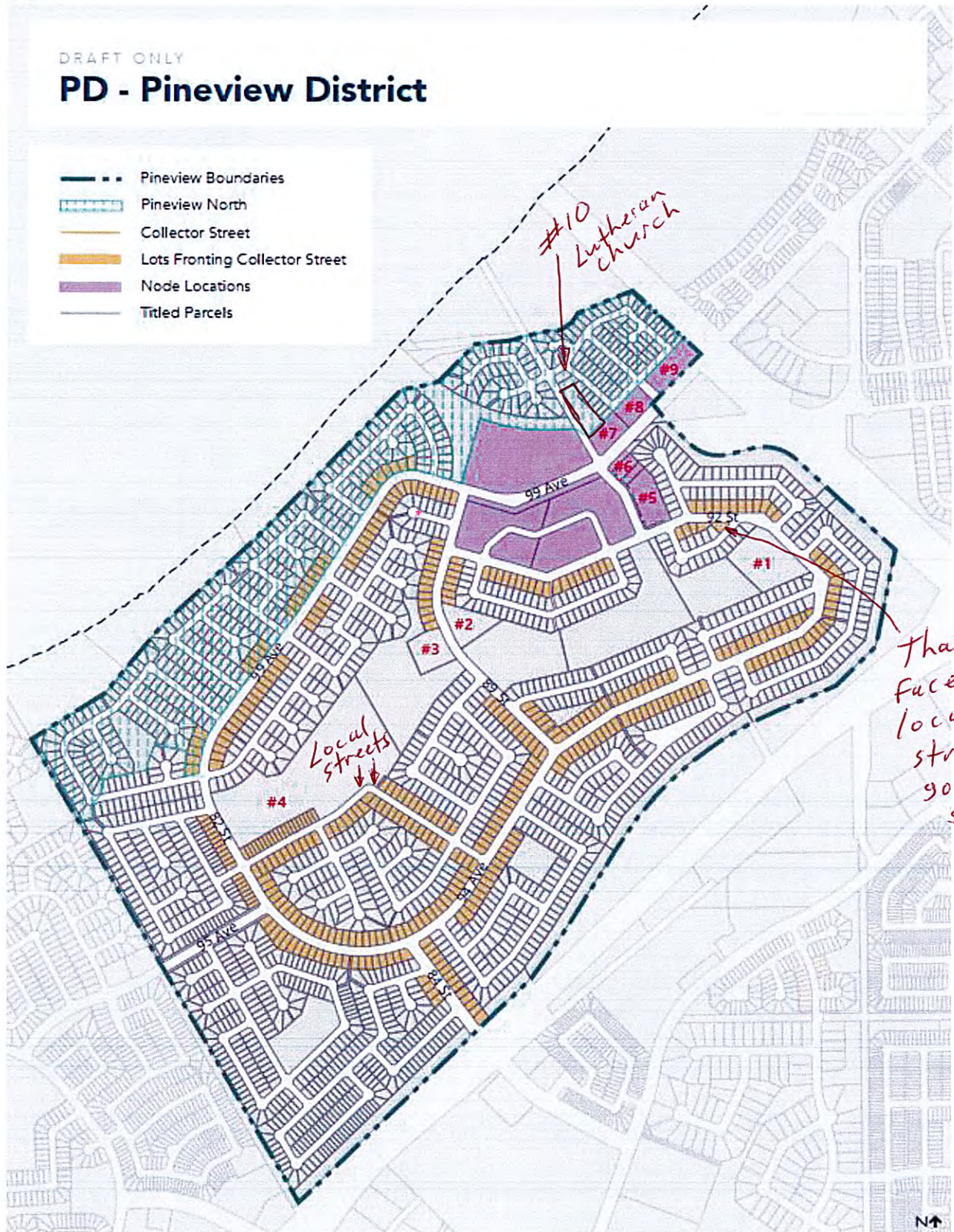
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9.3 iii. Applicability of the Regulations

- 9.3.1 a) The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings developed prior to the adoption of this Land Use Bylaw will not be considered non-conforming.
- 9.3.2 b) For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area.

PVD – Pineview District

1-04(1) MAP



PVD Py 10F11

2.0 ~~(2)~~ PLACETYPE

The Pineview Neighbourhood is an established residential community reflecting the development patterns of the 1970s and 1980s. The neighbourhood is predominantly composed of Detached Dwellings complemented by centrally located parks and schools. Four schools serve the area, contributing to Pineview's strong sense of community.

Pineview does not have rear lanes, meaning vehicular access is provided through front or side driveways. Low-density housing in Pineview is characterized by lower-profile homes, including bungalows, bi-levels, and split-level houses, with predominantly low-pitched roofs. Homes are typically oriented from side to side due to the neighbourhood's wide lot configurations. Many properties feature detached garages located in the rear yard, with driveways running alongside the house from the street to the garage.

Commercial amenities are concentrated in the northern part of Pineview, southwest of Highway 15, providing essential services and retail options for residents. Parks, schools, and community services are well-integrated within the neighbourhood and are connected by a multi-purpose trail system, linking Pineview to the river valley and surrounding communities.

3.0 ~~(3)~~ INTENT

3.0.1 ~~(a)~~ General Intent

The purpose of this District is to preserve Pineview's low-density residential character while enabling subtle and complementary redevelopment that enhances housing diversity and fits with the identity of the existing neighbourhood. Currently, neighbourhood services are concentrated in a single location, presenting an opportunity to strengthen this area with a mix of uses and housing options to create a local node that supports community interactions. This node also offers opportunities for thoughtful redevelopment that aligns with the established character of Pineview while providing additional housing choices and neighbourhood conveniences.

3.0.2 ~~(b)~~ Land Use Intent

Low-density housing shall remain the predominant land use in Pineview, maintaining the neighbourhood's established character. A single designated node will provide limited opportunities for small-scale Apartment housing and community-oriented services, supporting a mix of uses that enhance neighbourhood convenience and social interaction. Limited integration of additional 4% Duplexes may be located fronting Collector Streets and Local Streets, provided they blend seamlessly with the surrounding development. Townhousing will be restricted to the designated node to ensure that any new development remains consistent with Pineview's existing built form and scale.

3.0.3 ~~(c)~~ Form of Development and their Locations

Existing low-density development may accommodate Backyard Dwellings where site conditions allow, providing additional housing options while maintaining the established character of the neighbourhood. Duplexes on Local Streets will be designed to blend seamlessly with surrounding homes, ensuring compatibility with the existing built form. Collector Streets may accommodate Duplexes alongside Detached Dwellings, maintaining a balanced streetscape.

Development within the neighbourhood Node will support a diverse mix of commercial, residential, and institutional uses, integrating medium-density and small-scale higher-density housing options to create a

vibrant community hub. The intensity and scale of development will transition outward from the Node, ensuring that higher-density forms step down gradually to surrounding low-density residential areas, maintaining compatibility with the existing neighbourhood character.

4.04 (4) USES AND TYPOLOGY

Building Type	Requisite Qualifiers			Fundamental Use Provision
	Locations			
	Node	Collector Street	Local Street	
Apartment	D	-	-	
Backyard Dwelling	-	D	D	
Detached Dwelling	-	P	P	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Duplex	-	D	D	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Internal Secondary Suite	-	P	P	
Stacked Duplex	-	D	D	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Stacked Townhousing	D	-	-	
Townhousing	D	-	-	
Commercial Block	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Commercial Office Building	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Mixed Use Building	P	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5)

Building Type	Requisite Qualifiers			Fundamental Use Provision
	Locations			
	Node	Collector Street	Local Street	
				Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Single Structure Commercial Pad	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Storefront	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Strip Mall	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Indoor Assembly	P	D	-	Only on the following parcels: Plan 9622470; Block 2; Lot 30 (#9) Plan 4335TR; Lot R6 (#10)
Public Service Building	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
School	P	P	-	Only on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Urban Agriculture	D	D	D	
Sign	D	D	D	

Add to map
Probably Lutheran Church go st

5.0 (5) LOT AND SUBDIVISION STANDARDS

Uses	Typology	Node	Collector Street	Local Street
Site Width	Apartment	Min. 25.0m	-	-
	Stacked Townhousing, Single Structure Commercial Pad, Strip Mall, Storefront, Commercial Block, Commercial Office Building, Mixed Use Building, Inn,	At the Discretion of the Subdivision Authority	-	-

Uses	Typology	Node	Collector Street	Local Street
	Indoor Assembly, Public Service Building, School			
	Detached, Stacked Duplex	-	Min. 11.0m Corner Lot: Min. 11.2m Maximum 22.0 m	
	Duplex	-	Min. 7.9m Corner Lot: Min. 9.7m	
Site Depth	Detached, Duplex, Stacked Duplex	-	Min. 34.0 m	

6.0 (6) BUILT FORM AND SITING

6.1 The specific quantitative regulations in this table, along with the regulations in "(7) Building Character and Design", such as height, yard setbacks, site coverage, density per lot, roofline types, and architectural details will ensure that all new builds will blend seamlessly with the surrounding developments and preserve the established neighbourhood character of the district.

New

	Typologies	Location	Collector Street	Local Street
		Node		
Front Yard Setback	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Min. 3.0m – Max. 4.5m Notwithstanding the maximum 4.5m setback, a front yard building setback may be increased when the space between the building and the lot line is used for a combination of landscaping or pedestrian features such as plazas, patios, and publicly accessible amenity areas, and is not used for parking to the satisfaction of the Development Authority.	Min. 6.0m – Max. 8.0m	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
	Accessory Building, Backyard Dwelling	Not permitted within the front yard setback		
Rear Yard Setback	Detached Dwelling, Duplex, Stacked Duplex	Min. 6.0m		
	Apartment, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Min. 6.0m Min. 6.0m plus 1.0m for every additional storey over 7.0m height when adjacent to Detached, Duplex, Stacked Duplex.		
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		

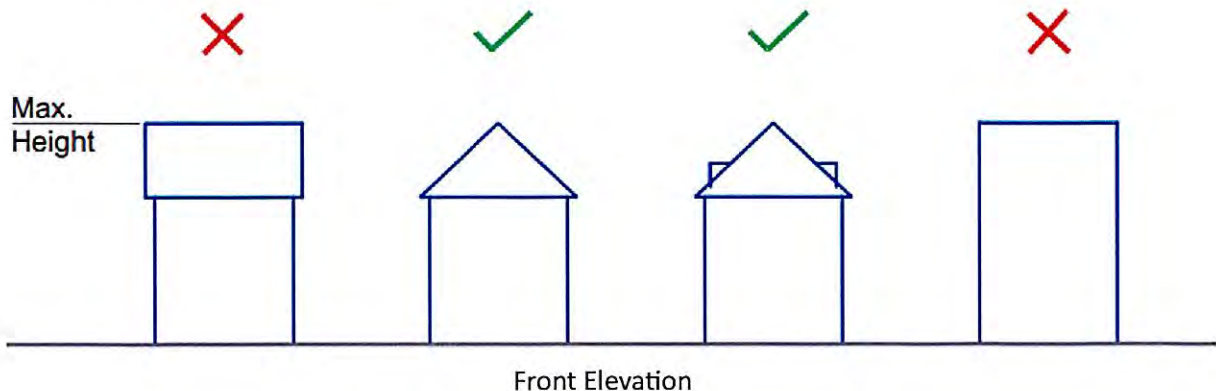
	Typologies	Location		
		Node	Collector Street	Local Street
	Accessory Building, Backyard Dwelling	Min. 1.0m		
Side Yard Setback	Detached Dwelling, Duplex, Stacked Duplex	Min. 1.2m Min. 3.2m for one side yard only, where that side yard is used to accommodate vehicular access to a rear detached garage.		
	Apartment, Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Min. 1.2m Min. 1.2m plus 3.8m for every additional storey over 8.0m height when adjacent to Detached, Duplex, Stacked Duplex.		
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
	Accessory Building, Backyard Dwelling	Min. 1.0 m		
Front Flanking Yard	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Max. 2.4m Notwithstanding the maximum 2.4m setback, a building setback may be increased when the space between the building and the lot line is used for a combination of landscaping or pedestrian features such as sidewalks, plazas, and publicly accessible amenity areas, and is not used for parking to the satisfaction of the Development Authority.	Min. 2.4m Where an attached garage or an attached carport provides vehicular access from the flanking street, the flanking side yard setback from the attached garage or attached carport facing the street shall be 4.5m where there is no sidewalk; or 6.0m from the edge of the sidewalk nearest the property line.	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
	Accessory Building, Backyard Dwelling	Min. 2.4m The flanking side yard setback for a detached garage or detached carport on a corner lot is 4.5m where there is no sidewalk; or 6.0m from the edge of the sidewalk nearest the property line.		
Principal Building Height	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Max.13.0m	Max. 8.0m Max. 10.0m within North Pineview.	

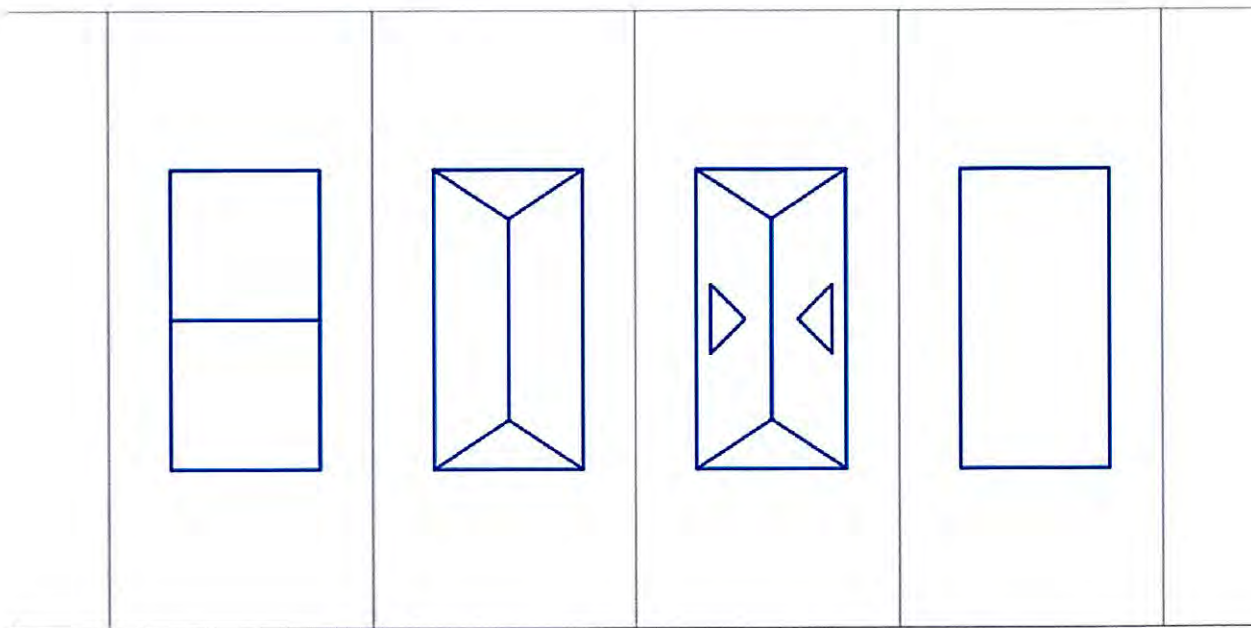
	Typologies	Location		
		Node	Collector Street	Local Street
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
	Accessory Building, Backyard Dwelling	Max. 5.0m with exterior walls not exceeding 3.0m.		
Density per Lot	Detached Dwelling, Duplex	Maximum 1 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite		
	Stacked Duplex	Maximum 2 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite		
Density per Shared Access Site	Apartment, Stacked Townhousing, Townhousing	Min. 30 du/nrha – Max. 70 du/nrha		
Site Coverage Total	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn , Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Up to 80% all buildings and structures	Up to 50% all buildings and structures	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
Common Amenity	Apartment and Mixed-Use	Minimum 4.5m ² per dwelling unit		
Private Amenity	Apartment and Mixed-Use	Minimum 3.0m ² per dwelling unit to be provided for balconies		

7.0 (7) BUILDING CHARACTER AND DESIGN

7.1 General

7.1.1 Roofline shall be designed to maximize the sun penetration and/or minimize massing relative to the abutting sites, in accordance with the diagrams below.





Plan View

7.1.2 ~~ii~~ New and redeveloping buildings shall have the same and/or complimenting materials, colours, and architectural details on all Facades exposed to public Streets, and parks and open spaces.

7.1.3 ~~ii~~ Building Facades abutting public and quasi-public spaces and streets that exceed 12.0m in building length shall incorporate use of vertical elements such as decorative columns, variation in roofline, use of balconies and porches, and façade articulation (recessed and raised surfaces) to create variation and articulation in the facade and eliminate continuous blank walls.

7.2 ~~ii~~ **Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing**

7.2.1 ~~ii~~ ^{a)} To ensure architectural interest, principal buildings shall incorporate a minimum four of following design elements on the facades to the satisfaction of the Development Authority:

- Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
- Use of bold window trims, soffits, muntin bars;
- Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
- Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
- Use of accent colour and/or contrast in finishing materials;
- Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

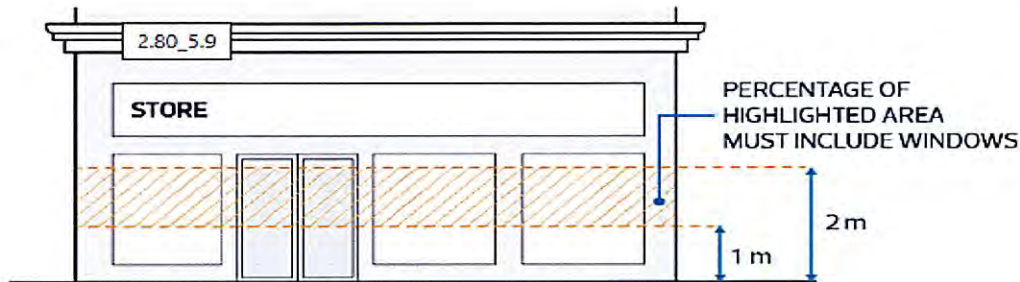
7.2.2 ~~ii~~ ^{a)} Within nodes, Parking located at the side of the building shall have decorative screening and not exceed 40% parcel width at the front property line.

7.2.3 ~~ii~~ ^{a)} Abutting attached garages and driveways for Duplex and Townhouse Dwellings must be paired together to maximize separation between driveways to allow for on street parking and operational functionality.

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7.3 ~~iii~~ **Commercial Block, Commercial Office Building, ~~Inn~~ Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, and Store Front**

- 7.3.1 ~~a~~ For new and redeveloped buildings a minimum of 60% of the ground floor façade area adjacent to public street, park and/or open space between 1.0m and 2.0m above grade shall be comprised of windows, doors, or transparent glazing.



- 7.3.2 ~~b~~ Parking shall be concealed within buildings with at grade active frontages, located at the rear of the building or located at the side of the building with decorative screening and increased landscaping.

- 7.3.3 ~~c~~ When a canopy or awning is to be installed it shall be a minimum of 0.6m from the building and will be located a minimum of 2.5m above grade.

- 7.3.4 ~~d~~ To promote pedestrian interactions and safety, ground floor facades must comply with the following:

- A minimum of 80% of all ground floor windows facing a street, park, or along facades with a main entrance facing a public area or parking area interior to the site must be clear and transparent. The remainder may be covered by non-transparent materials;
- Façade articulation through architectural design and treatments such as cornices, decorative columns and beam, canopies and lighting fixtures;
- Entrances to the multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.

- 7.3.5 ~~e~~ To ensure architectural interest for Mixed-Use Buildings, a minimum of three of following design elements on the facades to the satisfaction of the Development Authority:

- Use of bold window trims, soffits, muntin bars;
- Use of building features such as dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
- Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
- Use of accent colour and/or contrast in finishing materials;
- Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

7.4 ~~iv~~ **Accessory Buildings**

- 7.4.1 ~~a~~ Minimum area for a Backyard Dwelling shall be 30.0 sq.m.

7.4.2 ~~b)~~ Facades of Backyard Dwellings abutting a public street, lane, park and/or open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the Development Authority.

8.0 ~~8)~~ **CONSIDERATION FOR DISCRETIONARY BUILDING TYPES**

The following considerations shall not limit the Development Planner's authority to exercise their general discretion in ensuring that all proposed developments demonstrate reasonable compatibility with the surrounding context. Instead, they provide a framework for balancing neighbourhood character preservation with opportunities for thoughtful, context-sensitive redevelopment.

8.1 ~~i)~~ **Discretionary Uses**

8.1.1 ~~a)~~ When evaluating discretionary use applications, the Development Planner shall exercise discretion to ensure that proposed developments are reasonably compatible with their surroundings and preserve the neighbourhood's established character. All discretionary applications shall be assessed based on the following general principles:

- a. The size, height, and massing of discretionary uses shall be context-sensitive and should not overwhelm or significantly alter the surrounding built form. The Development Planner may mitigate any massing effect through the use of lower roof pitch, orientation of roof lines;
- b. Developments shall reflect the existing architectural rhythm of the neighbourhood, including building placement, orientation, and façade treatments;
- c. Developments should contribute positively to the pedestrian environment by maintaining sidewalk continuity, enhancing public spaces, and ensuring safe, accessible connections to neighbourhood amenities.

8.2 ~~ii)~~ **Duplex and Stacked Duplexes Development**

8.2.1 ~~a)~~ When reviewing applications for Duplexes and Stacked Duplexes, the Development Planner shall evaluate both functional and design considerations to ensure compatibility with the surrounding neighbourhood.

8.2.2 ~~b)~~ The Development Planner shall assess the cumulative impact of driveways on the function and safety of Collector Street, considering the following factors:

- a. Evaluate the number of existing driveways along the block face to ensure additional access points do not disrupt traffic flow, pedestrian safety, or on-street parking availability;
- b. Ensure new driveways are appropriately spaced to minimize conflicts with existing access points and maintain the functionality of the Collector Street;
- c. Review the proportion of existing Duplexes along the block to prevent overconcentration, maintaining the overall low-density character of the neighbourhood;

8.2.3 ~~c)~~ A Duplex application may be refused if the cumulative impact of new driveways or the concentration of Duplexes is determined to negatively affect traffic flow, pedestrian safety, on-street parking capacity, or the intended character of the neighbourhood.

8.2.4 ~~d)~~ Duplexes must be designed to reflect the appearance, design, and character of existing housing, ensuring consistency with the surrounding streetscape. In addition to any other discretionary considerations, the following design criteria shall be considered:

- a. The Duplex must present a cohesive architectural style and massing; and

- b. The Duplex design must harmonize with adjacent Detached Dwelling by reflecting the scale, form, and visual character of the surrounding neighbourhood.
- c. On Local Streets, Duplexes must resemble a Detached Dwelling.

9.0 (9) OTHER REGULATIONS

All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.

9.1 i. Access

- 9.1.1 a) For Detached Dwellings, Duplexes, and Stacked Duplexes, driveway widths at the front property line shall be regulated as follows:
 - a. Driveways providing vehicular access to the rear yard shall not exceed 4.0m in width.
 - b. For lots abutting a Collector Street, driveways providing access to a front or side attached garage or carport shall not exceed 5.4m in width.
 - c. For lots abutting a Collector Street with driveways providing access to the rear yard, the width of a driveway or parking area at the front property line shall not exceed 5.4m.

9.2 ii. Nodes & Comprehensively Planned Sites

- 9.2.1 a) A Conceptual Site Development Plan or Overall Master Plan for the development area, or, if the Applicant is only developing a portion of the proposed development area, a Site Development Plan in relation to the portion to be developed in which the Applicant has also illustrated how the development will be integrated within the overall site design;
- 9.2.2 b) The Conceptual Site Development Plan or Overall Master Plan is considered to be nonbinding, must identify the proposed building types, uses, and locations, development phasing, site accesses, vehicular and pedestrian routes, amenity areas, parking, and signage; and
- 9.2.3 c) Details regarding the architectural guidelines proposed for the development, including design drawings illustrating the colour scheme, building materials, and theme.
- 9.2.4 a) Setbacks may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.

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9.3 iii. Applicability of the Regulations

- 9.3.1 a) The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings developed prior to the adoption of this Land Use Bylaw will not be considered non-conforming.
- 9.3.2 b) For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area.

vibrant community hub. The intensity and scale of development will transition outward from the Node, ensuring that higher-density forms step down gradually to surrounding low-density residential areas, maintaining compatibility with the existing neighbourhood character.

(4) USES AND TYPOLOGY

- a) Abutting attached garages and driveways for Duplex and Townhouse Dwellings must be paired together to maximize separation between driveways to allow for on street parking and operational functionality.

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Building Type	Requisite Qualifiers			Fundamental Use Provision
	Locations			
	Node	Collector Street	Local Street	
Apartment	D	-	-	
Backyard Dwelling	-	D	D	
Detached Dwelling	-	P	P	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Duplex	-	D	D	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Internal Secondary Suite	-	P	P	
Stacked Duplex	-	D	D	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Stacked Townhousing	D	-	-	
Townhousing	D	-	-	
Commercial Block	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Commercial Office Building	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Mixed Use Building	P	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5)

Building Type	Requisite Qualifiers			
	Locations			Fundamental Use Provision
	Node	Collector Street	Local Street	
				Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Single Structure Commercial Pad X	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Storefront X	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Strip Mall X	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Indoor Assembly X	P	D	-	Only on the following parcels: Plan 9622470; Block 2; Lot 30 (#9) Plan 4335TR; Lot R6 (#10)
Public Service Building X	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
School X	P	P	-	Only on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Urban Agriculture X	D	D	D	
Sign X	D	D	D	

(5) LOT AND SUBDIVISION STANDARDS

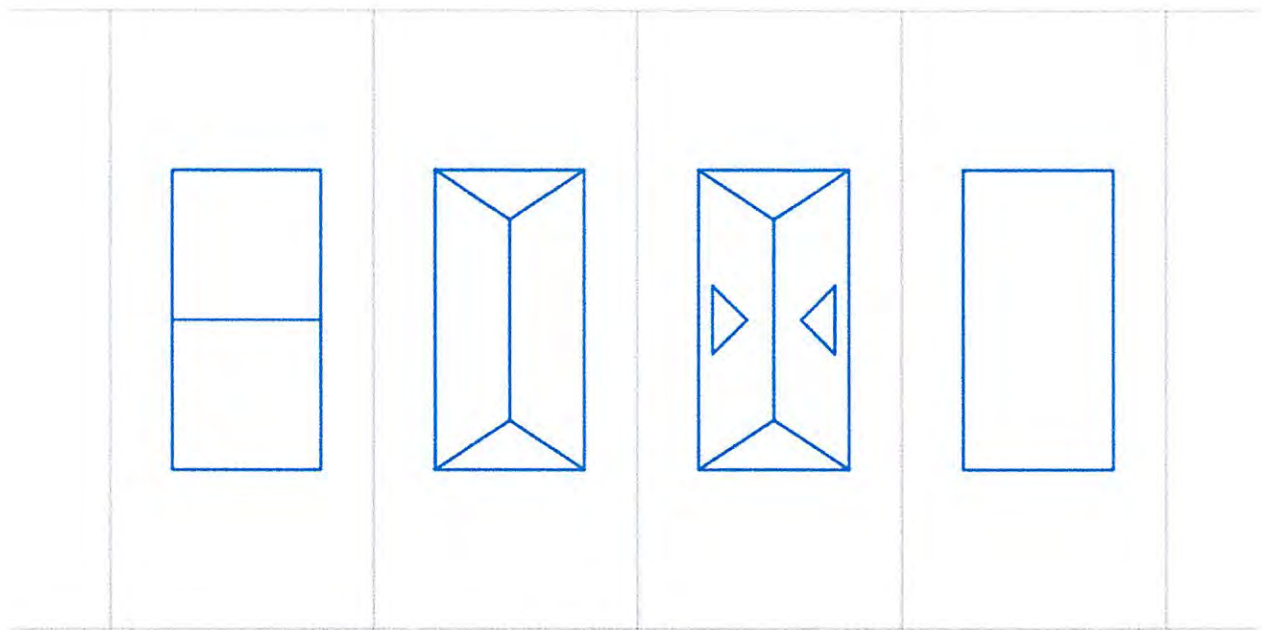
Uses	Typology	Node	Collector Street	Local Street
Site Width	Apartment	Min. 25.0m	-	-
	Stacked Townhousing, Single Structure Commercial Pad, Strip Mall, Storefront, Commercial Block, Commercial Office Building, Mixed Use Building, Inn,	At the Discretion of the Subdivision Authority	-	-

Uses	Typology	Node	Collector Street	Local Street
	Indoor Assembly, Public Service Building, School			
	Detached, Stacked Duplex	-	Min. 11.0m Corner Lot: Min. 11.2m Maximum 22.0 m	
	Duplex	-	Min. 7.9m Corner Lot: Min. 9.7m	
Site Depth	Detached, Duplex, Stacked Duplex	-	Min. 34.0 m	

(6) BUILT FORM AND SITING

- a) Setbacks may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.

	Typologies	Location			
		Node	Collector Street	Local Street	
Front Yard Setback	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Min. 3.0m – Max. 4.5m Notwithstanding the maximum 4.5m setback, a front yard building setback may be increased when the space between the building and the lot line is used for a combination of landscaping or pedestrian features such as plazas, patios, and publicly accessible amenity areas, and is not used for parking to the satisfaction of the Development Authority.	Min. 6.0m – Max. 8.0m		
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.			
	Accessory Building, Backyard Dwelling	Not permitted within the front yard setback			
Rear Yard Setback	Detached Dwelling, Duplex, Stacked Duplex	Min. 6.0m			
	Apartment, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Min. 6.0m Min. 6.0m plus 1.0m for every additional storey over 7.0m height when adjacent to Detached, Duplex, Stacked Duplex.			
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.			



Plan View

- b) New and redeveloping buildings shall have the same and/or complimenting materials, colours, and architectural details on all Facades exposed to public Streets, and parks and open spaces.
- c) Building Facades abutting public and quasi-public spaces and streets that exceed 12.0m in building length shall incorporate use of vertical elements such as decorative columns, variation in roofline, use of balconies and porches, and façade articulation (recessed and raised surfaces) to create variation and articulation in the facade and eliminate continuous blank walls.

ii. Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing

- a) To ensure architectural interest, principal buildings shall incorporate design elements on the facades to the satisfaction of the Development
 - a. Use of architectural treatments appropriate to the architecture including decorative columns and beams, canopies and lighting fixtures
 - b. Use of bold window trims, soffits, muntin bars;
 - c. Use of building features such as clearly defined entryways, window shutters, balcony, porch, veranda, chimney shaft, porch and interest;
 - d. Use of exterior materials of high quality and durable materials with a minimum of 20% high quality accent material, such as, but not limited to, decorative shingles;
 - e. Use of accent colour and/or contrast in finishing materials;
 - f. Use of premium soffits for roof overhang, vibrant colored railing detailing on balconies and patios.
- b) Within nodes, Parking located at the side of the building shall have decorative screening and not exceed 40% parcel width at the front property line.

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c)

- b. The Duplex design must harmonize with adjacent Detached Dwelling by reflecting the scale, form, and visual character of the surrounding neighbourhood.
- c. On Local Streets, Duplexes must resemble a Detached Dwelling.

(9) OTHER REGULATIONS

All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.

i. Access

- a) For Detached Dwellings, Duplexes, and Stacked Duplexes, driveway widths at the front property line shall be regulated as follows:
 - a. Driveways providing vehicular access to the rear yard shall not exceed 4.0m in width.
 - b. For lots abutting a Collector Street, driveways providing access to a front or side attached garage or carport shall not exceed 5.4m in width.
 - c. For lots abutting a Collector Street with driveways providing access to the rear yard, the width of a driveway or parking area at the front property line shall not exceed 5.4m.

ii. Nodes & Comprehensively Planned Sites

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

iii. Applicability of the Regulations

- a) The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings developed prior to the adoption of this Land Use Bylaw will not be considered non-conforming.
- b) For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area.

vibrant community hub. The intensity and scale of development will transition outward from the Node, ensuring that higher-density forms step down gradually to surrounding low-density residential areas, maintaining compatibility with the existing neighbourhood character.

(4) USES AND TYPOLOGY

- a) Abutting attached garages and driveways for Duplex and Townhouse Dwellings must be paired together to maximize separation between driveways to allow for on street parking and operational functionality.

Building Type	Requisite Qualifiers			Fundamental Use Provision
	Locations			
	Node	Collector Street	Local Street	
Apartment	D	-	-	
Backyard Dwelling	-	D	D	
Detached Dwelling	-	P	P	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Duplex	-	D	D	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Internal Secondary Suite	-	P	P	
Stacked Duplex	-	D	D	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Stacked Townhousing	D	-	-	
Townhousing	D	-	-	
Commercial Block	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Commercial Office Building	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Mixed Use Building	P	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5)

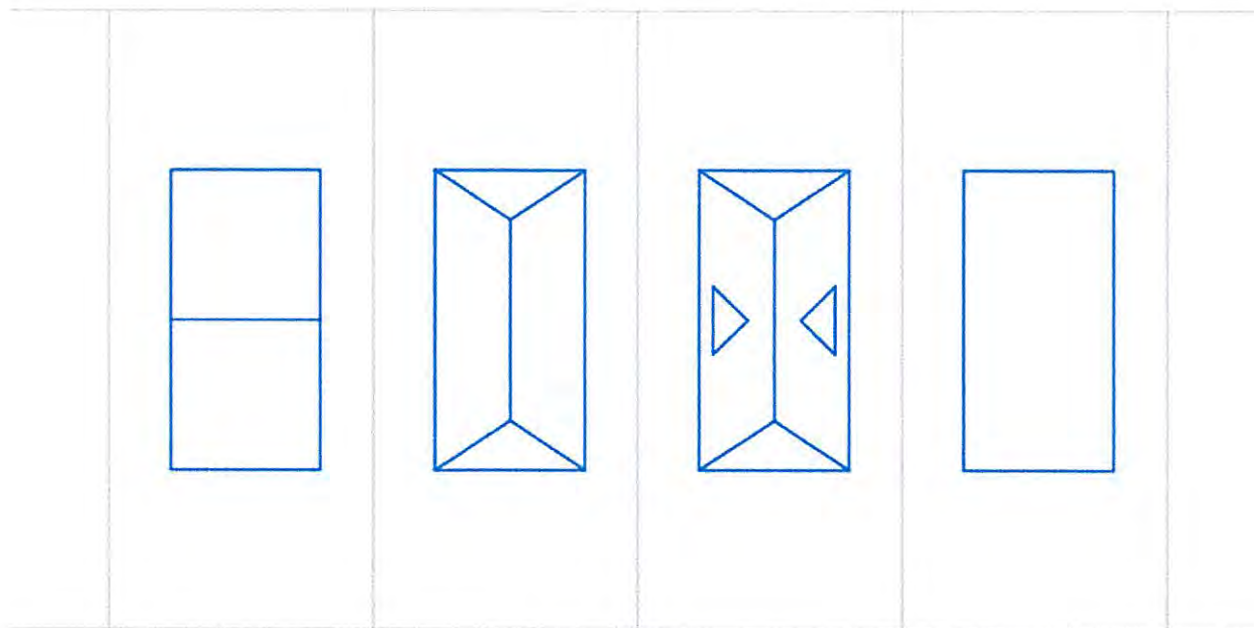
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Building Type	Requisite Qualifiers			Fundamental Use Provision
	Locations			
	Node	Collector Street	Local Street	
				Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Single Structure Commercial Pad	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Storefront	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Strip Mall	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Indoor Assembly	P	D	-	Only on the following parcels: Plan 9622470; Block 2; Lot 30 (#9) Plan 4335TR; Lot R6 (#10)
Public Service Building	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
School	P	P	-	Only on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Urban Agriculture	D	D	D	
Sign	D	D	D	

(5) LOT AND SUBDIVISION STANDARDS

Uses	Typology	Node	Collector Street	Local Street
Site Width	Apartment	Min. 25.0m	-	-
	Stacked Townhousing, Single Structure Commercial Pad, Strip Mall, Storefront, Commercial Block, Commercial Office Building, Mixed Use Building, Inn,	At the Discretion of the Subdivision Authority	-	-



Plan View

- b) New and redeveloping buildings shall have the same and/or complimenting materials, colours, and architectural details on all Facades exposed to public Streets, and parks and open spaces.
- c) Building Facades abutting public and quasi-public spaces and streets that exceed 12.0m in building length shall incorporate use of vertical elements such as decorative columns, variation in roofline, use of balconies and porches, and façade articulation (recessed and raised surfaces) to create variation and articulation in the facade and eliminate continuous blank walls.

ii. **Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing**

- a) To ensure architectural interest, principal buildings shall incorporate a minimum four of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
 - b. Use of bold window trims, soffits, muntin bars;
 - c. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - d. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - e. Use of accent colour and/or contrast in finishing materials;
 - f. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.
- b) Within nodes, Parking located at the side of the building shall have decorative screening and not exceed 40% parcel width at the front property line.

c) Abutting attached garages and driveways for Duplex and Townhouse - - - - -

vibrant community hub. The intensity and scale of development will transition outward from the Node, ensuring that higher-density forms step down gradually to surrounding low-density residential areas, maintaining compatibility with the existing neighbourhood character.

(4) USES AND TYPOLOGY

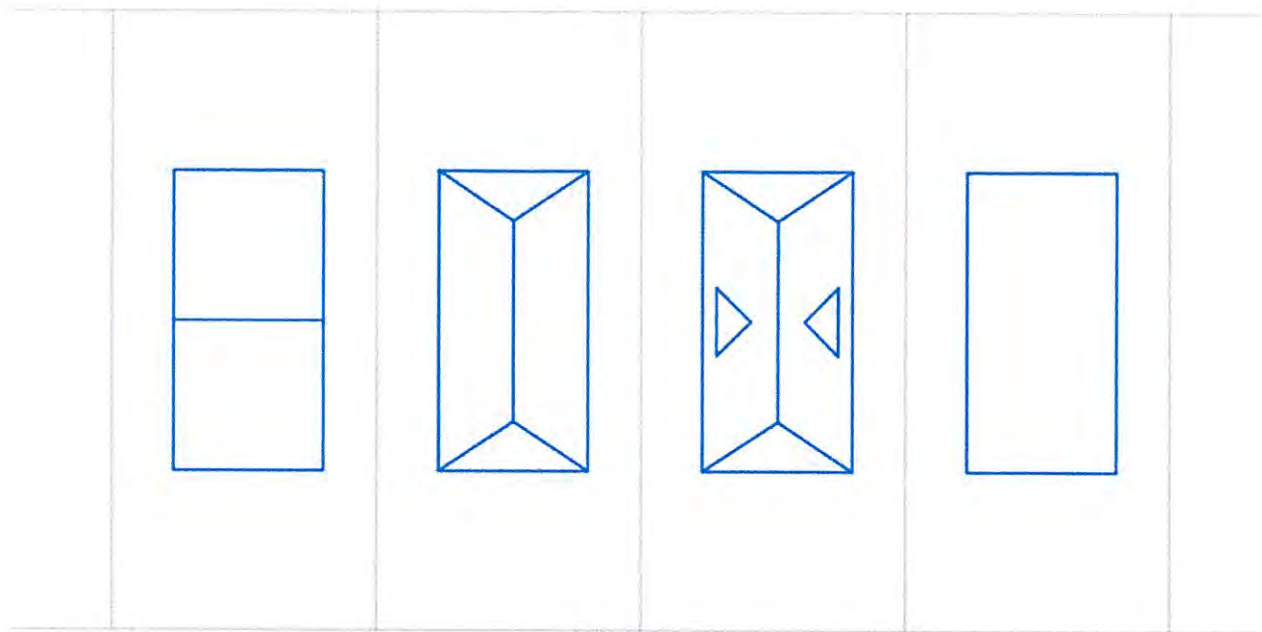
- a) Abutting attached garages and driveways for Duplex and Townhouse Dwellings must be paired together to maximize separation between driveways to allow for on street parking and operational functionality.

Building Type	Requisite Qualifiers			Fundamental Use Provision
	Locations			
	Node	Collector Street	Local Street	
Apartment	D	-	-	
Backyard Dwelling	-	D	D	
Detached Dwelling	-	P	P	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Duplex	-	D	D	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Internal Secondary Suite	-	P	P	
Stacked Duplex	-	D	D	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Stacked Townhousing	D	-	-	
Townhousing	D	-	-	
Commercial Block	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Commercial Office Building	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Mixed Use Building	P	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5)

Building Type	Requisite Qualifiers			Fundamental Use Provision
	Locations			
	Node	Collector Street	Local Street	
				Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Single Structure Commercial Pad	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Storefront	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Strip Mall	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Indoor Assembly	P	D	-	Only on the following parcels: Plan 9622470; Block 2; Lot 30 (#9) Plan 4335TR; Lot R6 (#10)
Public Service Building	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
School	P	P	-	Only on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Urban Agriculture	D	D	D	
Sign	D	D	D	

(5) LOT AND SUBDIVISION STANDARDS

Uses	Typology	Node	Collector Street	Local Street
Site Width	Apartment	Min. 25.0m	-	-
	Stacked Townhousing, Single Structure Commercial Pad, Strip Mall, Storefront, Commercial Block, Commercial Office Building, Mixed Use Building, Inn,	At the Discretion of the Subdivision Authority	-	-



Plan View

- b) New and redeveloping buildings shall have the same and/or complimenting materials, colours, and architectural details on all Facades exposed to public Streets, and parks and open spaces.
- c) Building Facades abutting public and quasi-public spaces and streets that exceed 12.0m in building length shall incorporate use of vertical elements such as decorative columns, variation in roofline, use of balconies and porches, and façade articulation (recessed and raised surfaces) to create variation and articulation in the facade and eliminate continuous blank walls.

ii. Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing

- a) To ensure architectural interest, principal buildings shall incorporate a minimum four of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
 - b. Use of bold window trims, soffits, muntin bars;
 - c. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - d. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - e. Use of accent colour and/or contrast in finishing materials;
 - f. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.
- b) Within nodes, Parking located at the side of the building shall have decorative screening and not exceed 40% parcel width at the front property line.

c) Abutting attached garages and driveways for Duplex and Townhouse dwellings —

This sentence is located at the top of (6) BUILT FORM AND SITING

Setbacks may be reduced to 0.0 m to address internal private streets, at the discretion of the Development Authority.

Issue: There is no clarity with this sentence for residents reading it.

Planning answers for the purpose of that sentence:

- This refers to Nodes and Comprehensively Planned Sites
- This regulation applies to larger sites such as multi-family and larger commercial sites with multiple buildings on a site connected via internal private road network. In PVD this may apply to sites within the node area.

If the sentence stays at that location in the document it could be reworded to provide clarity like this:

In Nodes and Comprehensively Planned Sites setbacks may be reduced to 0.0 m to address internal private streets, at the discretion of the Development Authority.

Or

Since it pertains specifically to “Nodes and Comprehensively Planned Sites” and would most likely have very limited use in the future in PVD maybe it’s better to move it to:

The section on page 11 of the PVD LUB called “ii Nodes and Comprehensively Planned Sites”.

Uses	Typology	Node	Collector Street	Local Street
	Indoor Assembly, Public Service Building, School			
	Detached, Stacked Duplex	-	Min. 11.0m Corner Lot: Min. 11.2m Maximum 22.0 m	
	Duplex	-	Min. 7.9m Corner Lot: Min. 9.7m	
Site Depth	Detached, Duplex, Stacked Duplex	-	Min. 34.0 m	

(6) BUILT FORM AND SITING

- a) Setbacks may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.

Move to Nodes and Comprehensive planned sites

	Typologies	Location	
		Node	Collector Street Local Street
Front Yard Setback	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Min. 3.0m – Max. 4.5m Notwithstanding the maximum 4.5m setback, a front yard building setback may be increased when the space between the building and the lot line is used for a combination of landscaping or pedestrian features such as plazas, patios, and publicly accessible amenity areas, and is not used for parking to the satisfaction of the Development Authority.	Min. 6.0m – Max. 8.0m
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.	
	Accessory Building, Backyard Dwelling	Not permitted within the front yard setback	
Rear Yard Setback	Detached Dwelling, Duplex, Stacked Duplex	Min. 6.0m	
	Apartment, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Min. 6.0m Min. 6.0m plus 1.0m for every additional storey over 7.0m height when adjacent to Detached, Duplex, Stacked Duplex.	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.	

- b. The Duplex design must harmonize with adjacent Detached Dwelling by reflecting the scale, form, and visual character of the surrounding neighbourhood.
- c. On Local Streets, Duplexes must resemble a Detached Dwelling.

(9) OTHER REGULATIONS

All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.

i. Access

- a) For Detached Dwellings, Duplexes, and Stacked Duplexes, driveway widths at the front property line shall be regulated as follows:
 - a. Driveways providing vehicular access to the rear yard shall not exceed 4.0m in width.
 - b. For lots abutting a Collector Street, driveways providing access to a front or side attached garage or carport shall not exceed 5.4m in width.
 - c. For lots abutting a Collector Street with driveways providing access to the rear yard, the width of a driveway or parking area at the front property line shall not exceed 5.4m.

ii. Nodes & Comprehensively Planned Sites

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

iii. Applicability of the Regulations

- a) The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings developed prior to the adoption of this Land Use Bylaw will not be considered non-conforming.
- b) For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area.

d) setbacks may be reduced - - -

Residents Issue 2025, 2026

When the Residents read section 8 they ask why are just the “Discretionary Uses” checked for reasonable compatibility for blending into the neighbourhood. Shouldn’t all builds be checked for reasonable compatibility for the neighbourhood?

Planning Responses to moving the regulations to general section in “Building Character and Design” so they apply to all builds - March 2026:

The customized regulations in the section “(6) Built Form and Siting” ensure building height incl. backyard dwellings, lot coverage i.e max. lot that can be covered by structures, front, rear and side yard setbacks, etc. ensures size and form of buildings fit with the character on the neighbourhood.

Massing effect is tackled through front, rear and back yard setback requirements, total amount of lot coverage, roofline requirements, and limitation on building height. This approach gives fair opportunity to each homeowner while ensuring no to minimal impact to neighbouring properties.

Looking at the planning responses:

Based on the planning responses it has become apparent that the specific quantitative regulations that are located in “(6) Build Form and Siting” and “(7) Building Character and Design” such as height, yard setbacks, roof types, etc, are designed to ensure that future builds will be compatible with the established neighbourhood character.

Based on the planning department responses it makes sense to add a statement to make it clear to residents that section 6 and section 7 will alleviate their concern.

PVD LUB Solution to this issue:

A simple solution is to add this sentence at the top of the table for “(6) Built Form and Siting”:

(a) The specific regulations in this table, along with the regulations in “(7) Building Character and Design”, such as height, yard setbacks, site coverage, density per lot, roofline types, and architectural details will ensure that all new builds will blend seamlessly with the surrounding developments and preserve the established neighbourhood character of the district.

Solution Result:

The residents would then become aware, by reading a statement at the top of section 6, that the specific regulations in that section along with the specific regulations stated in section 7, such as rooflines, are designed for preserving the neighbourhood character. They are specific and quantitative and remove any possible vagueness for all developments.

Uses	Typology	Node	Collector Street	Local Street
	Indoor Assembly, Public Service Building, School			
	Detached, Stacked Duplex	-	Min. 11.0m Corner Lot: Min. 11.2m Maximum 22.0 m	
	Duplex	-	Min. 7.9m Corner Lot: Min. 9.7m	
Site Depth	Detached, Duplex, Stacked Duplex	-	Min. 34.0 m	

(6) BUILT FORM AND SITING

- a) The specific regulations in this table.*
- a) Setbacks may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.

	Typologies	Location			
		Node	Collector Street	Local Street	
Front Yard Setback	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Min. 3.0m – Max. 4.5m Notwithstanding the maximum 4.5m setback, a front yard building setback may be increased when the space between the building and the lot line is used for a combination of landscaping or pedestrian features such as plazas, patios, and publicly accessible amenity areas, and is not used for parking to the satisfaction of the Development Authority.	Min. 6.0m – Max. 8.0m		
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.			
	Accessory Building, Backyard Dwelling	Not permitted within the front yard setback			
Rear Yard Setback	Detached Dwelling, Duplex, Stacked Duplex	Min. 6.0m			
	Apartment, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Min. 6.0m Min. 6.0m plus 1.0m for every additional storey over 7.0m height when adjacent to Detached, Duplex, Stacked Duplex.			
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.			

Non Standard Document Content numbering system?

④

Parking and Loading	Section Title number starts at 1.01	up to 3 numbers eg 1.5.1	1 Letter (a)	Roman Numeral i - 1)
* Signage	Section title # starts at 1.0	up to 3 numbers 1.1.4		
General Regulations	Section title # starts at 4.1	up to 3 Numbers eg: 4.2.1	1 letter (a)	Roman Numeral i

Other Districts (5)	Section Title	Roman Numeral	Letter
eg:	4. EP -	i.	a.
AG	2. PR -	.	
EP	3. UR -	i.	a.
PR			
PS			
UR			

CND	Section Title (3) Title	Roman Numeral i.			
switches part way into document	Section Title (8) Title	Letter b.)	Roman Numeral i.	Letter c.	Roman Numeral i.

(over)

HND Section
Title.

(4) Title	Letter (a)
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Random

(5) Title	Roman Numeral i.
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(9) Title	Letter b)
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Roman Numeral i.

Letter c.

RN i.

MUCD (3) Title	RN i.
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(5) Title	Letter a)
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Random

(7) Title	RN ii.	Letter a)	Letter a.
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LI – Light Industrial District

1. Purpose

This District is intended to provide for light industrial uses that do not adversely affect adjacent land uses and cause any external impacts beyond the building and/or approved development area within site boundaries. This district is also intended to provide for offices, research and development activities, specialized light industrial and manufacturing establishments, and a variety of commercial opportunities. This District is normally applied to sites to transition from heavier industrial development to other land uses.

2. LI – Permitted and Discretionary Development

i. Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Development listed within the table below shall ensure:

- a. Within Single Structure Commercial Pad, the activity of Child Care Facility is prohibited.
- b. Hospital is prohibited.

Building Typologies	Permitted or Discretionary Development
Commercial Office Building	D
Indoor Assembly	D
Industrial Flex Building	P
Large Scale Retail Centre	D
Light Industrial Building	P
Light Industrial Development	P
Office Industrial Building	P
Park & Natural Area	D
Renewable Energy Installation	D
Sign	D
Single Structure Commercial Pad	D
Urban Agriculture	D
Utility Service (Major)	D
Utility Service (Minor)	D

3. LI – Site Subdivision Regulations

	Interior or Corner Site
Site Area	Min. 0.2ha
Site Width	At the discretion of the Subdivision Authority
Site Depth	Min. 30.0m

4. LI – Site Development Regulations

	Interior or Corner Site
Front Yard Setback	Min. 4.5m
Rear Yard Setback	Min. 4.5m Min 9.0m where property is adjacent to public utility lots, residential or reserve parcels
Side Yard Setback	Min. 4.5m Subject to the Alberta Building Code and Safety Codes Act, one side yard setback may be reduced to a minimum of 1.5m at the Discretion of the Development Authority
Front Flanking Yard Setback	At the Discretion of the Development Authority
Building Height	Max. 16.0m for building Max. 30.0m for towers, structural, equipment storage or other components of the building which may be required for the operation (not intended to allow for an additional storey above 16.0m) Max. 16.0m for any building or structure adjacent to public utility lots or residential parcels
Site Coverage	Max. 60% for all buildings. At the Discretion of the Development Authority for any Use without a building

5. Landscaping

- a. A 3.0m wide landscaping buffer shall be provided on-site along the entire length of any rear property boundary within 20.0m of a residential parcel. The landscaped buffer area shall be grassed or mulched area, containing coniferous tree plantings at a rate of one tree per 3.0 linear metres along the buffer length, spaced at equal intervals.
- b. Outdoor Storage areas visible from a road or residential parcel must be landscaped and situated in such a way as to be compatible with the surrounding development.

6. LI – Additional Development Regulations

- a. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.
- b. The Development Authority must implement the provisions of the following to ensure compliance with the risk assessment/management and mitigation processes:
 - i. Other applicable provincial legislation that may apply to industrial development.

PS – Public Service District

1. Purpose

This District is intended to provide for public and quasi-public development that serves the civic, social, physical, mental, cultural and religious needs of the community. This District may also include developments used to provide for public benefit or consumption, such as water reservoir, stormwater management, electricity, or telecommunications.

2. PS – Permitted and Discretionary Development

i. Fundamental Use Provision

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within the table below shall ensure:

- a. None.

Building Typologies	Permitted or Discretionary Development
Indoor Assembly	P
Park & Natural Area	P
Public Service Building	P
Renewable Energy Installation	D
School	D
Sign	D
Utility Service (Minor)	D
Urban Agriculture	D

3. PS – Site Subdivision Regulations

	Interior or Corner Site
Site Area	At the discretion of the Subdivision Authority
Site Width	At the discretion of the Subdivision Authority
Site Depth	At the discretion of the Subdivision Authority

4. PS – Site Development Regulations

	Interior or Corner Site
Front Yard Setback	Min. 6.0m
Rear Yard Setback	Min. 8.0m
Side Yard Setback	Min. 3.0m
Front Flanking Yard Setback	At the Discretion of the Development Authority
Building Height	Max. 14.0m for principal building

Thursday at 3:30 works.
Thanks.

[Quoted text hidden]

	Max. 30.0m for towers, structural, equipment storage or other components of the building which may be required for the operation (not intended to allow for an additional storey above 16.0m)
Site Coverage	Max. 60% for all buildings. At the Discretion of the Development Authority for any Use without a building

5. PS – Additional Development Regulations

- i. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.
- ii. The development shall be in compliance with other applicable provincial legislation.
- iii. Development and site design, siting, location, building height, buffering, landscaping and screening shall minimize any potential conflict with adjacent land uses and development.

ESD

ESD – Estate District

1. Purpose

This District is generally intended to provide for Detached Dwelling on lots greater than 0.4 hectares without municipal water, sanitary, or storm services, and lots over 0.25 hectares and less than 0.40 hectares with water and sanitary services. The existing neighbourhoods of Clover Park, Southfort Estates and Pointe Aux Pins Estates fall under this district.

2. ESD Permitted and Discretionary Development

- i. Fundamental Use Provisions
- ii. The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Development listed within the table below shall ensure:
 - a. Within Pointe Aux Pins Estates, accessory developments may be permitted in the front yard setback at the discretion of the Development Authority.
 - b. Chicken and other poultry are not allowed under Agriculture use in this district.

Building Type	Requisite Qualifiers		
	ESD Locations		
	Southfort Estates	Pointe Aux Pins Estates	Clover Park
Agriculture	-	-	D
Backyard Dwelling	-	-	D
Detached Dwelling	P	P	P
Internal Secondary Suite	P	P	P
Urban Agriculture	D	D	D

3. ESD Site Subdivision Regulations

- i. Notwithstanding the site subdivision regulations, no further subdivision is permitted for existing parcels with no municipal servicing and for which there is no approved Statutory Plan supporting further subdivision of existing parcels. This shall not apply to lot line adjustments or other applications which do not result in an increase in the number of lots;

	Southfort Estates	Pointe Aux Pins Estates	Clover Park
Site Area	Min. 0.25ha	Min. 0.8 ha	Min. 0.8 ha
Site Width	Min. 25.0m	Min. 65.0m	Min. 65.0m
Site Depth	Min. 60.0m	Min. 140.0m	Min. 140.0m

4. ESD Site Development Regulations

		Interior or Corner Site
Front Yard Setback	Detached Dwelling	Min. 10.0m
	Accessory Building	Min. 10.0m for accessory developments
Flanking Yard	Detached Dwelling	Min. 6.5m on a corner site
	Accessory Building	Min. 6.5m for accessory developments
Rear Yard Setback	Detached Dwelling	Min. 10.0m
	Accessory Building	Min. 2.0m for accessory developments
Side Yard Setback	Detached Dwelling	Min. 3.0m for sites under and up to 0.8 ha Min. 6.0m for sites over 0.8 ha
	Accessory Building	Min. 2.0m for accessory developments
Building Height	Detached Dwelling	Principal Building: Max. 14.0m
	Accessory Building	Within Southfort Estates, Max. 7.3m with a Max. wall height of 3.7m and shall not exceed the height of the Detached Dwelling on site, whichever is less. Within Pointe Aux Pins Estates, Max. 8.0m and shall not exceed the height of the Detached Dwelling on site, whichever is less. Within Clover Park, maximum building height shall be to the discretion of the Development Authority.
Site Coverage		Max. 35% for all buildings and structures, except that the combined building floor area for all accessory buildings on a site shall not exceed: 232.3 sq. m. in size on lots 0.4 ha in size or less; OR 464.5 sq. m. in size on lots greater than 0.4 ha
Density		Max. 1 Principal Dwelling unit plus up to a maximum of 1 Backyard Dwelling (where allowed) OR 1 Internal Secondary Suite.

5. Accessory Building

- i. Area for a Backyard Dwelling shall be 30.0 sq. m. – 75.0 sq. m.
- ii. Facades of Backyard Dwellings abutting a public street, lane, park and/or open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the development authority.

6. Agriculture

- i. Impacts shall be contained within the site, to the satisfaction of the Development Authority.
- ii. Agriculture shall not be the sole activity on a lot.

7. Urban Agriculture

- i. Urban Agriculture shall be permitted within the areas of a lot that falls outside of the minimum required yard setbacks.

8. Applicability of the Regulations

- i. The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings developed prior to the adoption of this Land Use Bylaw will not be considered non-conforming.
- ii. For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area or increasing Height of the existing building.

9. Other Regulations

- i. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.

FORT SASKATCHEWAN LAND USE BYLAW: PROPOSED LAND USE DISTRICTS

- City of Fort Saskatchewan Corporate Limits

— Titled Parcels
- COMPREHENSIVE DISTRICTS**

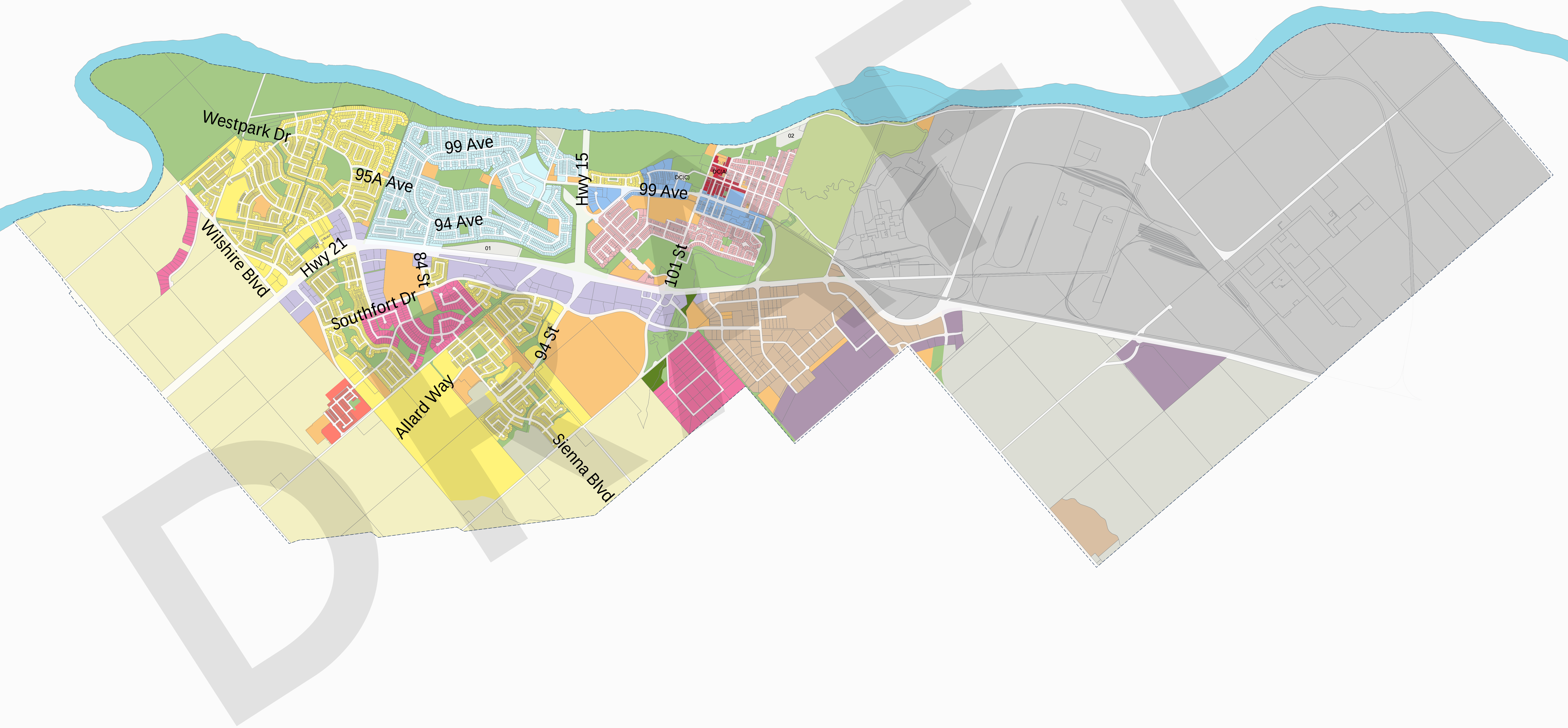
 - DCD - Downtown Core District
 - DGD - Downtown Gateway District
 - HND - Holistic Neighbourhood District
 - DFD - Downtown Fringe District
 - CND - Conventional Neighbourhood District
 - MUCD - Mixed-Use Corridor District
- STANDARD DISTRICTS**

 - PD - Pineview District
 - ESD - Estate District
 - LI - Light Industrial District
 - MI - Medium Industrial District
 - HI - Heavy Industrial District
 - IR - Industrial Reserve District
 - IB - Industrial Buffer District
 - EP - Environmental Protection District
 - PR - Parks & Recreation District
 - PS - Public Service District
 - AG - Agricultural General District/Future Urban Area
 - UR - Urban Reserve District
- DC(A)-01 Direct Control – Commercial Centre (HWY 21 at Pineview)

DC(A)-02 Direct Control – Recreation and Tourism

DC(A) - Direct Control (Administration)

DC(C) - Direct Control (Council)





FORT SASKATCHEWAN LAND USE BYLAW: C23-20 LAND USE DISTRICTS

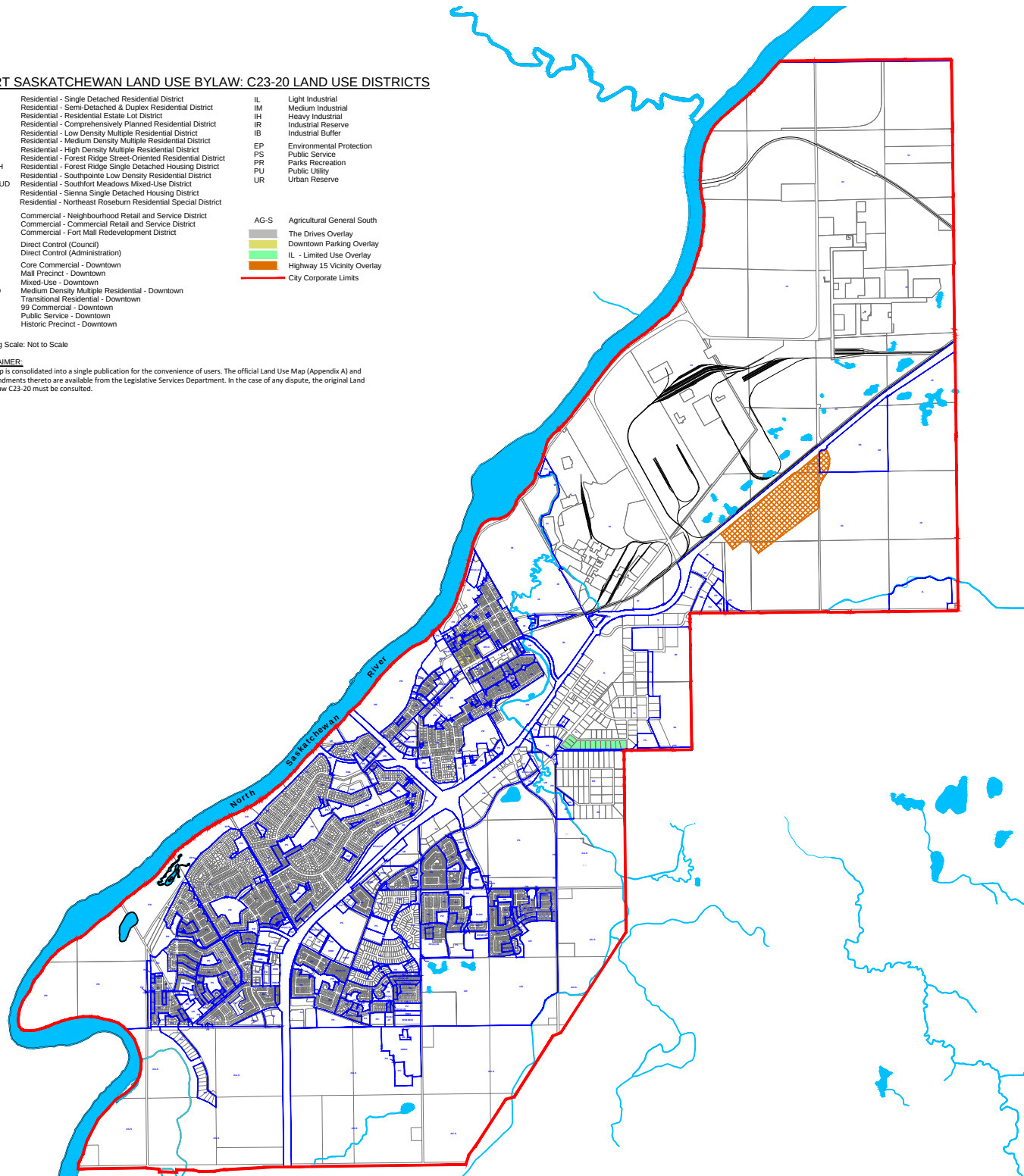
R1	Residential - Single Detached Residential District	IL	Light Industrial
R2	Residential - Semi-Detached & Duplex Residential District	IM	Medium Industrial
RE	Residential - Residential Estate Lot District	IH	Heavy Industrial
RC	Residential - Comprehensively Planned Residential District	IR	Industrial Reserve
RML	Residential - Low Density Multiple Residential District	IB	Industrial Buffer
RMM	Residential - Medium Density Multiple Residential District	EP	Environmental Protection
RMH	Residential - High Density Multiple Residential District	PS	Public Service
FRSQ	Residential - Forest Ridge Street-Oriented Residential District	PR	Parks Recreation
FRSDH	Residential - Forest Ridge Single Detached Housing District	PU	Public Utility
SLDR	Residential - Southpointe Low Density Residential District	UR	Urban Reserve
SFM-MUD	Residential - Southfort Meadows Mixed-Use District		
SSDH	Residential - Skenna Single Detached Housing District		
NRRIS	Residential - Northeast Roselburn Residential Special District		
C1	Commercial - Neighbourhood Retail and Service District	AG-S	Agricultural General South
C2	Commercial - Commercial Retail and Service District		
C5	Commercial - Fort Mall Redevelopment District		
DC(C)	Direct Control (Council)		
DC(A)	Direct Control (Administration)		
CC-D	Core Commercial - Downtown		
MP-D	Mall Precinct - Downtown		
MU-D	Mixed-Use - Downtown		
RMM-D	Medium Density Multiple Residential - Downtown		
TR-D	Transitional Residential - Downtown		
99C-D	99 Commercial - Downtown		
PS-D	Public Service - Downtown		
HP-D	Historic Precinct - Downtown		

AG-S	Agricultural General South
	The Drives Overlay
	Downtown Parking Overlay
	IL - Limited Use Overlay
	Highway 15 Vicinity Overlay
	City Corporate Limits

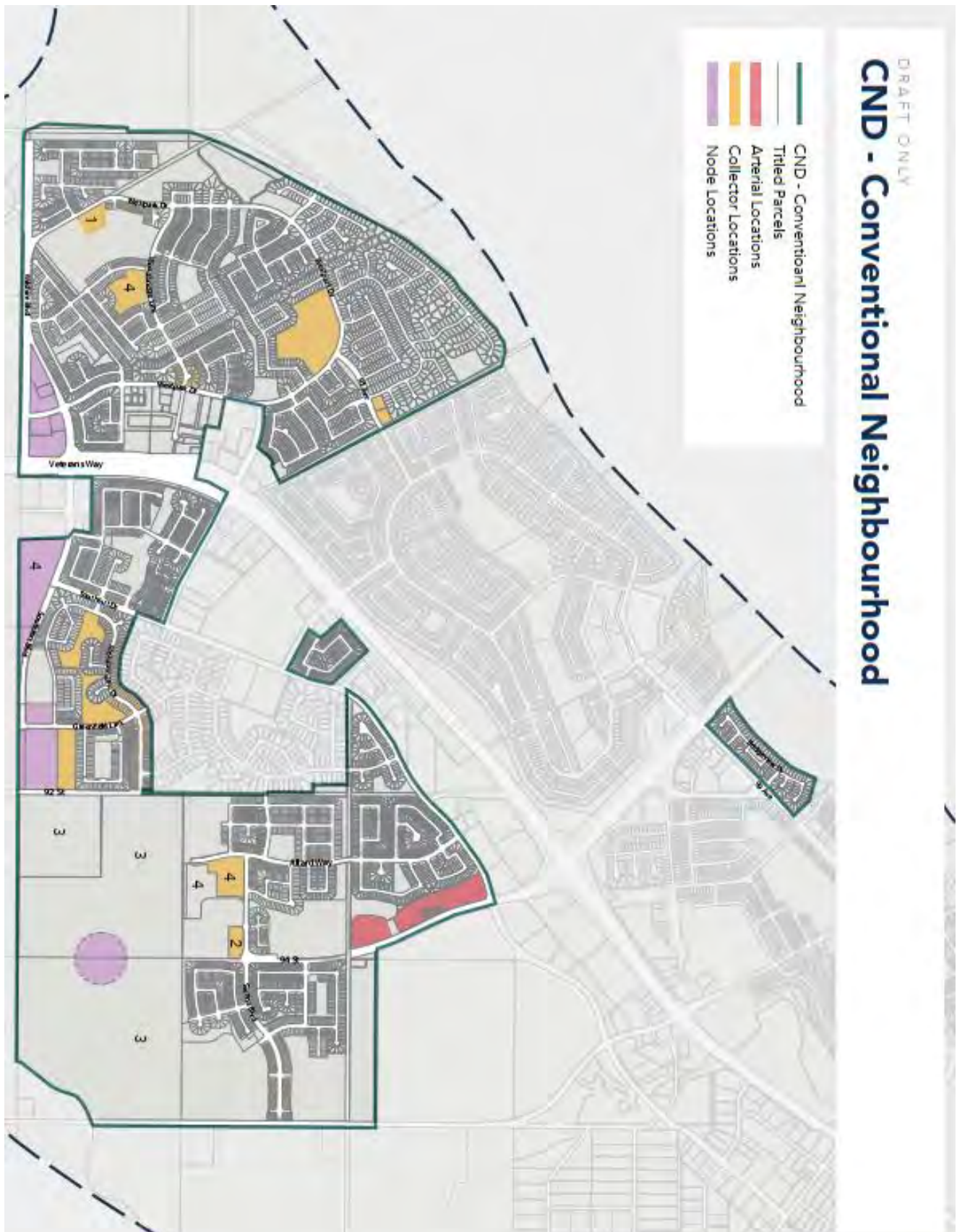
Drawing Scale: Not to Scale

DISCLAIMER:

This map is consolidated into a single publication for the convenience of users. The official Land Use Map (Appendix A) and all amendments thereto are available from the Legislative Services Department. In the case of any dispute, the original Land Use Bylaw C23-20 must be consulted.



(1) MAP



(2) PLACE TYPE

This Place Type applies to suburban style development within Sherridon North, Southfort and Westpark. It is characterised by low-density housing including Single Detached dwellings, Duplexes, and Town housing while allowing for limited integration of Apartments. The land use pattern is dominated by residential, with the street layout featuring a mix of grid pattern, modified grid, cul-de-sacs, with lots both with and without lane access. Schools, parks, and storm ponds are well connected with a multi-purpose trail network. Although this place-type serves as a framework for both the existing and greenfield development within above mentioned neighbourhoods, the existing developed areas will not be impacted unless redevelopment or alteration to the existing development undertaken. The district will guide the future new development, i.e. greenfield development. The overarching goal of the MDP for this Place Type is to incorporate greater housing diversity to create inclusive, multi-generational communities when opportunities arise.

(3) INTENT

i. General Intent

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

ii. Land Use Mix

New development within this Place Type will continue to be predominately residential in nature. New residential developments will contribute to housing diversity through a range of housing forms including Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhouses, Townhouses, and apartments. New development and redevelopment will be expected to integrate sensitively with the existing neighbourhood fabric based on street type frontage. Non-residential and Mixed-Use development are primarily directed to Nodes and Arterial Streets. Where rear lanes are available, they should be utilized to separate loading, servicing, and parking access from the primary streetscape frontage.

iii. Form of Development and their Locations

Nodes and Arterial Streets will accommodate mixed-use and higher density residential developments. Along Collector and Local Streets, development should be compatible with the existing neighbourhood context, and compatible with the scale, height, and massing in the surrounding area. Non-residential and higher density residential developments will primary be located within Nodes and along Arterial Streets. From these locations, building height, density, and intensity will transition gradually, moving towards low-density housing forms along Collector and Local Streets. Existing low-density development will be able to accommodate Internal Secondary Suites and Backyard Dwellings on the lots enhancing affordability and multi-generational living.

(4) BLOCK STANDARDS

i. Blocks shall not exceed a maximum of 250.0m in length.

- ii. Where the Block frontage exceeds 200.0 m, a mid-block pedestrian connection shall be dedicated as a right-of-way. The right-of-way should not be located closer than 75.0m from either end of the Block.
- iii. Housing orientation and architectural elements will be maintained throughout typologies along a Block Face.
- iv. Block standards may be varied to the satisfaction of the Subdivision Authority to address constraints, such as but not limited to natural features, transportation rights-of-way, parks or open space, or existing utilities.
- v. A Reverse Fronting Site is not permitted in Nodes, to create a welcoming urban condition with buildings framing and fronting onto the street.

(5) USES AND TYPOLOGY

- i. Abutting front attached garages and driveways for Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing must be paired together to maximize separation between driveways to allow for on street parking and operational functionality.
- ii. Front attached garages and/or driveways for Detached Dwellings, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing shall not be permitted off Collector Streets unless identified on the Neighbourhood Structure Plan.
 - a. Notwithstanding 5 (ii) Front attached garages and/or driveways off Collector Streets for Detached Dwellings, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing may be permitted where established prior to the adoption of this Bylaw.
- iii. Where a non-residential use or an activity is proposed in a building previously developed as a Duplex, Stacked Townhousing, or Townhousing, the entire building must conform with Mixed-Use Building regulations.

Building Type	Requisite Qualifiers							
	CND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		Fundamental Use Provision (FUP)
		Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane	
Apartment	P	P	P	P	P	-	P	Only on the following Collector Street parcel(s): a) In area #1; or b) In area #3 in accordance with the approved Neighbourhood Structure Plans Only Permitted on the following parcels that is a Local Street without Lane access: a) Lot 5; Block 16; Plan 0226197 b) Plan 0922806 c) Plan 0425568 d) Plan 0620420
Backyard Dwelling	D	P	P	P	P	P	P	

Building Type	Requisite Qualifiers							Fundamental Use Provision (FUP)
	CND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		
		Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane	
Detached Dwelling	-	P	-	P	D	P	P	
Detached Dwelling with one Side Yard 0.0 metre	-	P	-	P	-	P	-	
Duplex	D	P	P	P	P	P	P	Along a Collector Street without Lane access, one or more of the following FUPs must be met: a) That a Development Permit for a Duplex was approved prior to the adoption of this Bylaw; or b) It's a Development with Shared Access. Along an Arterial Street without Lane access the following FUP must be met: a) That it is a Development with Shared Access.
Internal Secondary Suite	P	P	P	P	P	P	P	
Stacked Duplex	D	P	-	P	-	P	P	
Stacked Townhousing	P	P	P	D	D	-	-	Along a Collector Street, one or more of the following FUPs must be met: a) That a Development Permit for Stacked Townhousing was approved prior to the adoption of this Bylaw; b) The side yard or flanking yard of a parcel is abuts to a Street or Lane; c) That a parcel is adjacent to a parcel with a developed Stacked Townhousing; d) When located on the parcel(s) identified as: In area #1; or . e) In area #3 in accordance with the

Building Type	Requisite Qualifiers							Fundamental Use Provision (FUP)
	CND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		
		Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane	
								approved Neighbourhood Structure Plans Along an Arterial Street without Lane access or Collector Street without Lane access, the following FUP must be met: a) That it is a Development with Shared Access.
Townhousing	P	P	P	P	P	P	D	Along Local Streets, one or more of the following FUPs must be met: a) When a Development Permit and/or Subdivision for Townhousing was approved prior to the adoption of this Bylaw; or b) No more than four units in a townhouse shall be allowed and Townhousing shall be limited to no more than four buildings along the Block Front. Along a Collector Street, one or more of the following FUPs must be met: a) When a Development Permit for Townhousing was approved prior to the adoption of this Bylaw; b) The side yard or flanking yard of a parcel is abuts a Street or Lane; c) That a parcel is adjacent to a parcel with a developed Townhousing; or d) when located on the parcel(s) identified as: In area #1 . In area #3 in accordance with the

Building Type	Requisite Qualifiers							Fundamental Use Provision (FUP)
	CND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		
		Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane	
								approved Neighbourhood Structure Plans Along an Arterial Street without Lane access or Collector Street without Lane access, the following FUP must be met: a) That it is a Development with Shared Access.
Commercial Block	P	-	-	-	-	-	-	Only on the following Collector Street parcel(s): In area #1. In area #2 and #3 in accordance with the approved Neighbourhood Structure Plans
Inn	D	D	D	-	-	-	-	
Mixed-Use Building	P	D	D	D	D	-	-	Only on the following Collector Street parcel(s): In area #1. In area #2 and #3 in accordance with the approved Neighbourhood Structure Plans
Single Structure Commercial Pad	-	P	P	P	P	-	-	Along Collector Streets, one or more of the following FUPs must be met: a) When a Development Permit for Single Structure Commercial Pad was approved prior to the adoption of this Bylaw; or b) When located on the parcel(s) identified as: In area #1 . In area #3 in accordance with the approved Neighbourhood Structure Plans Along a Collector Street without Lane access, the following FUP must be met: a) Located on Lot 2; Block 1; Plan 8822160
Strip Mall	-	D	D	D	-	-	-	Only on the following Collector Street parcel(s): In area #2 and #3 in accordance with the

Building Type	Requisite Qualifiers							Fundamental Use Provision (FUP)
	CND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		
		Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane	
								approved Neighbourhood Structure Plans
Store Front	P	-	-	D	D	-	-	
Indoor Assembly	P	P	P	P	P	-	-	Along a Collector Street without Lane access, one or more of the following FUPs must be met: a) It's a Development with Shared Access; or b) Must be located on Lot 1A; Block 1; Plan 9120403 Only on the following Collector Street parcel(s): In area #2 and #3 in accordance with the approved Neighbourhood Structure Plans
Public Service Building	D	D	D	D	D	D	D	
School	P	P	P	P	P	-	-	Only on sites registered as MR, SR or MSR.
Urban Agriculture	D	D	D	D	D	D	D	
Parks and Natural Area	P	P	P	P	P	P	P	
Sign	D	D	D	D	D	D	D	

(6) SUBDIVISION STANDARDS

- i. Lot widths and / or building typologies along a Block frontage should be varied to allow for a variety of lot widths.
- ii. Lots 9.1m or less in width with front attached garages shall be situated across from lane housing that is 6.1m or wider, a flanking yard, Parks and Natural Area, and/or developments with shared access or lots over 11.7 m wide with front attached garages.
- iii. Front-accessed housing on sites 9.1m to 11.7m in width shall be across from lane housing, other front accessed housing with sites greater than 9.1m in width, a flanking yard, or Parks and Natural Areas.
- iv. Lane-accessed lots 6.1m or less in width shall be situated across from front-accessed housing on lots over 9.1m wide, a flanking yard, Parks and Natural Area, and/or lane-accessed housing that is 6.1m or wider.
- v. Each subdivision must adhere to the density thresholds, housing typologies, land use designations identified in the relevant Neighbourhood Structure Plan.

Uses	Typology	Node	Arterial Street	Collector Street	Local Street (with Lane)	Local Street (without lane)
Site Width	Detached Dwelling, Stacked Duplex,	Min. 7.9m Max. 9.7m Corner Lot: Min. 9.1m		Min. 8.5m Max. 9.7m Corner Lot: Min. 9.1m	Min. 8.5 m Corner Lot: Min. 9.1 m	Min. 9.1m Corner Lot: Min. 10.3m
	Detached Dwelling (with one sideyard reduced to 0.0m)	Min. 7.0m Max. 7.6m Corner Lot: Min. 8.5m			Min. 7.6m Max. 8.9m Corner Lot: Min. 8.5m	-
	Duplex	Min. 5.5m Corner Lot: Min. 6.7m		Min. 6.1m Corner Lot: Min. 7.3m	Min. 6.7 m Corner Lot: Min. 7.9 m	Min. 7.3m Corner Lot: Min. 8.5m
	Townhousing, Stacked Townhousing	Internal Lot: Min. 3.6m End Lot: Min. 5.4m Corner Lot: Min. 5.6m			Internal Lot: Min. 5.5m End Lot: Min. 6.7m Corner Lot: Min. 7.9m	Internal Lot: Min. 6.1 m End Lot: Min. 7.2 m Corner Lot: Min. 8.5 m
	Apartment, Commercial Block, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly, Inn, Mixed Use Building, Public Service Building, School,	To the discretion of the Subdivision Authority			-	To the discretion of the Subdivision Authority
Site Depth	Detached Dwelling, Duplex, Stacked Duplex, Townhousing, Stacked Townhousing	Min. 30.0m Lesser depth will be allowed in accordance with the applicable Neighbourhood Structure Plan and Regulatory Map of this Bylaw.				
	Apartment, Commercial Block, , Inn, Mixed Use Building, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly	Min. 30.0m			-	To the discretion of the Subdivision Authority
	Public Service Building, School	At the discretion of the Subdivision Authority				

(7) BUILT FORM AND SITING

- i. Shared side property line for Duplex, Stacked Townhousing, or Townhousing is permitted to be 0.0m.
- ii. Setbacks may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.
- iii. Rear Yard Setbacks may be reduced to 1.0m to the satisfaction of a Development Authority for lane accessed Detached Dwelling, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing on lots with reduced depths in accordance with an approved Neighbourhood Structure Plan where garage is attached to the Principal Building.

- iv. The Development Authority at their discretion may authorize a Duplex on a Local Street has a front vehicular access to one unit and rear vehicular access to another, the unit with rear vehicular access may be setback to a maximum of 7.0m.

	Typologies	Location						
		Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
Front Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Max. 4.5m when abutting a street	Min. 4.5 m – Max 6.0m		Min. 3.0m – Max. 4.5m		Min. 3.0m – Max. 4.5m	Min. 6.0 – Max. 7.0 m
	Apartment, Commercial Block, Inn, Mixed Use Building, Single Structure Commercial Pad, Store Front, Strip Mall	Max. 4.5m when abutting a street	Min. 4.5m – Max. 6.0m		Min. 3.0m – Max 7.0m		-	Min. 7.0m
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.						
	Accessory Building, Backyard Dwelling	Not permitted within front yard setback.						
Rear Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Without Lane: Min. 7.0m With Lane: Min. 6.0m	Min. 6.0m	Min. 7.0m	Min. 6.0m (where garage/car port is attached to Principal Building) Min.10.5m (where garage or carport is detached)	Min. 7.0m Min. 4.0m where lot depth is under 30.0m and the lot backs onto public property	Min. 6.0m (where garage/car port is attached to Principal Building) Min.10.5m (where garage or carport is detached)	Min. 7.0m Min. 4.0m where lot depth is under 30.0m and the lot backs onto public property
	Apartment, Commercial Block, Inn, Mixed Use Building, Single	Min. 4.5m for buildings up to 15.0m in height.	Min. 7.0m	Min. 4.5m for buildings up to 15.0m in height.	Min. 4.5m	Min. 8.0m		

	Typologies	Location						
		Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
	Structure Commercial Pad, Store Front, Strip Mall	Min. 5.0m for buildings over 15.0m and up to 18.0m in height. Min. 5.0m plus 0.5m for every additional 3.0m increase of height for buildings over 18.0m height.		Min. 5.0m for buildings over 15.0m and up to 18.0m in height. Min. 5.0m plus 0.5m for every additional 3.0m increase of height for buildings over 18.0m height.				
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.						
	Accessory building, Backyard Dwelling	Min. 1.0m						
Side Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Min. 1.2m Min. 1.5m for Detached Dwelling where one or more setback is 0.0m.						
	Apartment, Commercial Block, Inn, Mixed Use Building, Single Structure Commercial Pad, Store Front, Strip Mall	Min. 1.5m for buildings up to 9.0m in height, Min. 2.0m for buildings over 9.0m up to 12.0m in height, Min. 2.0m plus 1.0m for every 3.0m increase in height for buildings over 12.0m to 20.0m Min. 6.0m for buildings over 20.0m. OR Min. 3.0m when adjacent to a Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhouse, and/or Townhouse; whichever greater. In nodes Side Yard may be reduced to 0.0m to the discretion of the Development Authority when not abutting a Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing and/or an Apartment.						
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.						

	Typologies	Location						
		Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
	Accessory building, Backyard Dwelling	Min. 1.0m 0.0m where side yard setback for principal dwelling unit is 0.0m.						
Front Flanking Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Apartment, Commercial Block, Mixed-Use Building, Storefront	Min. 2.4m – Max. 3.0m	Min. 3.0m – Max. 4.5m		Min. 2.4m – Max. 3.0m			Min. 4.5m
	Inn, Single Structure Commercial Pad, Strip Mall	Min. 3.0m		Min. 2.4m				
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.						
	Accessory building, Backyard Dwelling	Min. 2.4m						
Building Height	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Apartment, Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront, and Schools	Min. 5.0m – Max. 40.0m	Max. 18.3m		Max. 13.1m		Max. 11.0m	

	Typologies	Location						
		Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
	Indoor Assembly, Public Service Building	To the discretion of the Development Authority						
	Backyard Dwelling	Max. 7.5m and not to exceed the Height of Principle Building						
	Density per Lot	Detached Dwelling, Duplex	Maximum 1 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite					
	Stacked Duplex	Maximum 2 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite						
	Stacked, Townhousing,	Maximum 2 Principal Dwelling unit						
	Townhousing	Maximum 1 Principal Dwelling Unit plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite						
Density per Shared Access Site	Apartment, Stacked Townhousing Townhousing Mixed Use Building	Min. 35 du/nrha to achieve min.70 du/nrha for the entire Node.	Min. 35 du/nrha	Min. 30 du/nrha – Max. 70 du/nrha				
Site Coverage Total	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Max. 70% of all buildings and structures on site (including accessory)		Max. 60% of all buildings and structures on site (including accessory)				
				Max. 70% of all buildings and structures on site (including accessory) where lot depth is under 30.0m				
	Apartment, Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	To the discretion of the Development Authority.					Max. 60% of all buildings and structures on site (including accessory)	
	Indoor Assembly, Public Service Building and Schools	To the discretion of the Development Authority.						
	Accessory Buildings	Max. 15%						
Common Amenity	Apartment and Mixed-Use	Minimum 4.5m ² per dwelling unit						

	Typologies	Location						
		Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
Private Amenity	Apartment and Mixed-Use	Minimum 3.0m ² per dwelling unit to be provided for balconies						

(8) BUILDING CHARACTER AND DESIGN

a) General

- i. Buildings shall have the same and/or complimenting materials, colours, and architectural details on all facades exposed to public streets (excluding lane), and parks and open spaces.
- ii. Building facades abutting public and quasi-public spaces and streets that exceed 12.0m in building length shall incorporate use of vertical elements such as decorative columns, variation in roofline, use of balconies and porches, and façade articulation (recessed and raised surfaces) to create variation and articulation in the facade and eliminate continuous blank walls.
- iii. Buildings taller than 15.0m in height shall incorporate a step-back from front property line to address massing, sun penetration, shadowing and wind funnel impacts at the pedestrian level to the satisfaction of the Development Authority.
- iv. Residential Sales Centres may be approved for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.
- v. New buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the street, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority.

b) Detached Dwellings with 0.0m sideyard on one side

- i. Detached Dwelling development with reduced and/or 0.0m sideyard on one side shall adhere to the following regulations:
 - a. All roof drainage from Principal and Accessory buildings are directed towards a Street, Alley, or private drainage system, and no roof leader discharge is directed to the easement area;
 - b. Fences and gates are not permitted in the Front Yard;
 - c. The owners of impacted Lots register on title a minimum 1.5 m private easement along the entire distance of the shared Lot line. The easement shall ensure:
 - i. Construction of a drainage swale and an unobstructed drainage path with a minimum width of 0.3 m to be free and clear of all objects;
 - ii. Soft Landscaping within the easement area;
 - iii. Protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots;
 - iv. A 0.3m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves of a building on an Abutting Lot;
 - v. A 0.6 m footing encroachment easement;
 - vi. Permission to access the easement area for maintenance of the properties;

- vii. Adequate access for utility maintenance, where applicable; and
- viii. That an Accessory building must not encroach within the easement area.

c) Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing along Collector Streets, Arterial Streets, and Nodes

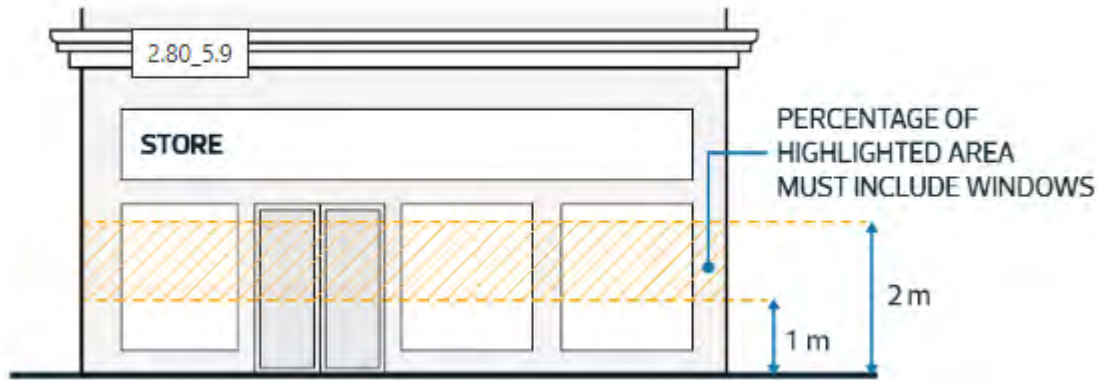
- i. To ensure architectural interest, all units principal buildings shall incorporate a minimum three of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of bold window trims, soffits, muntin bars;
 - b. Use of building features such as clearly defined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

d) Apartment

- i. To ensure architectural interest, principal buildings shall incorporate a minimum four of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
 - b. Use of bold window trims, soffits, muntin bars;
 - c. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - d. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - e. Use of accent colour and/or contrast in finishing materials;
 - f. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.
- ii. Parking shall be concealed within buildings with at grade active frontages, located at the rear of the building or located at the side of the building with decorative screening and increased landscaping.
- iii. Within Nodes, a minimum of 70% of a building length shall be within the permitted setback range along the abutting street.

e) Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Store Front, and Strip Mall

- i. A minimum of 60% of the ground floor façade area adjacent to public street, park and/or open space between 1.0m and 2.0m above grade shall be comprised of windows, doors, or transparent glazing.



- ii. When a canopy or awning is to be installed it shall be a minimum of 0.6m from the curb face and will be located a minimum of 2.5m above grade.
- iii. At the discretion of the Development Authority, the front yard setback may be increased for a Mixed-Use Building to accommodate a patio.
- iv. To promote pedestrian interactions and safety, ground floor facades must comply with the following:
 - a. A minimum of 80% of all ground floor windows facing a street, park, or along facades with a main entrance facing a public area or parking area interior to the site must be clear and transparent. The remainder may be covered by non-transparent materials;
 - b. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam, canopies and lighting fixtures;
 - c. Entrances to the multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.
- v. Within Nodes, a minimum of 60% of a building length shall be within the permitted setback range along the abutting street.
- vi. To ensure architectural interest for Mixed-Use Buildings, a minimum of three of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of bold window trims, soffits, muntin bars;
 - b. Use of building features such as dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - c. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - d. Use of accent colour and/or contrast in finishing materials;
 - e. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

f) Accessory Building

- i. Minimum area for a Backyard Dwelling shall be 30.0 sq.m.
 - a. Backyard Dwelling shall not exceed the maximum footprint of the principal building.
- ii. Facades of Backyard Dwellings abutting a public street, lane, park and/or open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the Development Authority.

(9) OTHER REGULATIONS

All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.

a) Access

- i. Vehicle accesses may be from a street for a maximum of 50% of the principal dwellings per Site, not including Lane Dwellings; and

b) Site Connectivity

- i. Every building containing a non-residential use shall have at least one dedicated pedestrian corridor within the parking area connecting to the public entrances of the building.

c) Landscaping

- i. Sites accommodating residential development with fewer than four dwelling units shall maintain a minimum 20% of the total site area as permeable landscaping

d) Nodes & Comprehensively Planned Sites

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

e) Applicability of the Regulations

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

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	Internal secondary suites: permitted use for some locations Backyard Dwellings: discretionary use for many detached dwellings Townhousing: permitted use in some locations	Internal secondary suites: permitted use for all locations Backyard Dwellings: permitted use for most housing Townhousing: permitted use in existing locations and undeveloped areas
Maximum Building Heights	Low Density Residential Sites: 10 – 14m or 2.5 – 3 storeys Medium Density Residential Sites: 18.2m or 4 storeys High Density Residential Sites: 40m or 12 storeys Commercial Sites: 7 – 14m	Sites along local roads: 11m Sites along collector roads: 13.1m Sites along arterial roads: 18.3m Nodes: 25m
Minimum Site Width¹	Detached dwellings: 7.3 – 11m Duplexes: 6.1 – 7.9m	Detached dwellings: 7.0 – 9.1m Duplexes: 5.5 – 7.3m
Minimum Site Depth²	Detached dwellings: 33 – 38m Duplexes: 34m Multi-Attached: 28-34m	Detached dwellings: 30m Duplexes: 30m Multi-Attached: 30m
Minimum Setbacks	For low density residential: - Rear yard setback: 8.0m For apartments: - Front yard setback: 7m - Rear yard setback: 8m - Side yard setback: 6m	For low density residential: - Rear yard setback: 4 – 10.5m For apartments: - Front yard setback: 3 – 7m - Rear yard setback: 4.5 – 8m, depending on the building height. - Side yard setback: 1.5 – 6m, depending on the building height. At least 3m when adjacent to low density residential
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 or 2.5 shrubs for every 100 sq. m for low and medium density housing

¹ Does not include Forest Ridge Street-Oriented lots

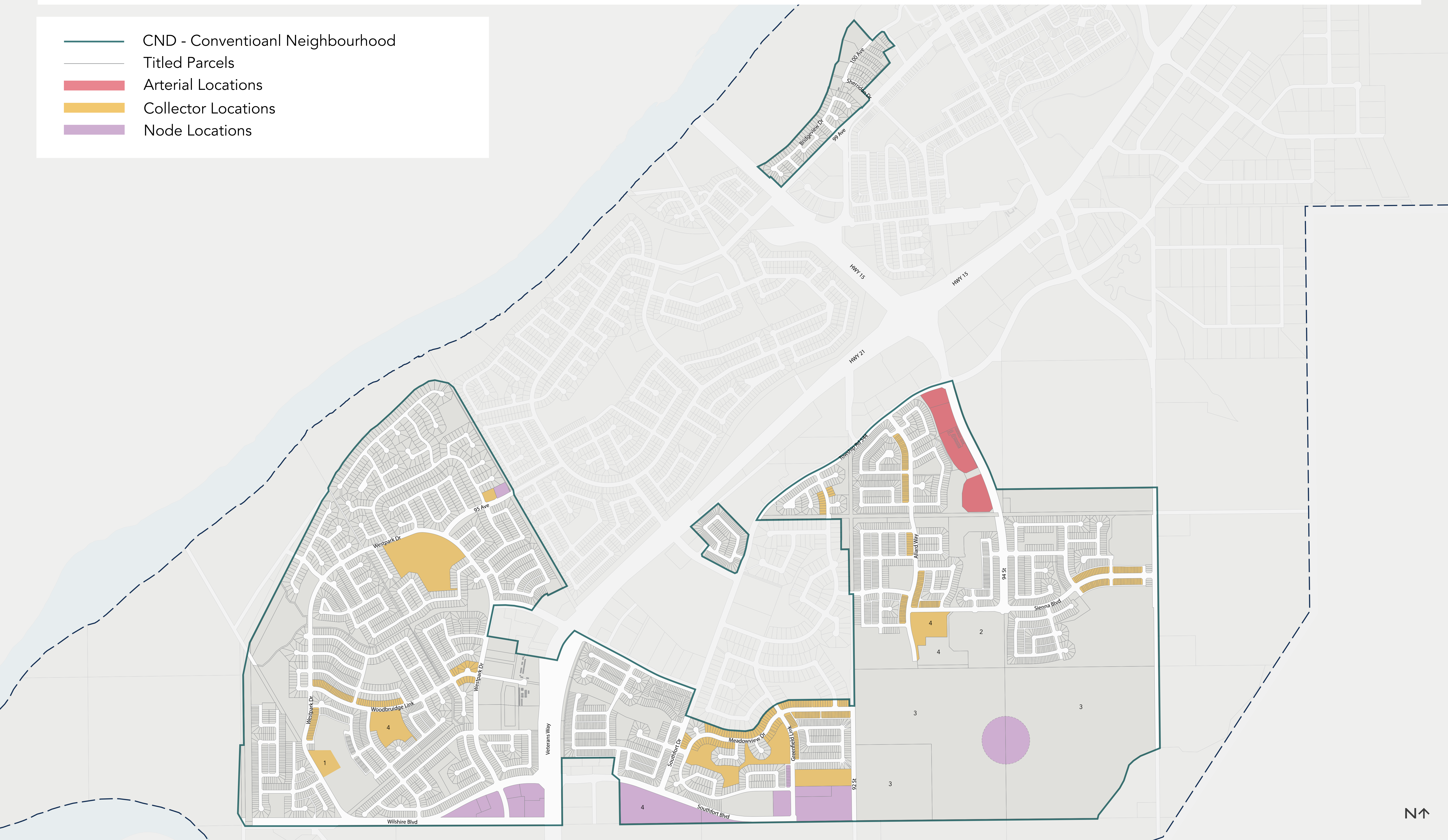
² Does not include High Density Shallow or Forest Ridge Street-Oriented lots

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 or technical detail.

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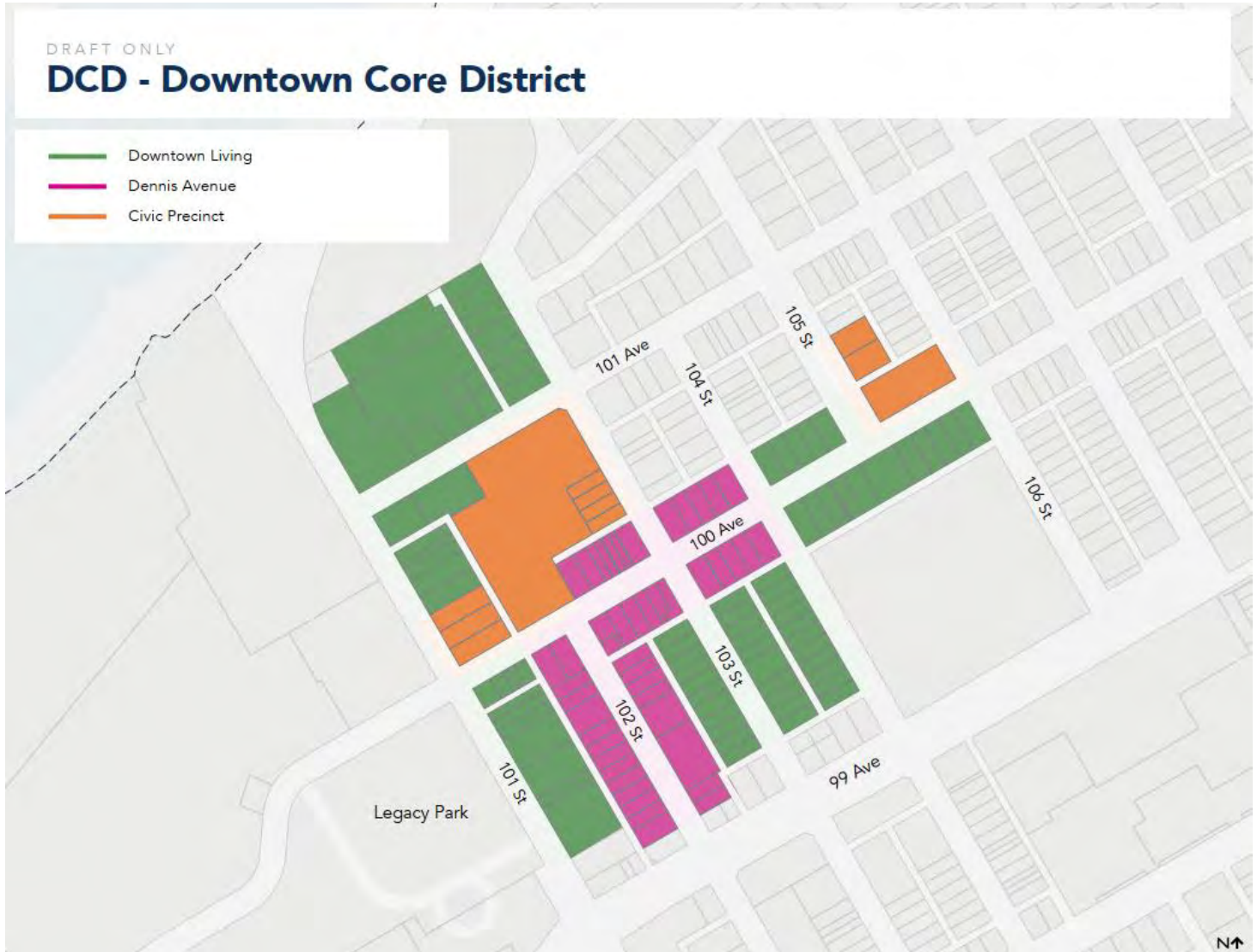
CND - Conventional Neighbourhood

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



DCD – Downtown Core District

(1) MAP



(2) PLACETYPE

The Downtown Core serves multiple functions. It is Fort Saskatchewan's historic downtown: home to many unique businesses, residential apartments, and government buildings. This place type is built with a grid road network and walkable block sizes. The Downtown Core District features traditional Prairie Main Street historic brick façades and Prairie Style architecture, with structures featuring brick, decorative brick, wood, and stone. The location is complemented by the river valley and Historic Precinct in close proximity.

Within this district, there are sub-place types. Dennis Avenue is a sub-place type that is dominated by ground-level retail, entertainment, and enhanced streetscape. This sub-place type comprises retail-

focused corridors of 100th Avenue (Dennis Avenue) and 102nd Street and serves as a hub for residents and visitors. Civic Precinct another sub-place type, comprises of City Hall, the Courthouse, and the Post Office. Downtown Living is marked by a blend of street-oriented, ground-level commercial spaces and apartment blocks. Predominately pedestrian-oriented, its infrastructure supports and encourages ground-level commercial activities. The active uses within this place type are varied, hosting a range of small-scale businesses, boutique shops, and service establishments, as well as residential and office uses.

(3) INTENT

i. General Intent

In the Downtown Core District, there is an emphasis on creating a vibrant, pedestrian-oriented environment through thoughtful urban design. This place type is intended to attract residents, visitors, and economic development to foster a lively historic downtown, distinguished by development that invokes a strong sense of place. Each sub-place type, with its tailored design approach and functionality, contributes to the cohesive identity and dynamism of the Downtown Core. The small-town character shall be maintained through design features, site planning, and massing while creating opportunities to accommodate residents and visitors for round-the-clock vibrancy, safety, and to support local businesses.

ii. Land Use Intent

The Downtown Core is tailored to address the unique needs and characteristics of each sub-place type, guiding the development and utilization of land in a way that supports the overall vision.

Dennis Avenue

In the retail-focused Dennis Avenue sub-place type, the aim is to foster vibrancy and a welcoming, engaging, comfortable, and seamless pedestrian experience. This area is intended for small-scale commercial retail, restaurants, bakeries, coffee shops, art galleries, pubs, salons, and similar establishments at ground level that cater to pedestrian traffic. To maintain the active street frontage and pedestrian engagement, professional services, studio or private schools, and other office-related uses are encouraged to occupy spaces above the ground floor. Residential units are also permitted within this area, provided they are situated above the ground floor or behind the retail street frontage at the ground level. This approach aims to create a lively street-level experience while accommodating a mix of uses.

Civic Precinct

In the Civic Precinct, the intent is to uphold and enhance its role as a hub for civic activities. This sub-place type is largely influenced by the activities and functions of City Hall, the Post Office, and the Courthouse. While there are limited opportunities for new development in this area, any future land use is expected to align with the character of the downtown and be compatible with the existing context. Appropriate and complementary uses that enhance the downtown, the area's civic nature, and public accessibility are encouraged, ensuring that the precinct continues to serve as a focal point for city-wide activities and interactions.

Downtown Living

In the Downtown Living area, marked by a combination of standalone commercial spaces and street-oriented apartment blocks, the goal is to create a versatile urban space that accommodates a diverse mix

of uses. This flexibility is essential for an adaptable and vibrant urban environment, ready to evolve with changing urban dynamics in the mature Downtown Core.

This sub-place type is intended to accommodate the working, living, and shopping needs of Downtown residents and of the city as a whole. This area is primarily suited for higher-density residential developments, particularly apartment blocks and other multi-unit residential structures with integration of compatible commercial uses. The inclusion of commercial elements is designed to be harmonious with the residential character of this sub-place type, providing essential services and amenities while maintaining the overall mixed-use framework within a densifying urban fabric.

iii. Form of Development and their Locations

Dennis Avenue is to function as a main street with engaging, attractive, human-scale development that creates a welcoming and interactive experience for pedestrians. Comfortable environment for walking and shopping is created through low to mid-rise buildings up to 4-5 storeys tall, located closer to the sidewalks, articulated building facades, architectural elements such as canopies, big display windows, and many entryways creating an interactive experience.

Downtown Living will also be home to low to mid-rise apartments up to 6 storeys tall and commercial services. This area will strengthen the population base, creating 24x7 activity in the downtown.

Civic precinct will also support the compatible redevelopment that builds on the existing character and blends in with the surroundings.

iv. Development Approach

The Development Approach for the Downtown Core District establishes a regulatory framework in which zoning standards remain in force, while allowing limited flexibility where high-quality urban design and site planning demonstrably mitigate potential impacts and support the objectives of the District.

Development within the Downtown Core District must comply with the applicable regulations of this District, including permitted uses, development standards, and site requirements, unless a variance is approved in accordance with the Land Use Bylaw and the Municipal Government Act.

The City recognizes that urban design quality, site integration, and public realm contribution can, in certain circumstances, reduce or offset impacts that would otherwise arise from the strict application of development standards. Accordingly, discretionary decision-making within the Downtown Core District shall place particular emphasis on how proposed developments address interface conditions, pedestrian experience, spatial quality, and neighbourhood context.

To support this evaluation, the City has established a Design Performance Evaluation Framework, set out in Appendix 1. The framework provides structured criteria to assist the Development Authority in evaluating urban design quality and in determining whether proposed developments demonstrate sufficient mitigation of impacts to support the exercise of discretion or the approval of variances.

The Design Performance Evaluation Framework is intended to inform professional judgment and decision-making. It does not replace the regulations of this District, does not authorize deviations from required standards on its own, and does not constitute an alternative regulatory pathway.

The framework may be applied using qualitative assessment, comparative evaluation, or other structured review methods, including, where appropriate, scoring or weighting systems. Regardless of the method used, decisions shall be based on reasoned findings that clearly link the evaluation of design quality to the statutory variance tests and the objectives of the Downtown Core District.

(4) USES AND TYPOLOGY

Building Type	Requisite Qualifiers			
	DCD Locations			
	Dennis Avenue	Civic Precinct	Downtown Living	Fundamental Use Provision (FUP)
Apartment	-	-	P	
Stacked Townhousing, Townhousing	-	-	D	
Commercial Block	P	-	D	Inclusion of a Drive-Through Service; the Building Type shall be considered neither Permitted or Discretionary.
Commercial Office Building	D	-	D	Inclusion of a Drive-Through Service; the Building Type shall be considered neither Permitted or Discretionary.
Mixed Use Building	P	-	P	Inclusion of a Drive-Through Service; the Building Type shall be considered neither Permitted nor Discretionary.
Inn	D	-	D	
Sign	D	D	D	
Single Structure Commercial Pad	-	-	D	Only on the following parcels: Plan: O Block: 15 Lot: 7 Plan: O Block: 15 Lot: 8 Plan: O Block: 5 Lot: 23
Storefront	P	-	D	Inclusion of a Drive-Through Service; the Building Type shall be considered neither

Building Type	Requisite Qualifiers			
	DCD Locations			
	Dennis Avenue	Civic Precinct	Downtown Living	Fundamental Use Provision (FUP)
				Permitted nor Discretionary.
Indoor Assembly	D	P	P	
Public Service Building	-	P	D	
School	-	-	D	
Urban Agriculture	D	D	D	
Park and Natural Area	P	P	P	

(5) LOT AND SUBDIVISION STANDARDS

	Typology	All Locations
Lot Width	Stacked Townhousing, Townhousing	Interior Lot: Min. 3.6m End Lot: Min 4.8m Corner Lot: Min. 6.0m
	Apartment, Inn, Mixed Use Building, Stacked Townhousing (with Shared Access), Townhousing (with Shared Access)	Min. 15.0m Max. 50.0m
	Commercial Office Building, Indoor Assembly, Public Service Building, School, Single Structure Commercial Pad	To the discretion of the Subdivision Authority.
	Commercial Block, Storefront	Min. 3.6m Max. 16.0m
Lot Depth	Apartment, Commercial Block, Commercial Office Building, Indoor Assembly, Inn, Mixed Use Building, Public Service, School, Single Structure Commercial Pad, Storefront, Stacked Townhousing, Townhousing	Min. 30.0m Max. to the discretion of the Subdivision Authority.

(6) BUILT FORM AND SITING

- i. Shared side property line for Duplex, Stacked Townhousing, or Townhousing is permitted to be 0.0 metre.
- ii. Balconies and porches may not project beyond the property line.

	Typology	Dennis Avenue	Civic Precinct	Downtown Living
Front Yard	Apartment, Commercial Block, Commercial Office Building, Inn, Mixed Use Building, Single Structure Commercial Pad, Storefront, Stacked Townhousing, Townhousing	Min. 0.0m – Max. 3.0m	-	Min. 0.0m – Max 6.0m
	Indoor Assembly, Public Service Buildings and Schools	To the discretion of the Development Authority.		
	Accessory Building	Not permitted within front yard setback.		
Rear Yard	Apartment, Commercial Block, Commercial Office Building, Inn, Mixed Use Building, Single Structure Commercial Pad, Storefront, Stacked Townhousing, Townhousing	Min. 1.0m	-	Min. 6.0m
	Indoor Assembly, Public Service Buildings and Schools	To the discretion of the Development Authority.		
	Accessory Building	Min. 1.0m		
Side Yard	Apartment, Commercial Block, Commercial Office Building, Inn, Mixed Use Building, Single Structure Commercial Pad, Storefront, Stacked Townhousing, Townhousing	Min. 0.0m – Max. 1.2m	-	Min. 0.0m – Max. 3.0m
	Indoor Assembly, Public Service Buildings and Schools	To the discretion of the Development Authority.		
	Accessory Building	Min. 1.0m		
Front Flanking Yard	Apartment, Commercial Block, Commercial Office Building, Inn, Mixed Use Building, Single Structure Commercial Pad, Storefront, Stacked Townhousing, Townhousing	Min. 0.0m – Max. 3.0m	-	Min. 2.4m – Max. 3.0m
	Indoor Assembly, Public Service Buildings and Schools	To the discretion of the Development Authority.		
	Accessory Building	Min 2.4m		
Principal Building Height	Apartment, Commercial Block, Commercial Office Building, Inn, Mixed Use Building, Single Structure Commercial Pad, Storefront, Stacked Townhousing, Townhousing	Min. 4.5m – Max. 15.0m Max. 1.5m for top storey parapet.	-	Min. 8.5m – Max. 20.0m
	Indoor Assembly, Public Service Buildings and Schools	To the discretion of the Development Authority.		

	Typology	Dennis Avenue	Civic Precinct	Downtown Living
	Accessory Building	Max. 5.0m		
Site Coverage	Stacked Townhouses, Townhouses	Max. 80%		
	Apartment, Commercial Block, Commercial Office Building, Inn, Mixed Use Building, Single Structure Commercial Pad, Storefront,	Max. 80%		
	Indoor Assembly, Public Service Buildings and Schools	To the discretion of the Development Authority.		
	Accessory Building	Max. 15%		
Density	Stacked Townhouses, Townhouses	Max 1 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling unit OR up to a maximum of 1 Internal Secondary Suite		
	Apartment, Mixed Use	Min. 70 du/nrha		
Common Amenity	Apartment and Mixed-Use	Minimum 4.5m ² per dwelling unit		
Private Amenity	Apartment and Mixed-Use	Minimum 3.0m ² per dwelling unit to be provided for balconies		

(7) BUILDING CHARACTER AND DESIGN

i. General

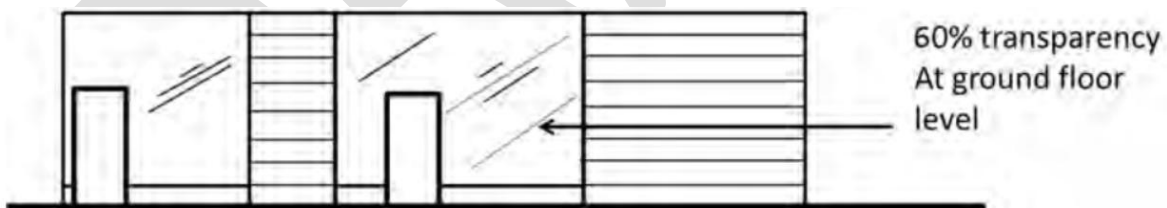
The Development Authority may use its discretion to accept design elements other than those established in Section 7: Building Character and Design, provided that the applicant achieves the minimum threshold established in process outlined in Appendix 1: Design Performance Evaluation Framework.

- a) Vehicle-oriented activities may be accommodated with primary access from a Lane, provided that pedestrian priority activity at grade is maintained along the Street. The following Activities are considered vehicle-oriented:
 - a. Service Station
 - b. Service Station (Limited)
 - c. Vehicle and Equipment Storage
 - d. Vehicle Repair Facility
 - e. Vehicle Repair Facility (Limited)
 - f. Vehicle Sales, Leasing, and Rental Facility
 - g. Vehicle Wash
- b) Facades of new and redeveloped buildings abutting public and quasi-public spaces or Streets that exceed 12.0m in building length shall incorporate vertical architectural design elements such as modulation of massing, variation in roofline, porches, pilasters, or columns, and wall planes (recessed or raised surfaces) to create a visual interest and avoid continuous blank walls.

- c) New and redeveloped buildings taller than 15.0m in height shall incorporate a step-back from front property line to address massing, sun penetration, shadowing and wind tunnel impacts at the pedestrian level to the satisfaction of the Development Authority.
- d) Parking shall be concealed within new and redeveloped buildings with at-grade active frontages, located at the rear of the building or located at the side of the building with decorative screening and increased landscaping.
- e) Exterior building finishes facing the street, park and/or open space shall incorporate a minimum of 20% of the ground floor façade area with decorative materials such as brick, brick veneer, stone, tile, stone veneer, wood, decorative shingles, or a combination thereof.
- f) To ensure architectural interest, new buildings and buildings with significant redevelopment shall incorporate a minimum of three of the following design elements on the facades:
 - a. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
 - b. Use of bold window trims, soffits, muntin bars;
 - c. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - d. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - e. Use of accent colour and/or contrast in finishing materials;
 - f. Use of soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

ii. Dennis Avenue

- a) For new and redeveloped buildings, a minimum of 60% of the ground floor façade area adjacent to a public street, park and/ or open space shall be comprised of windows, doors, or transparent glazing;



- b) For new and redeveloped buildings, a minimum of 70% of a building's length along the front lot line shall be within the permitted setback. Areas not covered by the building footprint shall be hard-surfaced and shall be utilized for activities that engage the pedestrians, such as a patio, plaza, etc.
- c) For new and redeveloped buildings, ground-floor entrances shall be provided such that no portion of a building façade facing a public street exceeds 10.0 m in length without an entrance.
- d) Entrances to the new and redeveloped multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances. These features shall be a minimum of 0.6m from the curb face and will be located a minimum of 2.5m above grade.
- e) Parking located at the side of the building must be screened by decorative fencing and/or landscaping and shall not exceed 20% parcel width at the front property line.

iii. Downtown Living

- a) New and redeveloped buildings with similar or mirrored front elevations must be separated by a minimum of two buildings along the same side of the street, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority.
- b) A minimum of 60% of a building's length along the front lot line shall be within the permitted setback.
- c) For Commercial Block, Commercial Office, Inn, Mixed-Use Building, Single Structure Commercial Pad, and Storefront buildings, a minimum of 60% of the ground floor façade area between 1.0m and 2.0m above grade and adjacent to a public street, park, or open space shall be comprised of windows, doors, or transparent glazing;



iv. Civic Precinct

- a) The siting and appearance of all buildings or improvements, and the landscaping of the site, shall be to the satisfaction of the Development Authority. Buildings shall also be in general conformity with adjacent buildings, and adequate protection shall be afforded to the amenities of adjacent buildings and sites.
- b) Redevelopment of a site shall contribute to the civic function by incorporating publicly accessible open space features such as plazas, forecourts, landscaped areas, or seating for community gathering.

(8) OTHER REGULATIONS

All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.

i. Access

- a) For new development, redevelopment, and development involving significant redevelopment, where a site abuts a Lane at the Rear Lot Line, vehicular access must be from the lane. Existing access from the Street shall be removed.

ii. Parking Regulations

- a) Required parking in accordance with Part ____ Parking and Loading may be reduced for Apartment, Stacked Townhousing, and Townhousing by 20%.

- b) Required parking in accordance with Part _____ Parking and Loading may be reduced for Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Indoor Assembly, and Public Service Building by 80%.

iii. Urban Agriculture

- a) In the Dennis Avenue sub-place area, Urban Agriculture shall not be permitted in the front yard setback.

iv. Fences, Walls, and Hedges

- a) In the Dennis Avenue sub-place type, Fences are not permitted in the Front Yard

v. Applicability of the Regulations

- a) The regulations of this district are designed primarily for new and redeveloped buildings as well as for significant redevelopments of existing buildings. As such, existing buildings developed prior to the adoption of this Bylaw will not be considered non-conforming.
- b) For this District, "significant redevelopment" refers to any development that includes an addition to the building's floor area and/or improvement to over 50% of the public facing Façade/s.

APPENDIX 1: DESIGN PERFORMANCE EVALUATION FRAMEWORK

i. INSTRUCTIONS FOR APPLICANTS

Purpose of the Framework

The Design Performance Evaluation Framework is intended to assist applicants and the Development Authority in evaluating how a proposed development addresses urban design quality and mitigates potential impacts arising from site conditions, requested variations, or deficiencies relative to the Building Character and Design of this District.

The framework is organized around five key urban design qualities identified by the City: imageability, visual enclosure, human scale, permeability, and complexity. Each quality is impacted by specific contextual and site-level design factors:

- a) Factors That Enhance: Includes positive factors, quantitative metrics and targets.
- b) Factors That Erode: Includes negative factors, quantitative metrics, and thresholds to identify detrimental design features.

Together, they provide a structured way to evaluate how a proposed development contributes to legibility, spatial definition, pedestrian experience, connectivity, and visual richness within the Downtown Core.

The Design Performance Evaluation Framework is an evaluation tool, not a regulatory standard, not a scoring exercise intended to justify non-compliance with development standards. Its purpose is to support clear, reasoned decision-making by documenting how design responses could enhance the urban design qualities of a project.

ii. When the Framework Is Required

Applicants shall complete the Design Performance Evaluation Framework, where:

- a) The applicant is unable to meet one or more regulations established within Section 7. Building Character and Design and the Development Authority requests additional design justification to support discretionary decision-making.

iii. How to Complete the Framework

For each design quality identified in the framework (imageability, visual enclosure, human scale, permeability, and complexity), the applicant shall provide the following information:

a) Design Evaluation

Describe how the proposed development addresses the relevant design quality, having regard to site context, surrounding development, and the objectives of the Downtown Core District.

This evaluation should be factual and descriptive. It should identify relevant design features, spatial relationships, and site characteristics without relying on general statements of design intent.

b) Identified Deficiency or Requested Variation

Where applicable, applicants shall clearly identify:

- a. the specific regulation in Section 7: Building Character and Design that is not met, or
- b. the specific variation being requested to a regulation in Section 7: Building Character and Design.
- c. If no deficiency or variation is associated with a particular design quality, this should be stated explicitly.

c) Identified Deficiency or Requested Variation

Applicants shall describe the potential impact that may arise as a result of the identified deficiency or requested variation.

This description should focus on effects, not on compliance.

d) Impact Mitigation Rationale

Applicants shall explain how the proposed design mitigates, reduces, or offsets the identified potential impact. This explanation must establish a clear relationship between specific design responses and the impact being addressed.

Where mitigation relies on multiple design qualities acting together, applicants should reference all relevant rows of the framework.

Statements that rely solely on overall design quality, architectural merit, or aesthetic preference, without explaining how impacts are mitigated, are insufficient.

iv. Use of Scoring or Ratings

For each quality outlined in Table 1 of Appendix 1, the applicant can get +1 point for incorporating the factors that enhance the applicable design quality. At the same time a -1 point would be applied if the proposed design includes a design feature that may erode the applicable design quality. The applicant is

expected to achieve the minimum threshold for each quality and a total score as identified in Table 2 included in Appendix 1.

If the applicant successfully demonstrates = that the proposed the design achieves the minimum threshold established in in Table 2 of Appendix 1 and provides the supporting rationale outlined in subsection iii above, the Development Authority may use its discretion to accept design solutions other than those established in Section 7: Building Character and Design.

v. Relationship to Decision-Making

Completion of the Design Performance Evaluation Framework does not guarantee approval of a development permit. The Development Authority will assess the framework as part of a broader evaluation that includes:

- a) overall compliance with regulations of this District;
- b) the magnitude of any requested variation;
- c) consistency with the objectives of the Downtown Core District; and
- d) the statutory tests set out in the Municipal Government Act.

Applicants are encouraged to provide clear, concise, and site-specific information to support this assessment.

Key Principles for Applicants

- a) Applicants should be guided by the following principles when completing the framework:
- b) Design quality does not replace compliance but may mitigate impacts arising from limited non-compliance.
- c) Mitigation must be explained, not assumed.
- d) Strong performance in one design area does not negate the need to address impacts arising from deficiencies in another.
- e) Clear reasoning is more important than numerical outcomes.

Table 1: Design Performance Matrix

	Element	Metric	Target	Points
Imageability				
Factors that enhance				
	Appropriate Signage	Percentage of building facade covered by signage	Signage covers less than 10% of the overall building facade and less than 5% of the facade at ground level	+1
	Public-Private Transition	Percentage of site frontage or	Trees, shrubs, and landscaping features including, seating,	+1

		front façade where front-yard setback is reduced to 0.0m that contains elements/features that contribute to the public-private transition	pedestrian-scale signage, or other pedestrian-friendly elements are between the building front facade and the front property line for at least 80% of the site frontage where an entrance is not present. Where front-yard setback is reduced to 0.0m, minimum 80% front façade between 1.0m to 2.0m from the ground level is engaging through the use of transparency, windows, entryways, art, decorative panels, etc.	
	Visual Contrast	The degree of contrast between elements on the site or building	High-contrast design elements and colour features in at least 30% of the public facing facades	+1
	Active Ground-Level Uses	Proportion of ground-floor spaces used for active functions (e.g., retail, cafés, residential entrances/patios, restaurants, cultural activities).	At least 80% of the ground-floor frontage is dedicated to active uses providing eyes on the street.	+1
Factors that erode				
	Visual Clutter	Percentage of building facade covered by signage	Signage covers more than 30% of the overall building facade and more than 20% of the facade at ground level	-1
	Lack of Visual Contrast	The degree of contrast between elements on the site or building	High-contrast elements in less than 10% of public facing facades.	-1
	Lack of Defined Edges	Percentage of site frontage or front façade where front-yard setback is reduced to 0.0m	Trees, shrubs, and landscaping features including, seating, pedestrian-scale signage, or other pedestrian-friendly elements, are provided in the frontage zone between the building front and	-1

		that contains elements/features that contribute to the public-private transition	property line for less than 30% of the site frontage where an entrance is not present. Where front-yard is reduced to 0.0m, less than 50% of the front façade between 1.0m to 2.0m from the ground level is engaging through the use of transparency, windows, entryways, art, decorative panels, etc.	
	Lack of Active Ground-Level Uses	Proportion of ground-floor spaces used for active functions (e.g., retail, cafés, restaurants, cultural activities).	Less than 30% of the ground-floor frontage is dedicated to active uses, providing eyes on the street.	-1
Visual Enclosure				
Factors that enhance				
	Framing of Public Street Spaces/ Realm	Building heights around public Street/ spaces/ realm adjacent to the site	Building height is at least 2 stories for at least 80% of any site edges adjacent to public spaces/ realm	+1
		Building setback from abutting public street/spaces/real m	Building is setback at 30% of the permitted setback distance abutting public Street/ space/ realm.	+1
	Continuous Street Frontage	Percentage of site frontage occupied by building	Building front a minimum of 80% of the length of the site	+1
	Proportionate Building	The ratio of building height to street width	The height of the principal building is at least 0.5 times the width of the adjacent public ROW	+1
	Minimized Setbacks	Setback depth	The building is set back no more than 1.0m from the property line.	+1

	Front Yard Activation	Incorporation of urban design/ pedestrian friendly features	At least one design feature such as patio, plaza, or interactive public art/ activity is provided in the front yard.	+1
	Front Façade Activation	Incorporation of architectural features and art.	Front façade accommodates design features such as public art, decorative beams and columns, cornices, lighting, dormer windows, protruding balconies that compliment the building and create visual interest.	+1
Factors that erode				
	Lack of Public Space Framing	Building heights around public Street/ spaces/ realm adjacent to the site	Building height is less than 2 stories for more than 50% of any site edges adjacent to public spaces	-1
		Building setback from abutting public street/spaces/real m	Building is setback at 60% or over of the permitted setback distance abutting public Street/ space/ realm.	-1
	Large Gaps between Buildings	Percentage of site frontage occupied by building	Building front less than 60% of the length of the site	-1
	Disproportionate Building	The ratio of building height to street width	The height of the principal building is less than 0.3 times the width of the adjacent public ROW.	-1
	Excessive setbacks	Setback depth	Majority of the building front facade is set back more than 3.0m from the edge of the site.	-1
	Non-engaging Front Yard	Lack of urban design/ pedestrian friendly features	Urban design elements such as patio, plaza , public art, or complimentary interactive art are not provided.	-1
	Non-Engaging Front Facade	Lack of unique architectural elements and art	Unique and enhancing architectural treatments above standard architectural elements are not provided.	-1

Human Scale				
Factors that enhance				
	Lighting	Presence and frequency of pedestrian-scaled on site	Minimum one feature per 5 m providing illumination for front yard and facade	+1
	Provision of street furniture	Pedestrian friendly street furniture	Minimum one bench or other seating features in the public realm for every 10m of site frontage	+1
	Pedestrian Focus	Location of vehicle access and parking, and vehicle visibility	All vehicle parking and vehicle access onto the site is located at the rear of the property and is at least 80% screened from roadways adjacent to the site.	+1
	Weather Protection	Presence of cover or other overhead protection for users to seek shelter from the rain, snow, or other weather	At least 60% of ground-level front facade that provides overhead shelter from the weather, that is publicly accessible.	+1
	Transparency (Visual Connection)	Percentage of ground-floor facade covered by transparent materials (e.g., windows or glass doors).	Minimum 70% of the ground-floor facade is transparent.	+1
	Stepbacks for taller buildings	Height of building from street level to the lowest stepback	Sections of any building above 15m in height are stepbacked a minimum of 3.0m from the edge of the site	+1
	Facade projecting elements / horizontal articulation	Presence of balconies, awnings, pergolas, or other elements that project from the building facade	Balconies, awnings, pergolas, or other elements that noticeably project from the building facade are present at regular intervals.	+1

Factors that erode				
	Lack of Lighting	Presence and frequency of pedestrian-scaled lighting on site	Less than one lighting feature providing illumination for the front yard or facade for every 20m of site frontage	-1
	Absence of seating areas	Frequency of benches or other seating the front yard	Less than one bench or other seating feature in the public realm for every 20m of site frontage	-1
	Lack of Pedestrian Focus	Location of vehicle access and parking, and vehicle visibility	Vehicle parking and vehicle access is not located at the rear of the property	-1
	Lack of Weather Protection	Absence of cover or other overhead protection for users to seek shelter from the rain, snow, or other weather	Less than 30% of ground-level front facade that provides overhead shelter from the weather, and is publicly accessible.	-1
	Lack of visual connection	Percentage of ground-floor façade covered by transparent materials (e.g., windows or glass doors).	Less than 30% of the ground-floor façade is transparent.	-1
	Imposing Scale (Building Height)	Height of building from street level to the lowest setback	Sections of any building above 15m in height are not setback a minimum of 2.0m from the edge of the site	-1
	Monotonous facade without any vertical articulation	Absence of balconies, awnings, pergolas, or other elements that project from the building facade	Balconies, awnings, pergolas, or other elements that noticeably project from the building facade are not present at regular intervals.	-1
Permeability				
Factors that enhance				

	Entries & Paths through the site	Presence of pathway connections between entryways and public sidewalks	Every entrance is directly connected to the public sidewalk through universally accessible pathway.	+1
	Permeable Landscaping / Fencing (Visual Connectivity)	Proportion of barriers that block sightlines	80% view into publicly accessible and outdoor spaces is un-obstructed though the use of solid or non-permeable barriers.	+1
	Extensive Entry Points (Building)	Number of pedestrian entrances per length of building façade.	At least one pedestrian entrance for every 10 metres of a building façade.	+1
	Extensive amount of windows	Amount of windows on Facades abutting public Street/ spaces/ realm	70% or more of ground façade between 1.0 m and 2.0m of is covered is comprised of windows.	+1
Factors that erode				
	Limited Entry points/movement paths	Absence of pathway connections the the public sidewalks	Less than one pathway connection per entrance along front façade to the public sidewalk. Connecting pathways are not universally accessible and less than 0.6m in width.	-1
	Solid Barriers	Proportion of barriers that block sightlines	Views into publicly accessible and outdoor spaces are obstructed by more than 50% though the use of solid or non-permeable barriers.	-1
	Limited Entry Points (Building)	Number of pedestrian entrances per length of building façade.	Less than one pedestrian entrance for every 20 metres of a building façade.	-1
	Extensive amount of windows	Amount of windows on Facades abutting public Street/ spaces/ realm	50% or less of ground façade between 1.0 m and 2.0m of is covered is comprised of windows.	

Complexity				
Factors that enhance				
	Street Furniture Diversity	Presence of different types of street furniture	At least 3 of the following street furniture features are provided within or adjacent to the site: • Benches, patio, or other seating • Bicycle racks/parking • Waste receptacles • Planters, xeriscaping •	+1
	Variations in Architectural Elements	Presence of unique facade elements	Use of at least 2 distinct facade design elements that are not utilized on buildings directly adjacent to the site.	+1
	Facade material diversity	Number of different materials utilized in the facade	At least 3 visually distinct materials are utilized in the facade. A material must comprise a minimum of 5% of the facade to count towards this total. (Window, door and roof materials are not counted towards material diversity.)	+1
	Varied facades across the building	Number of visually distinct patterns and/or colours utilized in the building facade	At least 3 visually distinct patterns and/or colours are utilized along the length of the building facade, or 2 patterns if the site is less than 20m in width.	+1
Factors that erode				
	Limited Street Furniture Diversity	Presence of different types of street furniture	Less than 2 of the following street furniture features are provided within or adjacent to the site: • Benches, patio or other seating • Bicycle racks/parking • Waste receptacles • Planters, xeriscaping •	-1

	Repetitive Architecture/ Lack of Variation in Architecture)	Lack of unique facade elements,	All facade design elements and front facades are similar to buildings on adjacent lots.	-1
	Monotony in materials (uniform use of materials reduces visual interest)	Number of different materials, colours and patterns utilized in the facade	Less than 2 visually distinct materials, patterns and colours are utilized in the facade. A material, pattern or colour must comprise a minimum of 5% of the facade to count towards this total. (Window, door and roof materials are not counted towards material diversity.)	-1
	Monotony in Façade treatments across the building	Number of visually distinct patterns utilized in the building facade	Less than three visually distinct patterns and/or colours are utilized along the length of the building facade, or less than 2 patterns if the site is less than 20m in width.	-1

Table 2: Minimum thresholds for each quality and the overall score

	Quality	Minimum
1	Imageability	2 / 4
2	Visual Enclosure	3 / 7
3	Human Scale	3 / 7
4	Permeability	2 / 4
5	Complexity	2 / 4
	Minimum Overall Score	14/ 26

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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	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 Suites: not a listed use Townhousing: discretionary use in the downtown living area
Maximum Building Heights	10 - 25.5m	15 – 20m or the Development Authority’s discretion
Minimum Site Width	Townhouses: 6.1m or the Subdivision Authority’s discretion	Townhouses: 3.6m
Minimum Site Depth	34m or the Subdivision Authority’s discretion	30m
Minimum Setbacks	Front yard setback: 0 - 7m Rear yard setback: 0 – 8m Sideyard setback: 0 – 6m	Front yard setback: 0m Rear yard setback: 1 – 6m Sideyard setback: 0m
Maximum Density	350 dwelling units per net developable hectare for some areas	70 dwelling units per net developable hectare for all areas

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 or technical detail.

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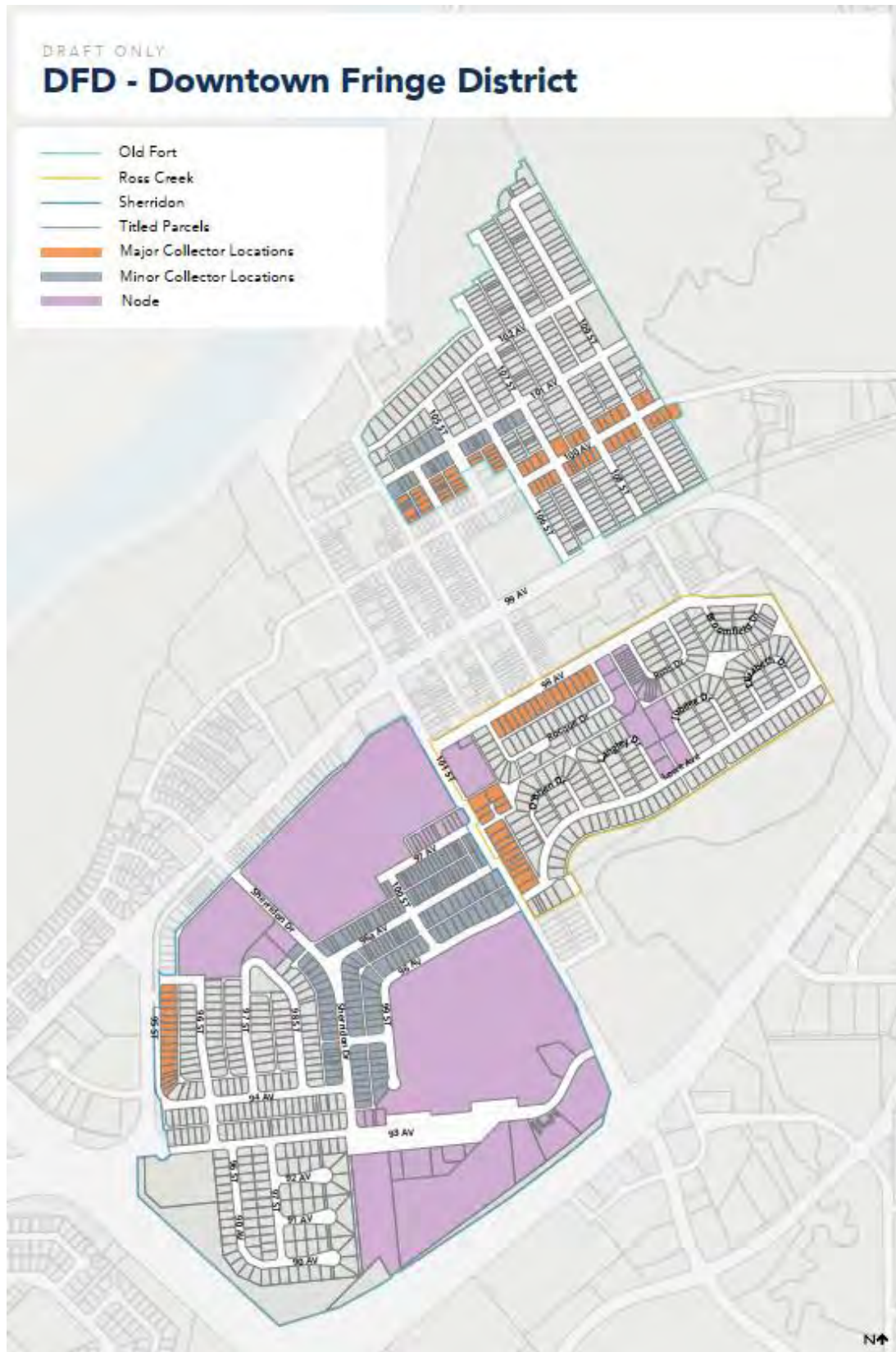
DCD - Downtown Core District

-  Downtown Living
-  Dennis Avenue
-  Civic Precinct



DFD – Downtown Fringe District

(1) MAP



(2) PLACE TYPE

This Place Type applies to the Old Fort, Sherridon South, and Ross Creek areas, where a blend of historical and contemporary design patterns reflect the city's early residential development. Characterized by a mix of traditional grid, modified grid, and Reverse Fronting Site layouts, along with rear Lanes, this area demonstrates a layered urban fabric. The Downtown Fringe District provides a framework for acknowledging, conserving, and sensitively evolving the architectural and cultural identity of these foundational residential areas of the city.

(3) INTENT

i. General Intent

The Downtown Fringe District is intended to reinforce the character of mature neighbourhoods while enabling context-sensitive intensification. Development will make efficient use of existing infrastructure and contribute to the vitality of the Downtown Core.

ii. Land Use Mix

New development and redevelopment will integrate seamlessly with the existing neighbourhood fabric based on street type frontage. Residential uses are supported throughout the district, while non-residential and mixed-use activities are primarily directed to Nodes, Major and Minor Collectors Streets.

iii. Form of Development and their Locations

New development and redevelopment will be designed with sensitivity to the surrounding context and compatibility with abutting developments and landscaping. On Local Streets, development will integrate with the existing neighbourhood through scale-appropriate developments such as Detached Dwelling, Duplex, and Stacked Duplex. These housing forms will be designed to allow for Backyard Dwellings and Internal Secondary Suites throughout the district, where feasible. Small scale Townhousing may be considered along Minor Collector Street. Low and medium scale built forms, including Mixed-Use Buildings, Apartments, Townhousing, and Stacked Townhousing, are encouraged within in Nodes, and on Major Collector Streets.

(4) BLOCK STANDARDS

- i. Lot widths and housing typologies should be varied along the Block Face to create housing diversity.
- ii. Housing orientation and architectural elements will be maintained along a Block Face.
- iii. Reverse Fronting Sites must be avoided to create a welcoming urban condition with buildings framing and fronting onto the Street.
 - a. Notwithstanding 4.iii., Reverse Fronting Sites will be allowed to match the orientation of dwellings established prior to the adoption of this Bylaw along the same Block Face to maintain a consistent streetscape and lot orientation.

(5) USES AND TYPOLOGIES

- i. Where applicable, abutting front attached garages and driveways for Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing must be paired together to maximize separation between driveways to allow for on street parking and operational functionality.

Building Type	Requisite Qualifiers				
	DFD Locations				
	Node	Major Collector Streets	Minor Collector Streets	Local Street	Fundamental Use Provision (FUP)
Apartment	P	P	-	-	Along a Major Collector Streets, one or more of the following FUPs must be met: a) That a Development Permit for Apartment was approved prior to the adoption of this Bylaw; b) The side yard or flanking yard of a parcel abuts a Street or Lane; or c) That a Site is adjacent to another Apartment Site.
Backyard Dwelling	P	P	P	P	
Detached Dwelling	P	P	P	P	
Duplex	P	P	P	P	
Internal Secondary Suite	P	P	P	P	
Stacked Duplex	P	P	P	P	
Stacked Townhousing	P	P	D	-	
Townhousing	P	P	D	-	
Inn	D	-	-	-	
Mixed-Use Building	P	D	-	-	Inclusion of a Drive-Through Service; the Building Type shall be considered neither Permitted or Discretionary.
Single Structure Commercial Pad	D	D	-	-	Along a Major Collector Street, one or more of the following FUPs must be met: a) That a Development Permit for Single Structure Commercial Pad was approved prior to the adoption of this Bylaw; b) The side yard or flanking yard of the site must abut a Street or a Lane; or c) That a Site is adjacent to another Single Structure Commercial Pad or Mixed-Use Building. Inclusion of a Drive-Through Service; the Building Type shall be considered neither Permitted or Discretionary.
Storefront	D	-	-	-	Inclusion of a Drive-Through Service; the Building Type shall be considered neither Permitted or Discretionary.
Indoor Assembly	D	-	-	-	

Building Type	Requisite Qualifiers				
	DFD Locations				
	Node	Major Collector Streets	Minor Collector Streets	Local Street	Fundamental Use Provision (FUP)
Public Service Building	P	P	D	-	
School	D	D	D	-	Only on sites registered as MR, SR, or MSR.
Urban Agriculture	D	D	D	D	
Parks and Natural Areas	P	P	P	P	
Sign	P	P	-	-	

(6) LOT AND SUBDIVISION STANDARDS

- i. Lot widths and / or building typologies along a Block Face should be varied to allow for a variety of lot widths.

	Typology	Node	Major Collector Streets	Minor Collector Streets	Local Street (with Lane)	Local Street (without Lane)
Site Width	Detached Dwelling, Stacked Duplex	Min.9.0m Corner Lot: Min. 9.8m			Min.11.0m Corner Lot: Min. 11.8m	
	Duplex	Min. 7.0m Corner Lot: Min. 7.8m			Min. 8.2m Corner Lot: Min. 9.1m	
	Stacked Townhousing, Townhousing	Internal Lot: Min. 4.2m End Lot: Min. 6.3m Corner Lot: Min. 7.2m				
	Apartment	Min. 25.0m Max. 75.0m				
	Inn, Strip Mall, Storefront	Min. 25.0m Max.60.0m				
	Mixed Use Building, Single Structure Commercial Pad,	Min. 25.0m Max.60.0m	Min. 25.0m Max.70.0m			
	Public Service Building, Indoor Assembly, School	At the discretion of the Subdivision Authority				
Site Depth	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Inn, Mixed Use Building, Single Structure Commercial Pad, Strip Mall, Storefront, Indoor Assembly, Public Service Building, School	Min. 30.0m				

(7) BUILT FORM AND SITING

- i. The width of a driveway accessing a public Street shall not exceed 70% and garage shall not exceed 75% of width of the principal dwelling as measured at the front façade.
- ii. In Ross Creek area, when a property is adjacent to a communal green space and public roadway, the yard adjacent to the public roadway will be considered the rear yard, and the yard adjacent to the communal green space will be considered the front yard.

- iii. Shared side property line for Duplex, Stacked Townhousing, or Townhousing is permitted to be 0.0 metre.
- iv. Detached Dwelling with 0.0m or reduced side yard on one side are not permitted in this district.
- v. The Development Authority at their discretion may authorize a Duplex on a Local Street has a front vehicular access to one unit and rear vehicular access to another, the unit with rear vehicular access may be setback to a maximum of 7.0m.

		Location				
		Node	Major Collector Streets	Minor Collector Streets	Local Street (with Lane)	Local Street (without Lane)
Front Yard	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Inn, Mixed Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	Max. 4.5m	Min. 4.5m – Max. 6.0m		Setback shall be within 0.5m of the average of setbacks for abutting sites and shall be no less than 4.5 m and greater than 8.0m.	Min. 6.0m – Max 8.0m A Duplex on a local street has a front vehicular access to one unit and rear vehicular access to another, the unit with rear vehicular access may be setback to a maximum of 7.0m.
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority				
	Accessory Building, Backyard Dwelling	Not permitted within front yard setback.				
Rear Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	With Lane: Min. 7.0m Without Lane: Min. 8.0m				
	Apartment, Inn, Mixed Use Building, Single Structure Commercial Pad, Strip Mall, Storefront	With Lane: Min. 7.0m Without Lane: Min. 4.5m for buildings up to 15.0m in height. Min. 5.0m for buildings over 15.0m and up to 18.0m in height.				
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority				
	Accessory Building, Backyard Dwelling	With Lane: Min. 1.2 m Without Lane: Min. 1.0m				
Side Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked	Min. 1.2m				

		Location				
		Node	Major Collector Streets	Minor Collector Streets	Local Street (with Lane)	Local Street (without Lane)
	Townhousing, Townhousing					
	Apartment, Inn, Mixed Use Building, Single Structure Commercial Pad, Strip Mall, Storefront	Min. 1.5m for buildings under 9.0m in height. Min. 2.0m for buildings over 9.0m and under 12.0m in height. Min. 3.0m for buildings over 12 m and plus 1.0m for every 3.0m increase in height.				
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority				
	Accessory Building, Backyard Dwelling	Min. 1.0m Where a shared side property line for principal dwelling unit is 0.0m, the garage may be permitted to 0.0m Side Yard for the same side				
Front Flanking Yard	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Inn, Mixed Use Building, Single Structure Commercial Pad, Strip Mall, Storefront	Min. 0.0m – Max. 3.0m	Min. 3.0m – Max. 5.0m	Min. 2.4m – Max. 4.5m	Min. 2.4m	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority				
	Accessory Building, Backyard Dwelling	Min. 2.4m				
Principal Building Height	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Inn, Mixed Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	Min. 6.0m - Max. 18.0m	Max. 13.0m	Max. 10.0m		
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority				
	Backyard Dwelling	Max 7.5m and not to exceed the Height of Principle Building				
Density per Lot	Detached Dwelling, Duplex	Maximum 1 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite.				
	Stacked Duplex	Maximum 2 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite				
	Stacked Townhousing	Maximum 2 Principal Dwelling unit				
	Townhousing	Maximum 1 Principal Dwelling Unit plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite				

		Location				
		Node	Major Collector Streets	Minor Collector Streets	Local Street (with Lane)	Local Street (without Lane)
Density per Shared Access Site	Duplex, Stacked Duplex, Townhouses, Stacked Townhouse, Apartment, Mixed Use Building	Min. 60 units/net residential hectare	Min. 36 units/net residential hectare Max. 120 units/net residential hectare			
Site Coverage	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing,	Max. 50% of all buildings and structures on site (including accessory)				
	Apartment, Inn, Mixed Use Building, Single Structure Commercial Pad, Strip Mall, Storefront,	Max. 60% of all buildings and structures on site (including accessory)				
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority				
	Accessory Building, Backyard Dwelling	Max. 15%				
Common Amenity	Apartment and Mixed-Use	Min. 4.5m ² per dwelling unit				
Private Amenity	Apartment and Mixed-Use	Min. 3.0m ² per dwelling unit to be provided for balconies				

(8) BUILDING CHARACTER AND DESIGN

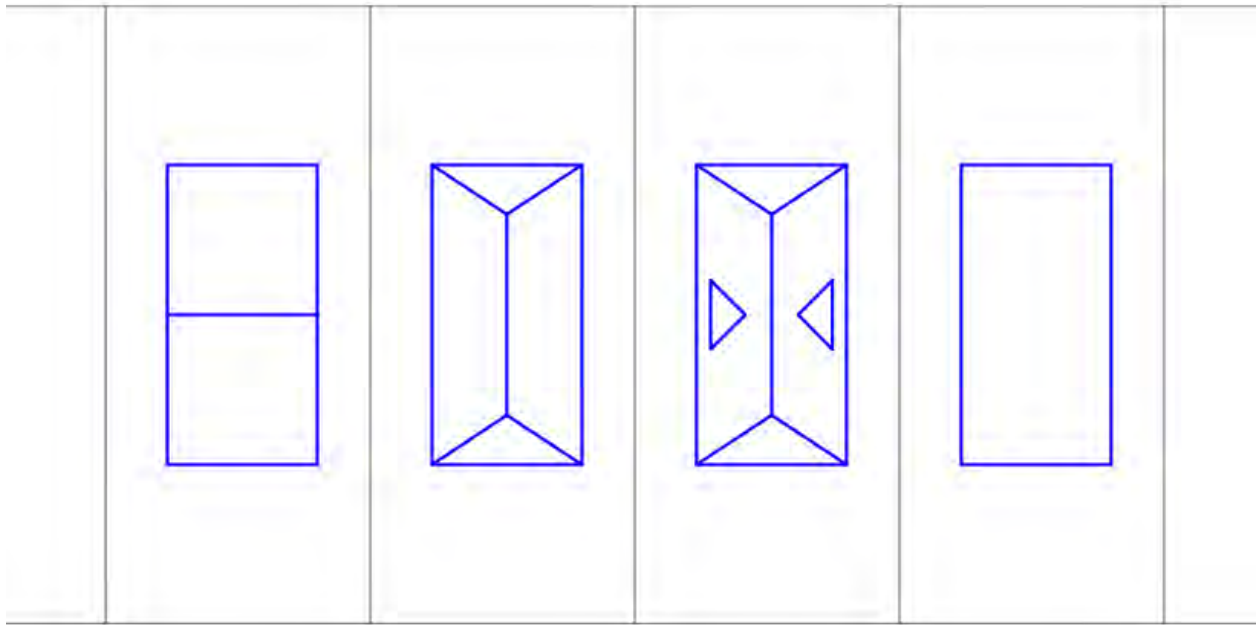
a) General

- i. New and redeveloping buildings shall have the same and/or complimenting materials, colours, and architectural details on all Facades exposed to public Streets, and parks and open spaces.
- ii. Building facades abutting public and quasi-public spaces and streets that exceed 12.0m in building length shall incorporate use of vertical elements such as decorative columns, variation in roofline, use of balconies and porches, and façade articulation (recessed and raised surfaces) to create variation and articulation in the facade and eliminate continuous blank walls.
- iii. New and redeveloped buildings taller than 13.0m in height shall incorporate a step-back from front property line to address massing, sun penetration, shadowing and wind funnel impacts at the pedestrian level to the satisfaction of the Development Authority.
- iv. Residential Sales Centres may be approved for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.

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

- i. Buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the street, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority. This regulation may be relaxed for Sites with Shared Access to the discretion of the Development Authority.
- ii. All new and redeveloped buildings shall reflect appearance, design, and character housing, on the Block Face ensuring consistency with the surrounding streetscape.
- iii. On Local Streets, Duplexes must blend through application of compatible scale, form and architectural style.
- iv. There shall be no more than three (3) Duplex, Stacked Townhousing, and Townhousing in succession along a Block Face.
- v. To ensure architectural interest, all units of new and redeveloped principal buildings shall incorporate a minimum three of following design elements on the facades to the satisfaction of the Development Authority.
 - a. Use of bold window trims, soffits, muntin bars;
 - b. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - c. Use of exterior materials of high quality and durable materials. Each unit must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - d. Use of accent colour and/or contrast in finishing materials;
 - e. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.
- vi. Roofline shall be designed to maximize the sun penetration on the abutting sites, in accordance with the diagram below.





Plan View

c) Accessory Building

- i. Minimum area for a Backyard Dwelling shall be 30.0m².
- i. Maximum area shall not exceed the area of the principal building at grade level.
- ii. Facades of Backyard Dwellings abutting a public Street, Lane, park and/or open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the Development Authority.

d) Apartment

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

- ii. Within Nodes, Parking located at the side of the building with decorative screening shall not exceed 40% parcel width at the front property line.
- iii. Within Nodes, a minimum of 60% of a building length shall be within the permitted setback range along the abutting street.

e) Inn, Mixed-Use Buildings, Single Structure Commercial Pad, and Store Front

- i. Canopies or awnings shall be a minimum of 0.6 m from the curb face and will be located a minimum of 2.5m above grade.
- ii. At the discretion of the Development Authority, the front yard setback may be increased for a Mixed-Use Building to accommodate a patio.
- iii. Within Nodes, a minimum of 60% of a building length shall be within the permitted setback range along the abutting street.
- iv. To promote pedestrian interactions, safety, and street-oriented development, new and redeveloped buildings, ground floor facades must comply with the following:
 - a. A minimum of 60% clear and transparent glazing that face a public street, park, internal parking area, or other public area;
 - b. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam;
 - c. Entrances to the new and redeveloped multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.
- v. To ensure architectural interest for Mixed-Use Buildings, a minimum four of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of exterior materials of high quality and durable materials. Use of a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - b. Use of accent colour and/or contrast in finishing materials;
 - c. Use of premium soffits for roof overhang, vibrant coloured front entry doorways, enhanced railing detailing on balconies and patios;
 - d. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - e. Use of bold window trims, soffits, muntin bars.

(9) OTHER REGULATIONS

All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.

a) Applicability of the Regulations

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

Downtown Fringe District (DFD)

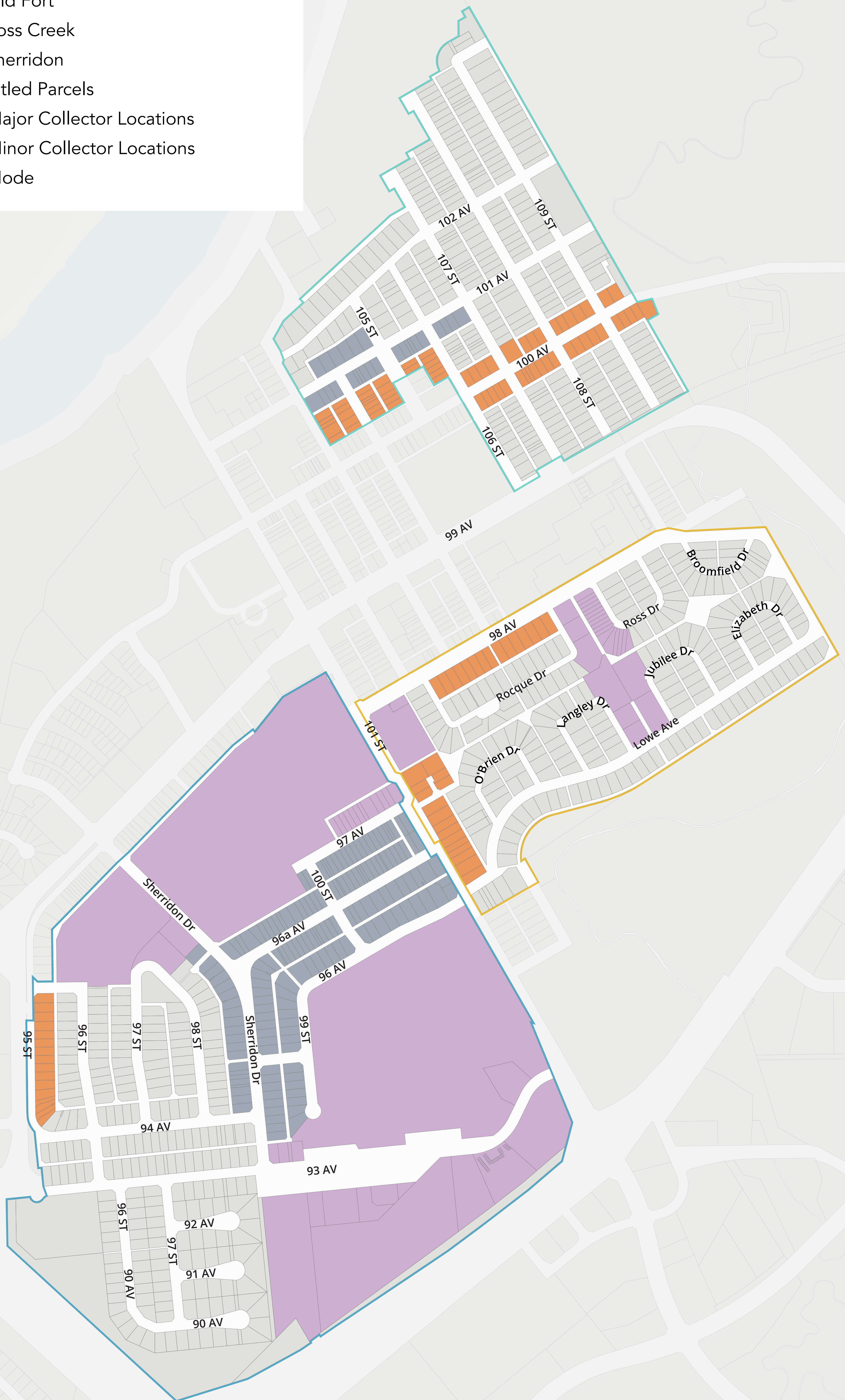
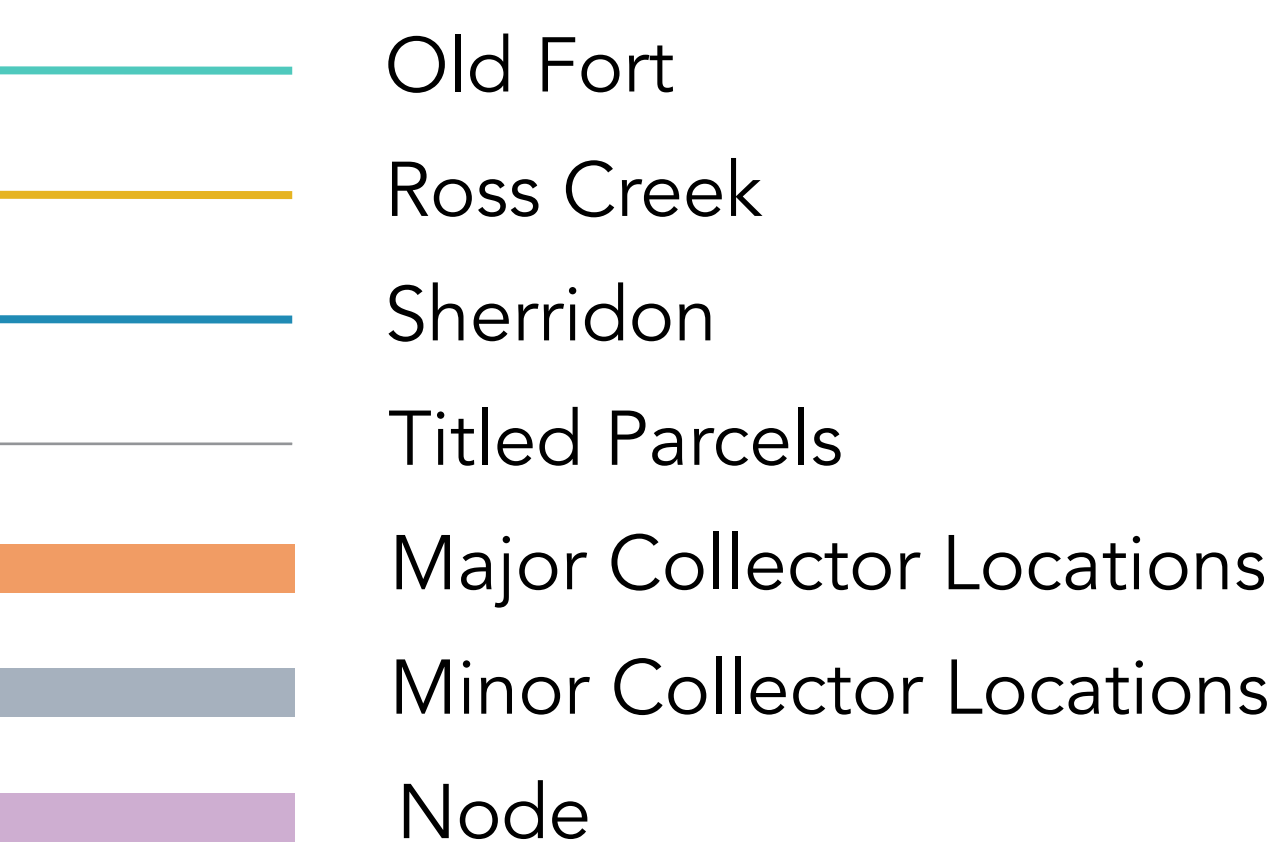
Summary of Changes

Topic	Current LUB	Proposed LUB
Districts	R1, R2, RML, RMM, PU, PR, PS, C2	DFD
Uses	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	Backyard Dwellings: permitted use for all sites when regulations are met Internal suites: permitted use for all detached dwellings, duplexes, and townhouses Townhousing: permitted use in nodes and along collectors Apartment: permitted use in nodes, and along major collectors
Maximum Building Heights	Residential sites: 10 - 14m Commercial Sites: 14m	Sites along local roads: 10m Sites along collector roads: 10 - 13m Nodes: 18m
Minimum Site Width	Detached dwellings: 11m Duplexes: 7.3 – 7.9m Townhouses: 6.1m	Detached dwellings: 9 – 11m Duplexes: 7 – 8.2m Townhouses: 4.2m
Minimum Site Depth	Residential sites: 34m Commercial sites: at the discretion of the Subdivision Authority	Residential sites: 30m Commercial sites: 30m
Minimum Setbacks	For low density residential: - Front yard setback: 3 - 6m - Rear yard setback: 6 – 8m - Sideyard setback: 1.2 – 6m	For residential sites: - Front yard setback: 0 – 6m, depending on the neighbouring sites - Rear yard setback: 4.5 – 8m - Side yard setback: 1.2 – 5m, depending on the height
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 or 2.5 shrubs for every 100 sq. m for low and medium density housing

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 or technical detail.

DRAFT ONLY

DFD - Downtown Fringe District



DGD – Downtown Gateway District

(1) MAP



(2) PLACETYPE

This placetype comprises residential and commercial areas along the 99 Avenue Corridor and adjacent downtown streets. The function of 99 Avenue is a major roadway and a future multi-modal route. It connects residents to the downtown and further to the city's industrial lands and therefore, acting as a gateway to these destinations. Downtown Gateway Placetype is surrounded by the Historic Downtown, Mature Neighbourhoods, and city's Historic Precinct

Currently, development within this placetype is predominantly vehicle oriented characterised by large parking lots or service road in the front of buildings that separates small scale commercial and residential

from traffic on 99 Avenue. Residential development along the south side of the 99 Avenue is built-on traditional grid street network with small blocks and back alleys.

This area is home to a wide range of housing forms, retail and office commercial developments, and community services. The placetype is well connected to surrounding schools, parks, downtown core, historic precinct, and the River Valley are well-connected via the multi-purpose trail network.

(3) INTENT

i. General

The Downtown Gateway District aims to transform the 99 Avenue Corridor into a vibrant, pedestrian oriented, multi-modal corridor with medium and high-density residential and mixed-use developments along existing commercial development. Low Density residential along 99 Avenue are to provide different low density housing options through backyard dwellings, infill development, and apartments up to 10 meters in height.

Comprehensive Sites and Nodes will accommodate highest residential concentration within downtown which will act as population base that supports downtown businesses Comprehensive Sites with underutilized parking lots are intended to be redeveloped into high-density residential and mixed-use developments. Development within nodes are to accommodate residential, commercial, mixed-use, and community services allowing for residents to live, work, shop, and gather within a walkable and integrated environment, fostering a sense of community and reducing reliance on automobile travel. This increased population will in turn benefit from the area's existing and future services, as well as the street and trail network.

Commercial and residential development along adjacent downtown collector streets are to be street-oriented allowing for a vibrant and pedestrian-friendly environment, with active frontages that enhance the streetscape and contribute to a sense of place. Collector and Local roads will serve as a transition zone from the higher intensity areas to adjacent low-density residential neighbourhoods.

ii. Land Use Intent

99 Avenue being arterial road will accommodate higher density residential and mixed-use buildings. Existing low density residential and commercial developments will co-exist until redevelopment is warranted and/ or initiated. The aim is to foster a transform brownfield and low density development into a placetype that accommodates high density residential and mixed-use opportunities that residents can live and work in close proximity. Residential developments should offer a variety of development which range from low density detached and duplex development to high density apartments and townhouse development. Mixed-use development can accommodate small-scale commercial shops such as coffee shops, pubs, salons, or similar establishments on the ground floor. Residential units are permitted to be above the ground floor or mixed-use buildings or as a separate structure. Buildings are required to be street oriented with reduced setbacks along Arterial and Collector roads emphasizing a pedestrian connection between the private and public realm. A Node exists at the underutilized and underdeveloped Old Hospital Lands. These areas can accommodate high intensification which will be planned comprehensively and designed to integrate residential, commercial, and mixed-use developments. Careful attention will be given to ensure transition to adjacent residential land uses are appropriately completed.

iii. Form of Development and their Locations

Higher density buildings with larger massing, including high-rise apartments, will be concentrated in the nodes. The node will feature high-density residential, commercial, and mixed-use buildings that bring urban vitality and diverse land use to the area. High-rise apartments will be strategically positioned along each road, with scaling and transitions provided by appropriate setbacks, creating a streetscape that balances building height with the pedestrian scale.

Along arterial streets, a mix of medium and high-density residential, commercial, and mixed-use developments, mid-rise apartments up to 21 metres, and high-rise apartments up to 40 metres, will be emphasized. Building heights will be scaled appropriately to create a pedestrian experience, with mid-rise buildings serving as a transition between high-rise structures and lower-density areas. Rear lanes will separate loading and servicing areas from the main streetscape, further enhancing the pedestrian environment.

Collector streets will support low and medium-density residential, and compatible commercial uses, acting as transitional zones that bridge higher density areas with adjacent low-density neighborhoods. Smaller-scale, low-rise apartments and commercial developments are encouraged along each road to promote compatibility and cohesion with surrounding areas. Density, height, and massing will gradually decrease as development transitions from nodes and arterial streets to collector and local streets, with low-rise buildings providing appropriate scaling, creating a balanced, walkable urban landscape.

(4) USES AND TYPOLOGY

- a) Abutting front attached garages and driveways for Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing must be paired together to maximize separation between driveways to allow for on street parking and operational functionality.
- b) Front attached garages and driveways for new and redeveloping Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing shall not be permitted off Collector and Arterial streets.

Building Type	Requisite Qualifiers						
	DGD Locations						
	Nodes	Comprehensive Site	Mixed-Use	Residential	Collector Street	Local Street	Fundamental Use Provision (FUP)
Apartment	P	P	P	P	P	-	For Apartments in Residential Location, one of the following FUPs must be met: a) That a Development Permit for an Apartment was approved prior to adoption of this Bylaw; b) The side yard or flanking yard of a parcel be adjacent to a Street or Lane; or c) That a parcel is adjacent to a parcel with a developed Apartment.
Backyard Dwelling	-	-	-	P	-	P	
Detached Dwelling	-	-	-	P	-	P	Only Permitted on the following parcels that is a Local Street without Lane access: a) Lot 1A; Block 37; Plan 6067KS
Duplex	-	-	-	P	-	P	
Internal Secondary Suite	-	-	-	P	-	P	
Stacked Duplex	-	-	-	P	-	D	

Building Type	Requisite Qualifiers						
	DGD Locations						
	Nodes	Comprehensive Site	Mixed-Use	Residential	Collector Street	Local Street	Fundamental Use Provision (FUP)
Stacked Townhousing	P	P	P	P	P	P	
Townhousing	P	P	P	P	P	P	Along an Arterial Street without Lane access or Collector Street without Lane access, the following FUP must be met: a) That it is a Development with Shared Access.
Commercial Block	P	P	P	-	P	-	Inclusion of a Drive-Through Service; the Building Type shall be considered neither Permitted or Discretionary.
Commercial Office Building	-	P	P	-	P	-	
Inn	D	D	P	-	D	-	
Mixed Use Building	P	P	P	-	P	-	Inclusion of a Drive-Through Service; the Building Type shall be considered neither Permitted or Discretionary.
Single Structure Commercial Pad	-	P	P	-	P	-	Inclusion of a Drive-Through Service; the Building Type shall be considered neither Permitted or Discretionary.
Store Front	-	-	-	-	D	-	Inclusion of a Drive-Through Service; the Building Type shall be considered neither Permitted or Discretionary.
Strip Mall	-	D	-	-	-	-	Inclusion of a Drive-Through Service; the Building Type shall be considered neither Permitted or Discretionary.
Indoor Assembly	D	D	D	-	D	-	
Public Service Building	D	D	D	-	D	D	
School	-	D	D	-	D	-	Only on sites registered as MR, SR, or MSR.
Urban Agriculture	D	D	D	-	D	D	
Parks and Natural Areas	P	P	P	-	P	P	
Sign	P	P	P	-	P	D	

(5) LOT AND SUBDIVISION STANDARDS

- a) Lot widths and / or building typologies along a Block Face should be varied to allow for a variety of lot widths.

	Typology	Node	Comprehensive Site	Mixed-Use	Residential	Collector Street	Local Street
Site Width	Detached Dwelling, Stacked Duplex	Without Lane: Min. 9.1m Corner Lot: Min. 10.3m. With Lane: Min 8.5m Corner Lot: 9.7m					
	Duplex, Stacked Townhousing, Townhousing,	At the discretion of the Subdivision Authority		Internal Lot: Min. 4.2m End Lot: Min. 5.4m Corner Lot: Min. 6.0m	Internal Lot: Min. 5.4m End Lot: Min. 6.8m Corner Lot: Min. 7.3m	Internal Lot: Min. 5.4m End Lot: Min. 6.7m Corner Lot: Min. 7.9m	
	Apartment, Mixed-Use Building, Commercial Office Buildings, Inn, Strip Mall	At the discretion of the Subdivision Authority		Max. 100.0m	Max. 40.0m	At the discretion of the Subdivision Authority	
	Commercial Block, Store Front, Single Structure Commercial Pad	At the discretion of the Subdivision Authority		Min. 9.1m Corner Lot: Min. 10.3m.			
	Public Service Building, Indoor Assembly, School,	At the discretion of the Subdivision Authority					
Site Depth	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Buildings, Inn, Mixed-Use, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly, Public Service Building, School	At the discretion of the Subdivision Authority		Min. 30.0m			

(6) BUILT FORM AND SITING

- a) Setbacks may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.
- b) A Duplex on a Collector Street may have one unit with front vehicular access unit and one unit with rear vehicular access to another. Both units may not have front vehicular access.

		Location					
		Nodes	Comprehensive Site	Mixed-Use	Residential	Collector Street	Local Street
Front Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Apartments, Mixed-Use Building, Commercial Office Buildings, Inn, Single Structure Commercial Pad, Strip Mall,	Max. 4.5m when abutting a street	Max. 4.5m when abutting a street	Max. 4.5m	Setback shall be within 0.5m of the average of setbacks for abutting sites and shall be no less than 4.5 m and greater than 8.0m.	With Lane: Min. Max. 4.5m Without Lane: Max. 7.0m	Without Lane: Min. 3.0m – Max. 7.0m
	Accessory Dwelling, Backyard Dwelling	Not permitted within a Front Yard Setback					
	Commercial Block, Store Front	Max. 3.0m					
	School, Indoor Assembly, Public Service Building	At the discretion of the Development Authority					
Rear Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	Without Lane: Min. 8.0m With Lane: Min. 6.0m					
	Accessory Dwelling, Backyard Dwelling	With Lane: Min. 1.2 m Without Lane: Min. 1.0m					
	Apartments, Mixed-Use Building, Commercial Office Buildings, Commercial Block, Inn, Single Structure Commercial Pad, Strip Mall, Store Front,	Min. 4.5m for buildings up to 15.0m in height. Min. 5.0m for buildings over 15.0m and up to 18.0m in height. Min. 5.0m plus 0.5m for every additional 3.0m increase of height for buildings over 18.0m height.			Abutting Lane: Min. 4.5m Without Lane: Min. 6.0m		
	School, Indoor Assembly, Public Service Building,	At the discretion of the Development Authority					
Side Yard	Detached Dwelling, Duplex, Stacked Duplex,	Min. 1.2m			Min. 1.5m	Min. 1.2m	

		Location					
		Nodes	Comprehensive Site	Mixed-Use	Residential	Collector Street	Local Street
	Stacked Townhousing, Townhousing						
	Accessory Dwelling, Backyard Dwelling	Min. 1.0m					
	Apartments, Mixed-Use Building, Commercial Block, Commercial Office Buildings, Inn, Single Structure Commercial Pad, Strip Mall	Min. 1.5m for buildings up to 9.0m in height. Min. 2.0m for buildings over 9.0m up to 12.0m in height. Min. 3.0m for buildings over 12.0m height, plus 1.0m for every 3.0m increase in height Min. 6.0m for buildings over 20.0m					
	Store Front	Max. 1.5m					
	School, Indoor Assembly, Public Service Building,	At the discretion of the Development Authority.					
Front Flanking Yard	Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	Min. 0.0m – Max. 3.0m		Min. 2.4m – Max. 4.5m		Min. 2.4m	
	Apartments, Mixed-Use Building, Commercial Office Buildings, Commercial Block, Inn, Single Structure Commercial Pad, Strip Mall, Store Front,	Min. 0.0m – Max. 3.0m		Min. 2.4m – Max. 4.5m			
	School, Indoor Assembly, Public Service Building,	At the discretion of the Development Authority.					
	Accessory Building, Backyard Dwelling	Min. 2.4m					
Principal Building Height	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing,	Max. 40.0m. Buildings over four storeys shall provide appropriate	Max. 25.0m Buildings over four storeys shall provide appropriate transitions in	Max. 21.0m	Max. 10.0m	Max. 13.5m	Max. 10.5m

		Location					
		Nodes	Comprehensive Site	Mixed-Use	Residential	Collector Street	Local Street
	Townhousing, Commercial Block, Commercial Office Buildings, Inn, Mixed-Use, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly, Public Service Building, School	transitions in height, scale and massing to adjacent sites.	height, scale and massing to adjacent sites.				
	Backyard Dwelling	Max 7.5m and not to exceed the Height of Principle Building					
Density per Lot	Detached Dwelling, Duplex	Maximum 1 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite.					
	Stacked Duplex	Maximum 2 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite					
	Stacked Townhousing	Maximum 2 Principal Dwelling unit					
	Townhousing	Maximum 1 Principal Dwelling Unit plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite					
Density per Shared Access Site	Duplex, Stacked Duplex, Townhouses, Stacked Townhouses	Min. 100 units/net residential hectare			Min. 40 units/net residential hectare		
	Apartment, Mixed-Use Building	Min. 100 units/net residential hectare			Min. 40 units/net residential hectare		
Site Coverage	Detached Dwelling, Duplex, Stacked Duplex, Townhouses, Stacked Townhouses	Max 80% of all buildings and structures on site (including accessory)			Max 65% of all buildings and structures on site (including accessory)		
	Apartment, Commercial Block, Commercial Office Buildings, Inn, Mixed-Use, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly, Public Service Building, School	Max 80% of all buildings and structures on site (including accessory)			Max 60% of all buildings and structures on site (including accessory)	Max 80% of all buildings and structures on site (including accessory)	

		Location					
		Nodes	Comprehensive Site	Mixed-Use	Residential	Collector Street	Local Street
	School, Indoor Assembly, Public Service Building,	At the discretion of the Development Authority.					
	Accessory Building, Backyard Dwelling	Max. 15%					
Common Amenity	Apartment and Mixed-Use	Minimum 4.5m ² per dwelling unit					
Private Amenity	Apartment and Mixed-Use	Minimum 3.0m ² per dwelling unit to be provided for balconies					

(7) BUILDING CHARACTER AND DESIGN

i. General

- a) New and redeveloping buildings shall have the same and/or complimenting materials, colours, and architectural details on all Facades exposed to public Streets, and parks and open spaces.
- b) New and redeveloping building Facades abutting public and quasi-public spaces and streets that exceed 12.0m in building length; shall incorporate use of vertical elements such as decorative columns, variation in roofline, use of balconies and porches, and façade articulation (recessed and raised surfaces) to create variation and articulation in the facade and eliminate continuous blank walls.
- c) New and redeveloped buildings taller than 13.5m in height shall incorporate a step-back from front facade to address massing, sun penetration, shadowing and wind funnel impacts at the pedestrian level to the satisfaction of the Development Authority.
- d) To ensure a visually stimulating and welcoming development that indicates arrival into the Downtown, building and urban design at the intersection of 101 Street and 99 Avenue shall incorporate enhanced lighting, landscaping, masonry facades, and public art that reflect symbology of community pride to the satisfaction of the Development Authority.
- e) Residential Sales Centres may be approved for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.

ii. Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing

- a) Principal buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the street or internal street, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority.
- b) Within Local street, Collector Street, and Residential locations, all new and redeveloped principal buildings shall blend in with the existing streetscape through suitable massing, rooflines, scale and setbacks to the satisfaction to the Development Authority.
- c) To ensure architectural interest, all new and redeveloped principal buildings shall incorporate a minimum three of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
 - b. Use of bold window trims, soffits, muntin bars;
 - c. Use of building features such as clearly dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;

- d. Exterior building finishes facing the Street, park and/or open space shall incorporate a minimum of 20% of the ground floor Façade area with decorative materials such as brick, brick veneer, stone, stone veneer, wood, decorative shingles, tile, or a combination thereof;
- e. Use of accent colour and/or contrast in finishing materials;
- f. Use of soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

iii. Apartment

- a) To ensure architectural interest, all units of new and redeveloped principal buildings shall incorporate a minimum four of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
 - b. Use of bold window trims, soffits, muntin bars;
 - c. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - d. Use of exterior materials of high quality and durable materials. Each building must have in addition to vinyl siding as a primary treatment, each unit must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - e. Use of accent colour and/or contrast in finishing materials;
 - f. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.
- b) Within Nodes, Parking located at the side of the building with decorative screening shall not exceed 20% parcel width at the front property line.
- c) Within Nodes, a minimum of 70% of a building length shall be within the permitted setback range along the abutting street.

iv. Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Store Front, Strip Mall, Indoor Assembly, and Public Service Building.

- a) Canopies or awnings shall be a minimum of 0.6m from the curb face and will be located a minimum of 2.5m above grade.
- b) At the discretion of the Development Authority, the front yard setback may be increased for a Mixed-Use Building to accommodate a patio.
- c) Within Nodes, a minimum of 70% of a building length shall be within the permitted setback range along the abutting street.
- d) To promote pedestrian interactions, safety, and street-oriented development, new and redeveloped buildings, ground floor facades must comply with the following:
 - a. A minimum of 60% of all ground floor windows must be clear and transparent. The remainder may be covered by non-transparent material;
 - b. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam;
 - c. Entrances to the new and redeveloped multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances;
- e) To ensure architectural interest for Mixed-Use Buildings, a minimum three (minimum four within Nodes) of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of exterior materials of high quality and durable materials. Use of a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;

- b. Use of accent colour and/or contrast in finishing materials;
- c. Use of premium soffits for roof overhang, vibrant coloured front entry doorways, enhanced railing detailing on balconies and patios;
- d. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
- e. Use of bold window trims, soffits, muntin bars.

v. Accessory Building

- a) Minimum area for a Backyard Dwelling shall be 30.0 sq.m.
 - a. Backyard Dwelling shall not exceed the maximum footprint of the principal building.
- b) Facades of Backyard Dwellings abutting a public street, lane, park and/or open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the development authority.

(8) OTHER REGULATIONS

All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.

i. Access

- a) Vehicle accesses may be from a street for a maximum of 50% of principal dwellings per Site, not including Lane Dwellings.

ii. Parking Regulations

- a) Required parking in accordance with Part ____ Parking and Loading may be reduced for Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall, Indoor Assembly, Public Service Building, School by 80% for the following locations:
 - a. Plan: O Block: 11 Lot: 15
 - b. Plan: O Block: 11 Lot: 14
 - c. Plan: O Block: 11 Lot: 13
 - d. Plan: O Block: 11 Lot: 12
 - e. Plan: O Block: 5 Lot: 15
 - f. Plan: O Block: 5 Lot: 14
 - g. Plan: 3549HW Block: 5 Lot: C
 - h. Plan: 9221817 Block: 5 Lot: 1A
 - i. Plan: 7620327 Block: 2 Lot: 13A
 - j. Plan: O Block: 2 Lot: 12
 - k. Plan: 5803NY Block: 2 Lot: 9A

iii. Nodes & Comprehensive Sites

- a) A Conceptual Site Development Plan or Overall Master Plan for the development area, or, if the Applicant is only developing a portion of the proposed development area, a Site Development Plan in relation to the portion to be developed in which the Applicant has also illustrated how the development will be integrated within the overall site design;
- b) The Conceptual Site Development Plan or Overall Master Plan is considered to be nonbinding, must identify the proposed building types, uses, and locations, development phasing, site accesses, vehicular and pedestrian routes, amenity areas, parking, and signage; and

- c) Details regarding the architectural guidelines proposed for the development, including design drawings illustrating the colour scheme, building materials, and theme.

iv. Applicability of the Regulations

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

DRAFT

Downtown Gateway District (DGD)

Summary of Changes

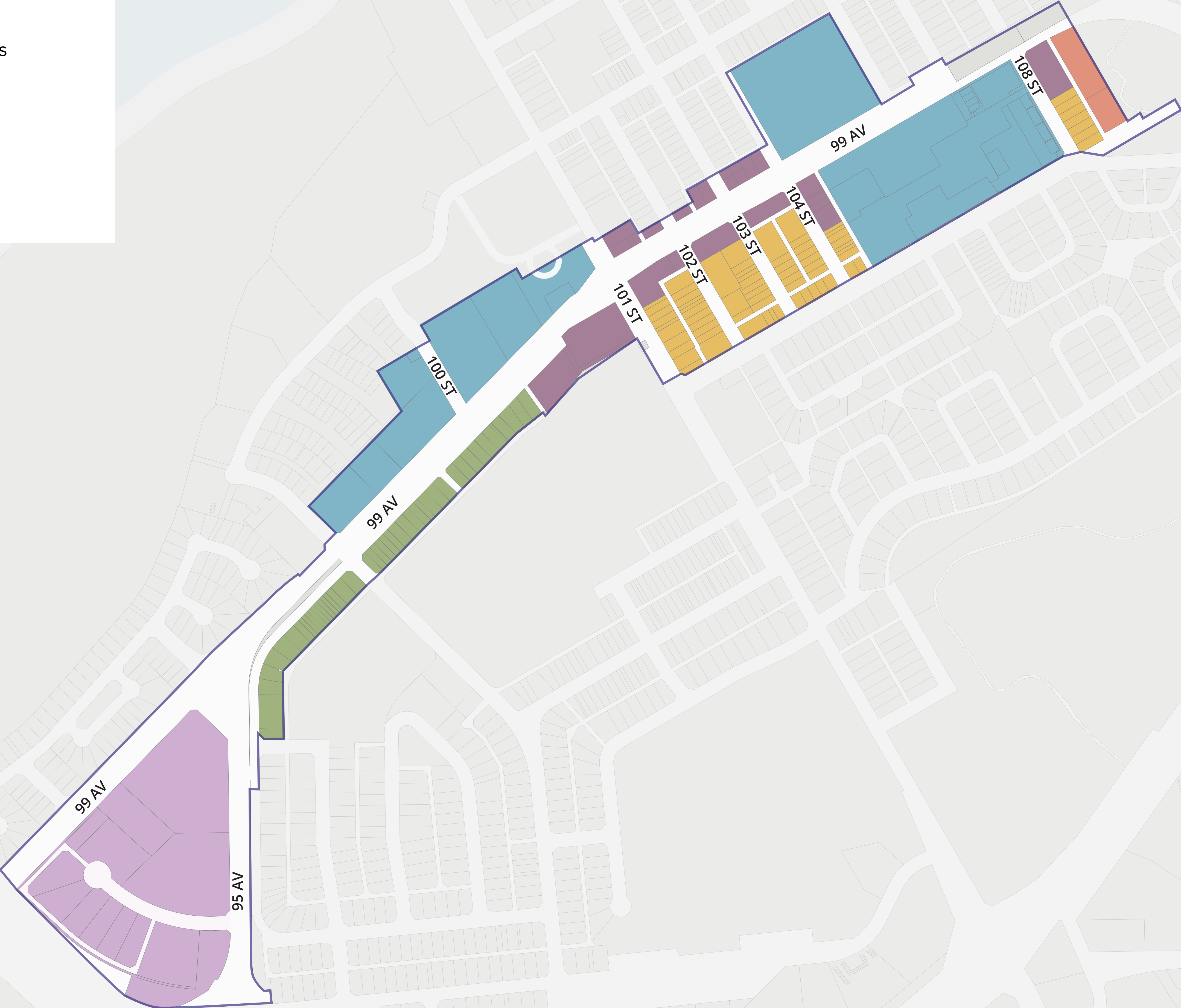
Topic	Current LUB	Proposed LUB
Districts	R1, R2, RML, RMM, 99-D, CC-D, HP-D, MU-D, MP-D, RMM-D, PS, C2, C5, DC(A)-08, DC(A)-09	DFD
Uses	Backyard Dwellings: discretionary use for all detached dwellings Townhousing: permitted or discretionary use in some locations Apartments: permitted or discretionary use in some locations	Backyard Dwellings: permitted use in the residential and local street areas Townhousing: permitted use in all locations Apartment: permitted use in nearly all locations
Maximum Building Heights	10 – 46.2m or 15 storeys, depending on location	10 – 40m, depending on location
Minimum Site Width	Detached dwellings: 11m Duplexes: 7.3 – 7.9m Townhouses: 6.1m	Detached dwellings: 9 – 11m Duplexes: 7 – 8.2m Townhouses: 4.2m
Minimum Site Depth	Residential sites: 34m, or at the discretion of the subdivision authority	Residential sites: 30m Commercial sites: 30m
Minimum Setbacks	For detached dwellings and duplexes: - Front yard setback: 6m - Rear yard setback: 6 – 8m - Sideyard setback: 1.2m	For detached dwellings and duplexes: - Front yard setback: 0 - 4.5m - Rear yard setback: 6 – 8m - Sideyard setback: 1.2 – 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 or 2.5 shrubs for every 100 sq. m for low and medium density housing

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 or technical detail.

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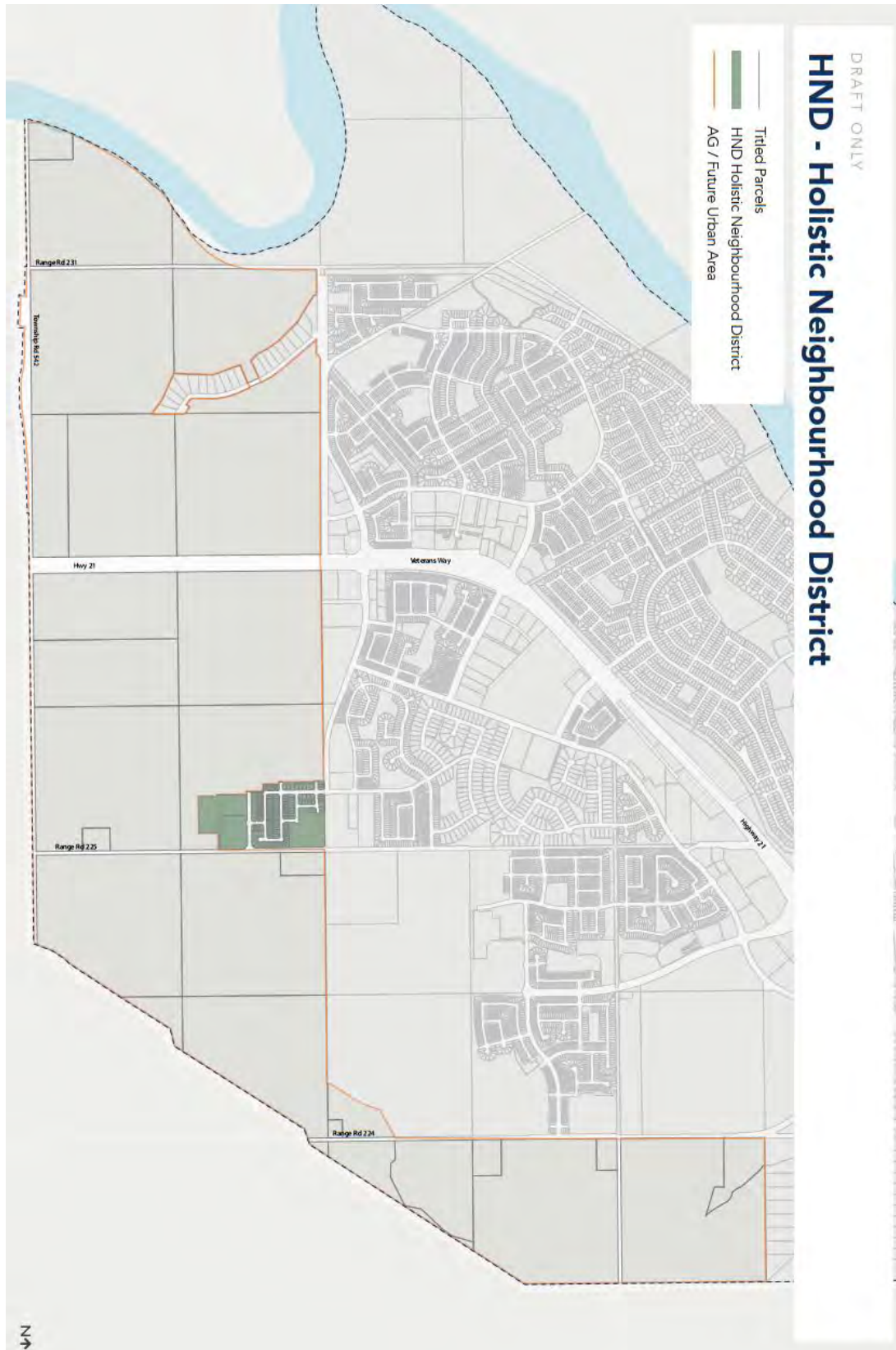
DGD - Downtown Gateway

- Downtown Gateway District (DGD)
- Titled Parcels
- Collector Street Locations
- Local Street Locations
- Mixed Use
- Residential
- Comprehensive Site
- Node Locations

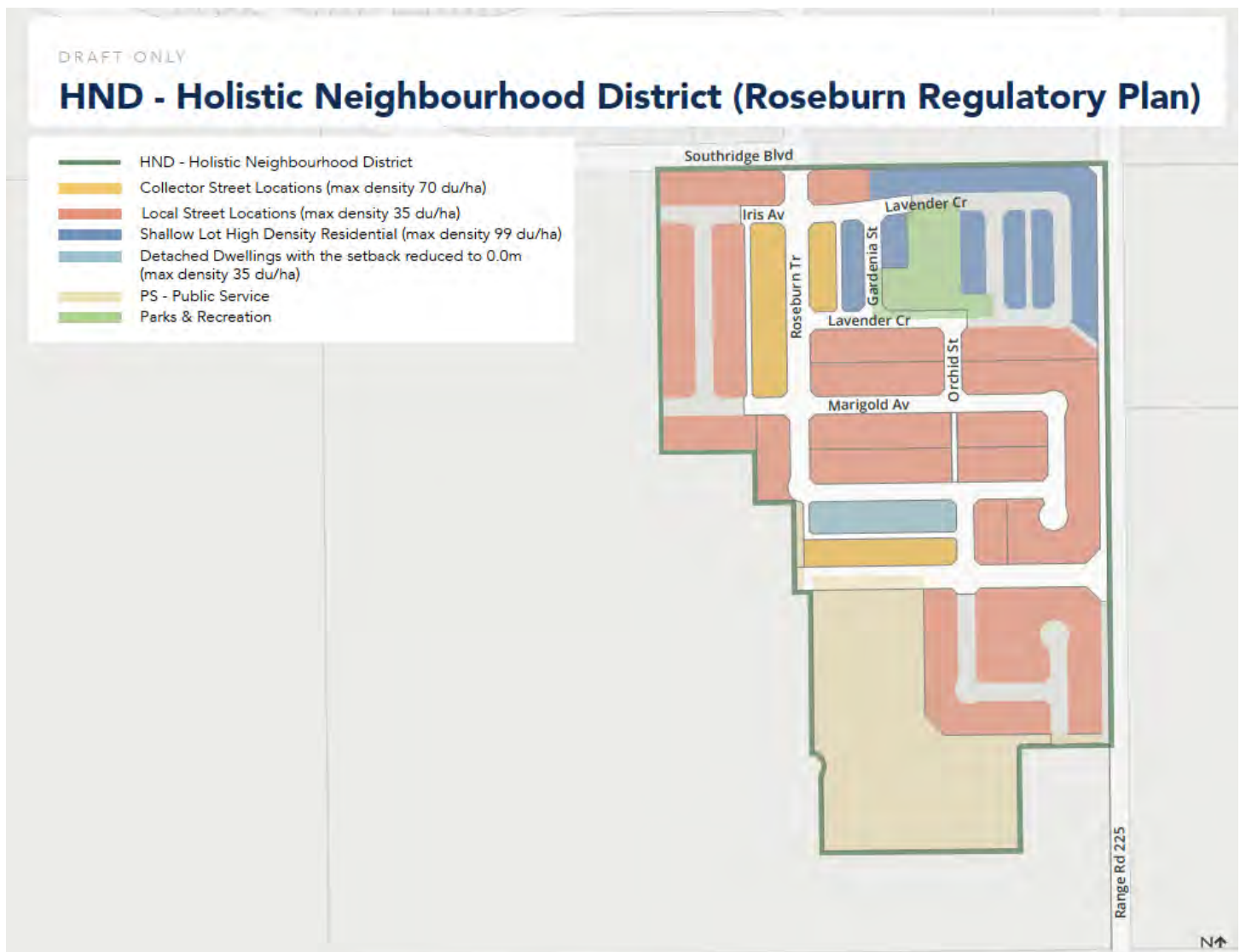


HND – Holistic Neighbourhood District

(1) MAP



(2) REGULATORY PLANS



(3) PLACE TYPE

This designation applies to the City's future urban areas (i.e. lands annexed in 2020) and where Area Structure Plan and Neighbourhood Structure Plan are approved. The annexed lands where Area Structure Plans and Neighbourhood Structure Plans are not approved will continue to be used for agriculture and regulated through a separate district under this Land Use Bylaw.

Neighbourhoods will be developed as complete communities that are welcoming places, well designed, and well connected. Neighbourhoods will be inclusive and multi-generational with diverse housing options that serve all lifestyles. Services such as parks, schools and places of worship will be easily accessible via multi-modal transportation. Centrally located nodes will act as community gathering space and accommodate neighbourhood scale retail and services along with higher density housing options.

(4) INTENT

(a) General Intent

The intent of the Holistic Neighbourhood District is to facilitate the development of complete and healthy neighbourhoods in accordance with approved Area Structure Plans and Neighbourhood Structure Plans.

(b) Land Use Mix

The neighbourhoods will accommodate diverse housing options and neighbourhood services to serve the community's day-to-day recreational, educational and shopping needs. These uses will be distributed throughout the neighbourhoods along the appropriate street types based on the intensity of the uses.

Higher density housing and community services will be located within nodes and along collector and arterial streets. Development will transition from higher density and intensity in the centre of the node to lower density and intensity towards the periphery of the node, ensuring compatibility with the surrounding development.

(c) Form of Development and their Locations

Buildings with higher density, intensity, and larger massing impact will be located in nodes and along arterial streets, and where appropriate adjacent to or across from open spaces. Scale of development will transition to lower density, less mix use, and lower building massing as the development transitions away from the node and arterial streets to collector and local streets. Collector streets will primarily accommodate medium density residential and medium scale developments in the diverse built forms including Detached, Duplexes, Stacked Duplexes, Townhomes, and Stacked Townhomes that compliment each other. Compatible and complementary low rise Apartments around four storey high, Mixed Use, and non-residential buildings may also be located along collector streets.

Development along local streets will be the lowest in massing, height, and density and accommodate single detached, semi-detached and small scale multi-attached residential buildings. Development will strive to maintain the quiet character of local roads with less traffic on them.

(5) BLOCK STANDARDS

- i. Blocks shall not exceed a maximum of 250.0m in length.
- ii. Where the block frontage exceeds 200.0m, a mid-block pedestrian connection shall be dedicated as a right-of-way. The right-of-way should not be located closer than 75.0m from either end of the block.
- iii. Housing orientation and architectural elements will be maintained throughout typologies along a Block Face.
- iv. Block standards may be varied to the satisfaction of the Subdivision Authority to address constraints, such as but not limited to natural features, transportation rights-of-way, parks or open space, or existing utilities.
- v. A Reverse Fronting Site is not permitted in Nodes, to create a welcoming urban condition with buildings framing and fronting onto the street.
- vi. Lot widths and housing typologies should be varied along the Block to create housing diversity.

(6) USES AND TYPOLOGY

- i. Abutting front attached garages and driveways for Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing must be paired together to maximize separation between driveways to allow for on street parking and operational functionality.

- ii. Front attached garages and/or driveways for a Detached Dwelling, Duplex, Stacked Duplex, Townhousing and Stacked Townhousing shall not be permitted off Collector and Arterial streets.
- iii. Where a non-residential use or an activity is proposed in a building previously developed as a Duplex, Townhousing, or Stacked Townhousing, the entire building must conform with Mixed-Use Building regulations.

Requisite Qualifiers								
Building Type	HND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		Fundamental Use Provision (FUP)
		Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane	
Apartment	P	P	P	P	P	-	-	
Backyard Dwelling	D	P	P	P	P	P	P	
Detached Dwelling	-	P	-	P	D	P	P	
Detached Dwelling (with one Side Yard reduced to 0.0 metre)	-	P	-	P	-	P	-	
Duplex	D	P	P	P	P	P	P	Along an Arterial Street without Lane access or Collector Street without Lane access, the following FUP must be met: a) That it is a Development with Shared Access.
Internal Secondary Suite	P	P	P	P	P	P	P	
Stacked Duplex	D	P	-	P	-	P	P	
Stacked Townhousing	P	P	P	D	D	D	D	Along Local Street in accordance and identified in the approved Neighbourhood Structure Plans. Along an Arterial Street without Lane access or Collector Street without Lane access, the following FUP must be met: a) That it is a Development with Shared Access.

	Requisite Qualifiers							
Building Type	HND Locations							
	Nodes	Arterial Street		Collector Street		Local Street		Fundamental Use Provision (FUP)
		Lane	w/o Lane	Lane	w/o Lane	Lane	w/o Lane	
Townhousing	P	P	P	P	P	P	D	Along Local Street, the following FUPs must be met: a) No more than four units in a townhouse; or b) No more than four townhouse building along a Block Front. Along an Arterial Street without Lane access or Collector Street without Lane access, the following FUP must be met: a) That it is a Development with Shared Access.
Commercial Block	P	-	-	-	-	-	-	
Inn	D	D	D	-	-	-	-	
Mixed Use Building	P	D	D	D	D	-	-	
Single Structure Commercial Pad	-	P	P	P	P	-	-	In accordance with the Neighbourhood Structure Plan and the Regulatory Plan for this district.
Strip Mall	-	P	P	P	P	-	-	
Store Front	P	D	D	D	D	-	-	Along collector streets shall only be located on corner parcels.
Indoor Assembly	P	P	P	D	D	-	-	
Public Service Building	D	D	D	D	D	D	D	
School	P	P	P	P	P	-	-	Only on sites registered as MR, SR or MSR.
Urban Agriculture	D	D	D	D	D	D	D	
Parks and Natural Area	P	P	P	P	P	P	P	
Sign	D	D	D	D	D	D	D	

(7) SUBDIVISION STANDARDS

- i. Lot widths and / or building typologies along a block frontage should be varied to allow for a variety of lot widths.
- ii. Lots 9.1m or less in width with front attached garages shall be situated across from lane housing that is 6.1m or wider, a flanking yard, Parks and Natural Area, and/or developments with shared access or lots over 11.7 m wide with front attached garages.
- iii. Front-accessed housing on sites 9.1m to 11.7m in width shall be across from lane housing, other front accessed housing with sites greater than 9.1m in width, a flanking yard, or Parks and Natural Areas.
- iv. Lane-accessed lots 6.1m or less in width shall be situated across from front-accessed housing on lots over 9.1m wide, a flanking yard, Parks and Natural Area, and/or lane-accessed housing that is 6.1m or wider.
- v. Each subdivision must adhere to the density thresholds, housing typologies, and land use designations identified in the relevant Neighbourhood Structure Plan and/or Regulatory Plan.

Uses	Typology	Node	Arterial Street	Collector Street	Local Street (with Lane)	Local Street (without lane)
Site Width	Detached Dwelling, Stacked Duplex	-	Min. 7.9m Max. 9.7m Corner Lot: Min. 9.1m	Min. 7.9m Corner Lot: Min. 9.1m		Min. 9.1m Corner Lot: Min. 10.3m
	Detached Dwelling (with one Side Yard reduced to 0.0 metre)	-	Min. 7.0m Max. 7.6m Corner Lot: Min. 8.5m		Min. 7.6m Max. 8.9m Corner Lot: Min. 8.5m	-
	Duplex	Min. 5.5 m Corner Lot: Min. 6.7m		Min. 6.1m Corner Lot: Min. 7.3m	Min. 6.7m Corner Lot: Min. 8.0m	Min. 7.3m Corner Lot: Min. 9.0m
	Townhousing, Stacked Townhousing	Internal Lot: Min. 3.6m End Lot: Min. 5.5m Corner Lot: Min. 6.7m			Internal Lot: Min. 4.3m End Lot: Min. 6.7m Corner Lot: Min. 7.9m	Internal Lot: Min. 5.5m End Lot: Min. 6.7m Corner Lot: Min. 7.9m
	Apartment, Commercial Block, Single Structure Commercial Pad, Strip Mall, Storefront, Indoor Assembly, Inn, Mixed Use Building, Public Service Building, School	To the discretion of the Subdivision Authority				
Site Depth	Detached Dwelling, Duplex, Stacked Duplex, Townhousing, Stacked Townhousing	Min. 30.0m Lesser depth will be allowed in accordance with the applicable Neighbourhood Structure Plan and Regulatory Map of this Bylaw.				

		Locations						
	Typology	Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
	Building, Single Structure Commercial Pad, Strip Mall, Storefront	OR (whichever greater). Min. 3.0m when the abutting to a Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhouse, and/or Townhouse; In nodes Side Yard may be reduced to 0.0m to the discretion of the Development Authority when not abutting a Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing and/or an Apartment.						
	Indoor Assembly, Public Service Buildings and Schools	To the discretion of the Development Authority						
	Accessory Building, Backyard Dwelling	Min. 1.0m 0.0m where side yard setback for principal dwelling unit is 0.0m.						
Front Flanking Yard	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Inn, Mixed-Use Building, Storefront	Min. 2.4m – Max. 3.0m	Min. 3.0m – Max. 4.5m		Min. 2.4m – Max. 3.0m			
	Single Structure Commercial Pad, Strip Mall	Min. 3.0m			Min. 2.4m			
	Indoor Assembly, Public Service Buildings and Schools	To the discretion of the Development Authority						
	Accessory building, Backyard Dwelling	Min 2.4m						
Building Height	Apartment, Detached Dwelling,	Min. 5.0m Max. 40.0m	Max. 18.3m		Max. 13.1m		Max. 11.0m	

		Locations						
	Typology	Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
	Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront, and Schools							
	Indoor Assembly, Public Service Building and Schools	To the discretion of the Development Authority						
	Backyard Dwelling	Max 7.5m and not to exceed the Height of Principle Building						
Density per Lot	Detached Dwelling, Duplex	Maximum 1 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite						
	Stacked Duplex	Maximum 2 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite						
	Stacked Townhousing	Maximum 2 Principal Dwelling unit						
	Townhousing	Maximum 1 Principal Dwelling Unit plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite						
Density per Shared Access Site	Apartment, Townhousing, Stacked Townhousing, Mixed Use Building	Min. 35 du/nrha to achieve min. 70 du/nrha for the entire node	Min. 35 du/nrha		Min. 30 du/nrha – Max. 70 du/nrha			
Site Coverage Total	Detached Dwelling, Duplex, Stacked	Max 70% of all buildings and structures on site (including accessory)					Max 60% of all buildings and structures on site (including accessory)	

		Locations						
	Typology	Node	Arterial Street (with lane)	Arterial Street (without lane)	Collector Street (with lane)	Collector Street (without lane)	Local Street (with Lane)	Local Street (without lane)
	Duplex, Stacked Townhousing, Townhousing,						Max 70% of all buildings and structures on site (including accessory) where lot depth is under 30.0m	
	Apartment, Commercial Block, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront	To the discretion of the Development Authority.					Max 60% of all buildings and structures on site (including accessory)	
	Indoor Assembly, Public Service Building, School	To the discretion of the Development Authority						
	Accessory Buildings	Max 15%						
Common Amenity	Apartment and Mixed-Use	Min. 4.5m ² per dwelling unit						
Private Amenity	Apartment and Mixed-Use	Min. 3.0m ² per dwelling unit to be provided for balconies						

(9) BUILDING CHARACTER AND DESIGN REGULATIONS

a) General

- i. Buildings shall have the same and/ or complimenting materials, colours, and architectural details on all facades exposed to public streets (excluding lane), and parks and open spaces.
- ii. Building facades abutting public and quasi-public spaces and streets that exceed 12.0m in building length shall incorporate use of vertical elements such as decorative columns, variation in roofline, use of balconies and porches, and façade articulation (recessed and raised surfaces) to create variation and articulation in the facade and eliminate continuous blank walls.
- iii. Buildings taller than 15.0m in height shall incorporate a Step-Back from front property line to address massing, sun penetration, shadowing and wind funnel impacts at the pedestrian level to the satisfaction of the Development Authority.
- iv. Residential Sales Centres may be approved for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.

- v. Principal buildings with similar or mirrored front elevations must be separated by a minimum of two lots along the same side of the street, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority.

b) Detached Dwellings with 0.0m sideyard on one side

- i. Detached Dwelling development with reduced and / or no sideyard on one side shall adhere to the following regulations:
 - a. All roof drainage from Principal and Accessory buildings are directed towards a Street, Alley, or private drainage system, and no roof leader discharge is directed to the easement area;
 - b. Fences and gates are not permitted in the Front Yard;
 - c. The owners of impacted Lots register on title a minimum 1.5 m private easement along the entire distance of the shared Lot line. The easement shall ensure:
 - i. Construction of a drainage swale and an unobstructed drainage path with a minimum width of 0.3 m to be free and clear of all objects;
 - ii. Soft Landscaping within the easement area;
 - iii. Protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots;
 - iv. A 0.3m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves of a building on an Abutting Lot;
 - v. A 0.6 m footing encroachment easement;
 - vi. Permission to access the easement area for maintenance of the properties;
 - vii. Adequate access for utility maintenance, where applicable; and
 - viii. That an Accessory building must not encroach within the easement area.

c) Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing along Collector Streets, Arterial Streets, and Nodes

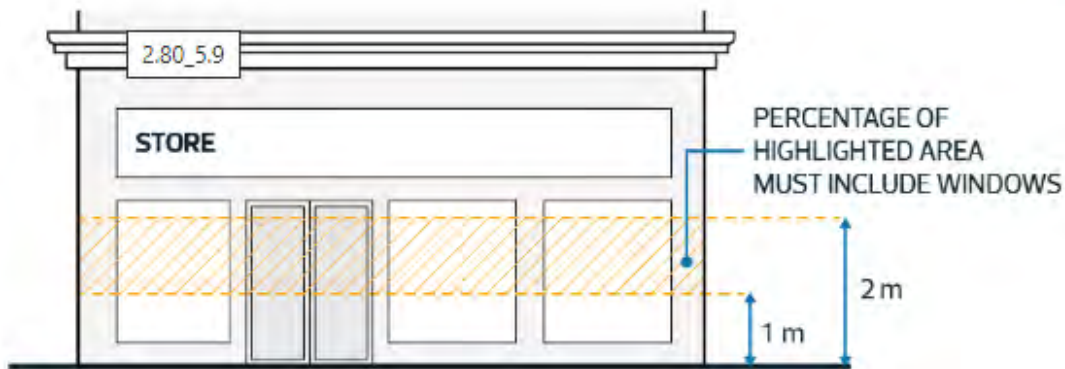
- i. To ensure architectural interest, all units principal buildings shall incorporate a minimum three of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of bold window trims, soffits, muntin bars;
 - b. Use of building features such as clearly defined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

d) Apartments

- i. To ensure architectural interest, principal buildings shall incorporate a minimum four of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;

- b. Use of bold window trims, soffits, muntin bars;
 - c. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - d. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - e. Use of accent colour and/or contrast in finishing materials;
 - f. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.
- ii. Parking shall be concealed within buildings with at grade active frontages, located at the rear of the building or located at the side of the building with decorative screening and increased landscaping.
 - iii. Withing Nodes, a minimum of 70% of a building length shall be within the permitted setback range along the abutting street.

e) Commercial Block, Inn, Single Structure Commercial Pad, Store Front, Strip Mall,



and Mixed-Use Buildings

- i. A minimum of 60% of the ground floor façade area adjacent to public street, park and/or open space between 1.0m and 2.0m above grade shall be comprised of windows, doors, or transparent glazing.
- ii. When a canopy or awning is to be installed it shall be a minimum of 0.6m from the curb face and will be located a minimum of 2.5m above grade.
- iii. At the discretion of the Development Authority, the front yard setback may be increased for a Mixed-Use Building to accommodate a patio.
- iv. To promote pedestrian interactions and safety, ground floor facades must comply with the following:
 - a. A minimum of 80% of all ground floor windows facing a street, park, or along facades with a main entrance facing a public area or parking area interior to the site must be clear and transparent. The remainder may be covered by non-transparent materials;
 - b. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam, canopies and lighting fixtures;

- c. Entrances to the multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.
- v. Within Nodes, a minimum of 60% of a building length shall be within the permitted setback range along the abutting street.
- vi. To ensure architectural interest for Mixed-Use Buildings, a minimum of three of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of bold window trims, soffits, muntin bars;
 - b. Use of building features such as dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - c. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - d. Use of accent colour and/or contrast in finishing materials;
 - e. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

f) Accessory Buildings

- i. Minimum area for a Backyard Dwelling shall be 30.0 sq.m.
 - a. Backyard Dwelling shall not exceed the maximum footprint of the principal building.
- ii. Facades of Backyard Dwellings abutting a public street, lane, park and/or open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the Development Authority.

(10) OTHER REGULATIONS

All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.

a) Site Connectivity

- i. Every building containing a non-residential use shall have at least one dedicated pedestrian corridor within the parking area connecting to the public entrances of the building.

b) Landscaping

- i. Sites accommodating residential development with fewer than four dwelling units shall maintain a minimum 20% of the total site area as permeable landscaping

c) Nodes & Comprehensively Planned Sites

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

Holistic Neighbourhood District (HND)

Summary of Changes

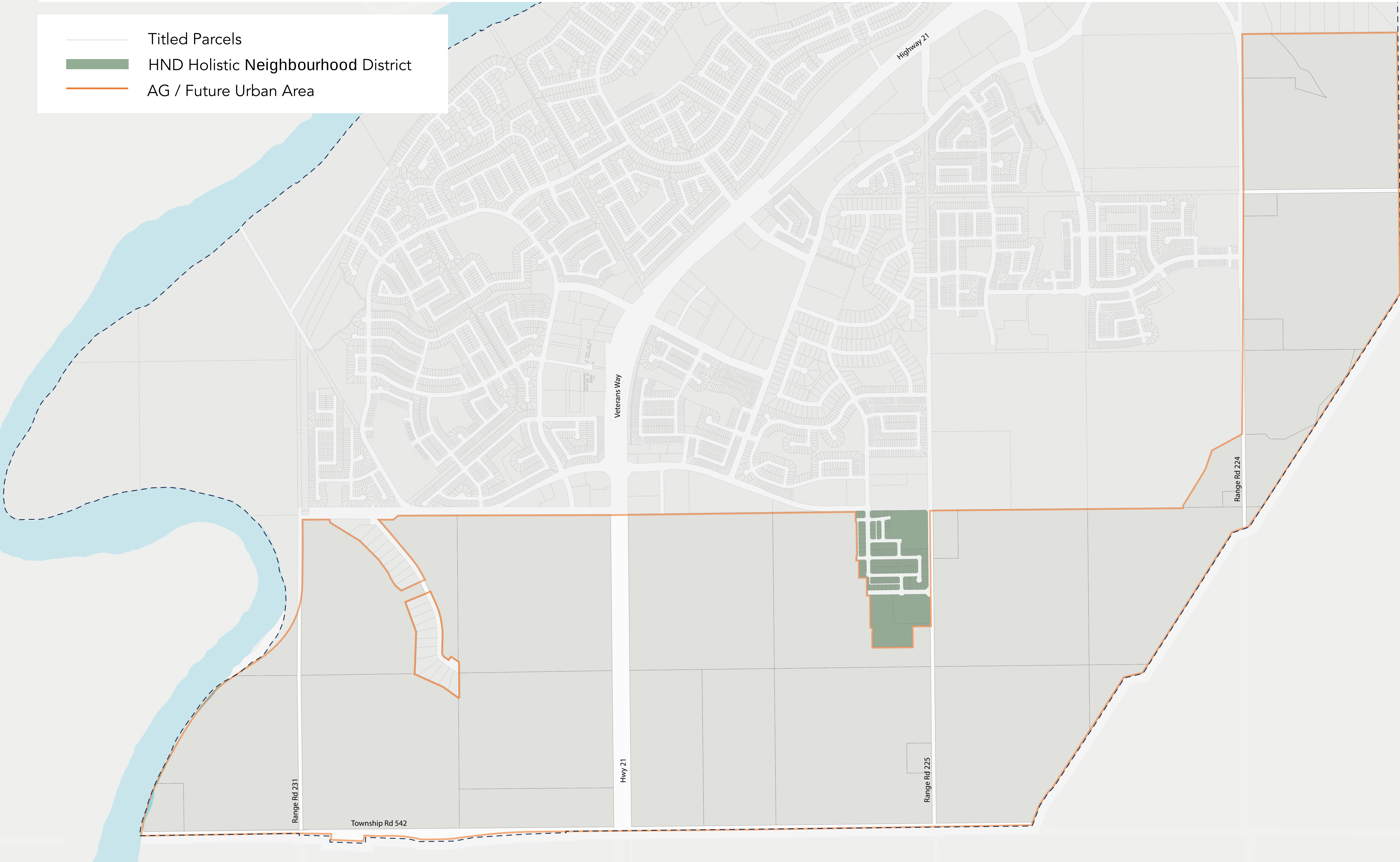
Topic	Current LUB	Proposed LUB
Districts	AG-S, NRRS, PR, and PU	HND
Uses	Backyard Dwellings: permitted use for agriculture sites when regulations are met Townhousing: permitted use in some locations Apartments: not a listed use	Backyard Dwellings: permitted or discretionary use for all sites when regulations are met Townhousing: permitted use in all locations Apartment: permitted use in the node, as well as along arterials and collectors
Maximum Building Heights	All locations: 10 – 13m, except for an agriculture structure such as a silo or grain bin	Sites along local roads: 11m Sites along collector roads: 13.1m Sites along arterial roads: 18.3m Nodes: 25m
Minimum Site Width	Detached dwellings: 7.3 – 11m Duplexes: 6.1 – 7.9m	Detached dwellings: 7.9 – 9.1m Duplexes: 5.5 – 7.3m
Minimum Site Depth	Detached dwellings: 33 – 38m Duplexes: 34m Multi-Attached: 28m	Detached dwellings: 30m Duplexes: 30m Multi-Attached: 30m
Minimum Setbacks	For low density residential in Roseburn: - Front yard setback: 3 - 6m - Rear yard setback: 1 - 8m For low density residential on agriculture sites: - Front yard setback: 20m - Rear yard setback: 20m - Side yard setback: 20m	For low density residential on all sites: - Front yard setback: 1.5 – 6m - Rear yard setback: 6 – 10.5m
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 or 2.5 shrubs for every 100 sq. m for low and medium density housing

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 or technical detail.

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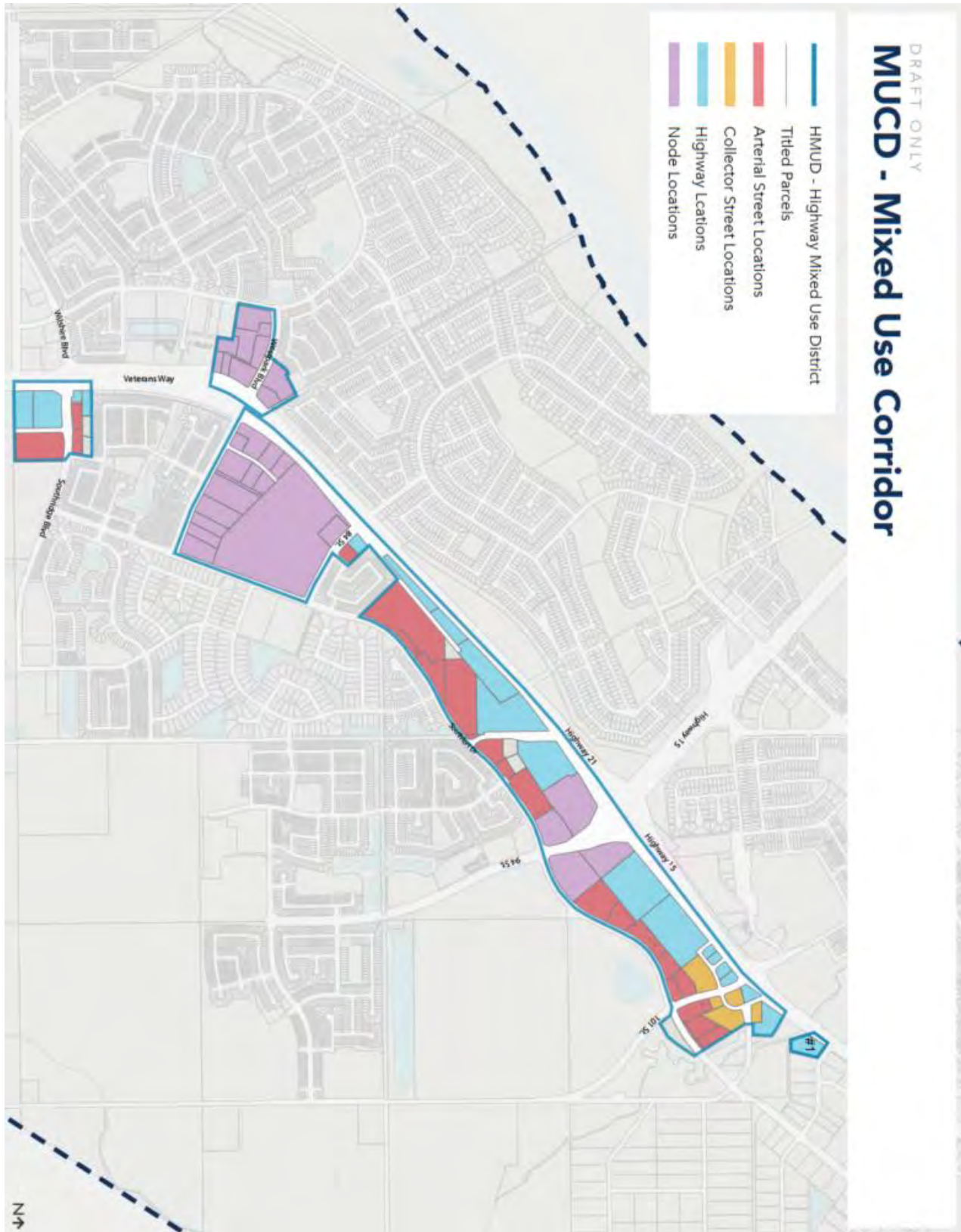
HND - Holistic Neighbourhood District

- Titled Parcels
- HND Holistic Neighbourhood District
- AG / Future Urban Area



MUCD – Mixed-Use Corridor District

(1) MAP



(2) PLACE TYPE

This place type applies to Civic, Residential, and Commercial lands positioned along the highway corridor. This corridor functions as a significant transportation route, facilitating the movement of goods and people within Fort Saskatchewan and providing a key connection between adjacent municipalities and the Industrial Heartland area. Acting as a gateway into the city, this corridor contributes to Fort Saskatchewan's role as a destination for both residents and industry.

The corridor is currently characterized by vehicle-oriented development, often featuring large format Commercial and Civic establishments surrounded with parking areas. A network of private roads supports these establishments, providing necessary connectivity and services. A multi-purpose pathway runs parallel to the corridor, linking it to Fort Saskatchewan's active transportation network. Medium to high-rise residential developments are also located in the place type.

At present, substantial portions of land along this corridor remain underutilized, serving as parking lots or undeveloped spaces which present opportunities for future intensification and optimized land use along this corridor.

(3) INTENT

i. General Intent

The Mixed-Use Corridor District is intended to over time transition underutilized land for medium and high-density residential, Commercial, Civic, and Mixed-Use developments. Commercial establishments and services are intended to remain as the dominant use. However, the area's larger parcel sizes, underutilized and undeveloped lands, and direct access to the highway create opportunities for thoughtful intensification and diversification of land uses. Development and redevelopment in the area are to be supported by private roads, private infrastructure and services. Additional Residential and Civic activities may also be integrated into the district. The design and layout of new developments should emphasize connectivity, landscaping, plazas, and open spaces, creating a cohesive environment among different land uses.

ii. Land Use Intent

The aim is to foster a live, work and shop opportunities while using the existing undeveloped and underutilised lands and existing servicing and transportation infrastructure in the area. Given its proximity to major transportation routes, multi-modal corridors, trail network and existing services; the area is suitable to accommodate more vehicle oriented Large Scale Retail and community services as well as higher density residential forms. Integration of residential in this area needs a careful consideration to ensure pedestrian safety, comfort, and address impacts of non-residential development and transportation corridors in the close proximity. The Dow Centennial Centre (DCC) site and the intersection of 94 Street & Southfort Drive are identified as nodes in this place type, serving as key destinations for the residents. Building on the existing assets and services through complimenting intensification and diversification will further strengthen these nodes. Intensification shall be comprehensively planned and designed to integrate residential and mixed-use development that blends in with the existing development. Careful attention will be given to ensuring residential land uses are appropriately integrated and interact with existing commercial establishments, fostering synergies that enhance the area's functionality and character. Land

uses are to be compatible to support a live-work environment that minimizes dependence on vehicles and creating an environment that promotes safety and comfort for pedestrian movement.

iii. Form of Development and their Locations

The place type is home to diverse range of commercial building build forms including Large Scale Retail Centre, Strip Mall, Commercial Office Building, Single Structure Commercial Pad, and Inn. Residential forms include Apartments and Townhousing. This place type will continue to accommodate the diversity of built forms that accommodate a variety of functions. Where larger built forms could be accommodated in this district due to the proximity to highway, a careful transition would be considered from surrounding lower residential intensity uses and development to minimize adverse impacts on the existing and new users. Building massing, site layout, and facade articulation will create development that addresses human scale and creates seamless integration between new and existing development. Buildings will be designed to create sense of safety and comfort for pedestrians. Nodes will showcase higher urban design standards, as they are the gathering hubs for all the city residents and visitors.

(4) USES AND TYPOLOGY

Building Type	Requisite Qualifiers	
	Node, Highway, Arterial & Collector	Fundamental Use Provision (FUP)
Apartment	D	Neither Permitted or Discretionary Use on the following parcel: Plan 0121516; Block 5; Lot 7A (#1)
Internal Secondary Suite	D	Neither Permitted or Discretionary Use on the following parcel: Plan 0121516; Block 5; Lot 7A (#1)
Stacked Townhousing (Development with Shared Access)	D	Neither Permitted or Discretionary Use on the following parcel: Plan 0121516; Block 5; Lot 7A (#1)
Townhousing (Development with Shared Access)	D	Neither Permitted or Discretionary Use on the following parcel: Plan 0121516; Block 5; Lot 7A (#1)
Commercial Office Building	P	
Inn	P	
Large Scale Retail Centre	P	
Mixed-Use Building	D	
Single Structure Commercial Pad	P	
Strip Mall	P	
Indoor Assembly	D	
Public Service Building	P	Only on the following parcels: Plan: 0320963 Block: 5 Lot: 1
School	D	Only on sites registered as MR, SR or MSR.
Urban Agriculture	D	
Sign	D	

(5) LOT AND SUBDIVISION STANDARDS

- a) Each subdivision must adhere to the density thresholds, housing typologies, land use designations identified in the relevant Area Structure Plan or Neighbourhood Structure Plan.

	Typology	Standard
Site Width	Apartment, Stacked Townhousing (Development with Shared Access), Townhousing (Development with Shared Access), Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Indoor Assembly, Public Service Building	At the discretion of the Subdivision Authority
Site Depth	Apartment, Stacked Townhousing (Development with Shared Access), Townhousing (Development with Shared Access), Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Indoor Assembly, Public Service Building	At the discretion of the Subdivision Authority
Site Area	Apartment, Stacked Townhousing (Development with Shared Access), Townhousing (Development with Shared Access),	At the discretion of the Subdivision Authority
	Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Indoor Assembly	Min. 2000m ²
	Indoor Assembly, Public Service Building, School	At the discretion of the Subdivision Authority

(6) BUILT FORM AND SITING

- a) Setbacks may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.

	Typologies	Location		
		Node	Highway	Arterial & Collector
Front Yard	Apartment, Inn, Mixed-Use Building, Townhousing, Stacked Townhousing	Min. 4.5m – Max. 6.0m	Min 7.5m	Min. 4.5m – Max. 6.0m When adjacent to residential development- Min. 6.0m for buildings over 13.5 m.
	Commercial Office Building, Large Scale Retail Centre, Single Structure Commercial Pad, Strip Mall,	Min. 4.5m – Max. 6.0m Notwithstanding the maximum 6.0m setback, a front yard setback may be increased when the space between the building and the lot line is used for landscaping that is in addition to the minimum	Min. 7.5m	Min. 4.5m – Max. 6.0m Notwithstanding the maximum 6.0m setback, a front yard setback may be increased when the space between the building and the lot line is used for landscaping that is in

	Typologies	Location		
		Node	Highway	Arterial & Collector
		landscaping requirement and is not used for parking to the satisfaction of the Development Authority.		addition to the minimum landscaping requirement and is not used for parking to the satisfaction of the Development Authority.
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
	Accessory Building	Not permitted within front yard setback.		
Rear Yard	Apartment, Inn, Mixed-Use Building, Stacked Townhousing, Townhousing	Min. 6.0m		
	Commercial Office Building, Large Scale Retail Centre, Single Structure Commercial Pad, Strip Mall	Min. 3.0m for site abutting non-residential. For sites abutting residential development: Min. 7.0m for buildings up to 15.0m in height. Min. 7.5m for buildings over 15.0m plus 0.5m for every additional 5.0m increase of height		
	Accessory Building, Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
Side Yard	Stacked Townhousing, Townhousing	Min. 1.2m Min. 3.0m for site abutting non-residential and buildings over 13.5 m in height.		
	Apartment, Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall	Min. 3.0m for site abutting non-residential. For sites abutting Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhouse, and/or Townhouse: Min. 6.0m for buildings up to 15.0m in height. Min. 6.5m for buildings over 15.0m plus 0.5m for every additional 5.0m increase of height		
	Accessory Building, Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
Front Flanking Yard	Apartment, Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Stacked Townhousing, Townhousing	Min. 4.5m		
	Accessory Building, Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		

	Typologies	Location		
		Node	Highway	Arterial & Collector
Principal Building Height	Stacked Townhousing, Townhousing	Max. 13.5m		
	Apartment, Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall	Max. 15.0m when located within 15.0m of a property line adjacent to Detached, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing. Max. 30.0m. when setback 15.0m or greater from a property line adjacent to Detached, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing.		
	Accessory Building, Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
Site Coverage	Stacked Townhousing, Townhousing Apartment, Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall Accessory Building, Indoor Assembly, Public Service Building, School	Max. 60%		
Density per Site	Stacked Townhousing, Townhousing	Min. 50 du/nrha		
	Apartment, Mixed-Use Building	Min. 90 du/nrha		
Common Amenity	Apartment and Mixed-Use	Minimum 4.5m ² per dwelling unit		
Private Amenity	Apartment and Mixed-Use	Minimum 3.0m ² per dwelling unit to be provided for balconies		

(7) BUILDING CHARACTER AND DESIGN

i. General

- a) New and redeveloped buildings shall have the same and/or complimenting materials, colours, and architectural details on all Facades exposed to public Streets, and parks and open spaces.
- b) New and redeveloping building Facades abutting public and quasi-public spaces and streets that exceed 12.0m in building length; shall incorporate use of vertical elements such as decorative columns, variation in roofline, use of balconies and porches, and façade articulation (recessed and raised surfaces) to create variation and articulation in the facade and eliminate continuous blank walls.

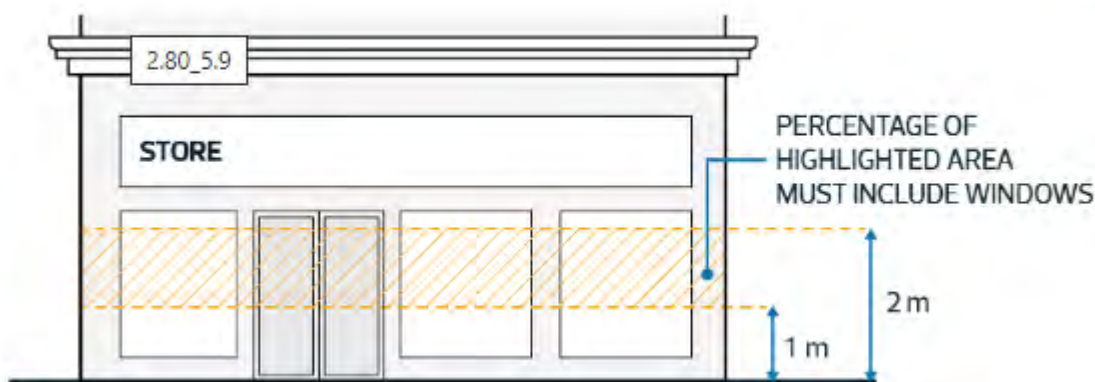
- c) New and redeveloped buildings taller than 15.0m in height may require a step-back from front facade line to address massing, sun penetration, shadowing and wind funnel impacts at the pedestrian level to the satisfaction of the Development Authority.
- d) Residential Sales Centres may be approved for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.
- e) New buildings with similar or mirrored front elevations must be separated by a minimum of two buildings along the same side of the street, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority.

ii. Apartments, Stacked Townhousing, and Townhousing

- a) To ensure architectural interest, new and redeveloped buildings shall incorporate a minimum three of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
 - b. Use of bold window trims, soffits, muntin bars;
 - c. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - d. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - e. Use of accent colour and/or contrast in finishing materials;
 - f. Use of soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.
- b) Within Nodes for Apartments, a minimum of 60% of a building length shall be within the permitted setback range along the abutting street.

iii. Commercial Office Building, Large Scale Retail, Inn, Mixed-Use Building, Single Structure Commercial Pad, and Strip Mall

- a) For new and redeveloped buildings a minimum of 60% of the ground floor façade area adjacent to public street, public area or parking area interior to the site, park and/or open space between 1.0m and 2.0m above grade shall be comprised of windows, doors, or transparent glazing.



- b) A minimum of 60% of all ground floor windows facing a street, park, or along facades with a main entrance facing a public area or parking area interior to the site must be clear and transparent. The remainder may be covered by non-transparent materials;
- c) When installed, a canopy or awning shall be a minimum of 0.6m from the building and will be located a minimum of 2.5m above grade.
- d) Within Nodes, to promote pedestrian interactions and safety, ground floor facades must comply with the following:
 - a. A minimum of 80% of all ground floor windows facing a street, park, or along facades with a main entrance facing a public area or parking area interior to the site must be clear and transparent. The remainder may be covered by non-transparent materials;
 - b. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam, canopies and lighting fixtures;
 - c. Entrances to the multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.
- e) Within Nodes, a minimum of 60% of a building length shall be within the permitted setback range along the abutting street.
- f) To ensure architectural interest for Mixed-Use Buildings, a minimum of three of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
 - b. Use of bold window trims, soffits, muntin bars;
 - c. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - d. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - e. Use of accent colour and/or contrast in finishing materials;
 - f. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

(8) OTHER REGULATIONS

i. Access

All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.

- a) Every building containing a non-residential typology shall have at least one dedicated pedestrian corridor within the parking area connecting to the public entrances of the building.

ii. Landscaping

- a) For Apartment, Commercial Block, Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Indoor Assembly, Public Service Building, School, a minimum of 20% of the total site area shall be landscaped.
 - a. One tree for each 35.0m² and one shrub for each 35.0m² of permeable landscape area shall be provided.
 - b. In case of an irregular site or a site with physical constraints, the Development Authority may accept 5 shrubs in lieu of a tree.

iii. Nodes & Comprehensively Planned Sites

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

iv. Applicability of the Regulations

- a) The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings developed prior to the adoption of this Land Use Bylaw will not be considered non-conforming.
- b) For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area or improvements

Mixed-Use Corridor District (MUCD)

Summary of Changes

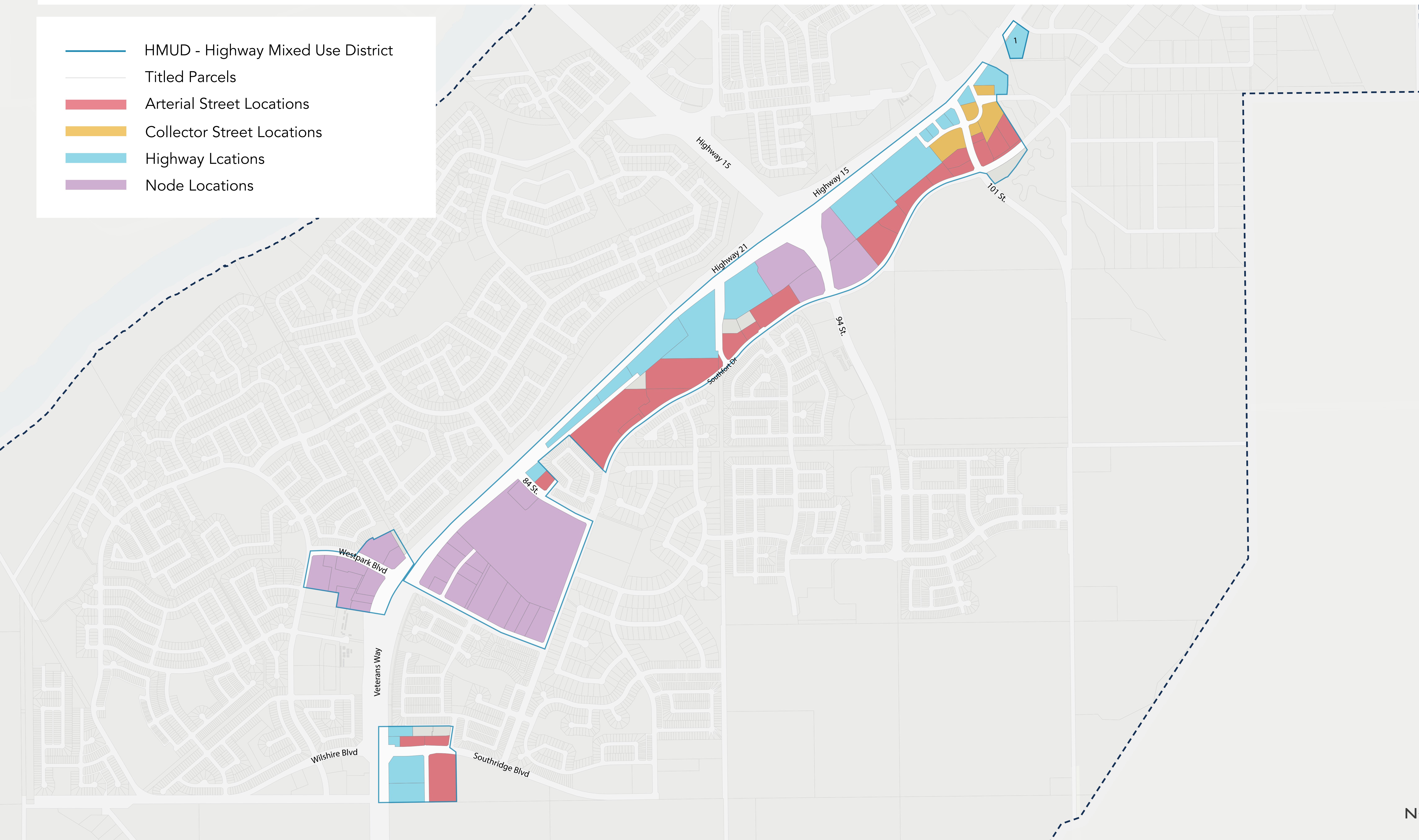
Topic	Current LUB	Proposed LUB
Districts	C1, C2, DC(A)-12, DC(A)-14, DC(A)-17, RMM, RMH, PR, PS, UR	MUCD
Uses	Duplexes: listed use on some residential properties Apartments and Townhouses: listed use in some locations Internal Secondary Suites: not a listed use	Duplexes: not a listed use Apartments and Townhouses: listed use in all locations Internal Secondary Suites: listed use in all locations
Maximum Building Heights	7 – 40m	13.5 – 40m
Minimum Setbacks	Front yard setback: 3 – 7.5m Rear yard setback: 3 – 8m Sideyard setback: 1.2 – 7.5m	Front yard setback: 4.5 – 7.5m Rear yard setback: 1 – 6m Sideyard setback: 3 - 9m
Maximum Density	350 dwelling units per hectare for some areas	70 dwelling units per hectare for all areas

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 or technical detail.

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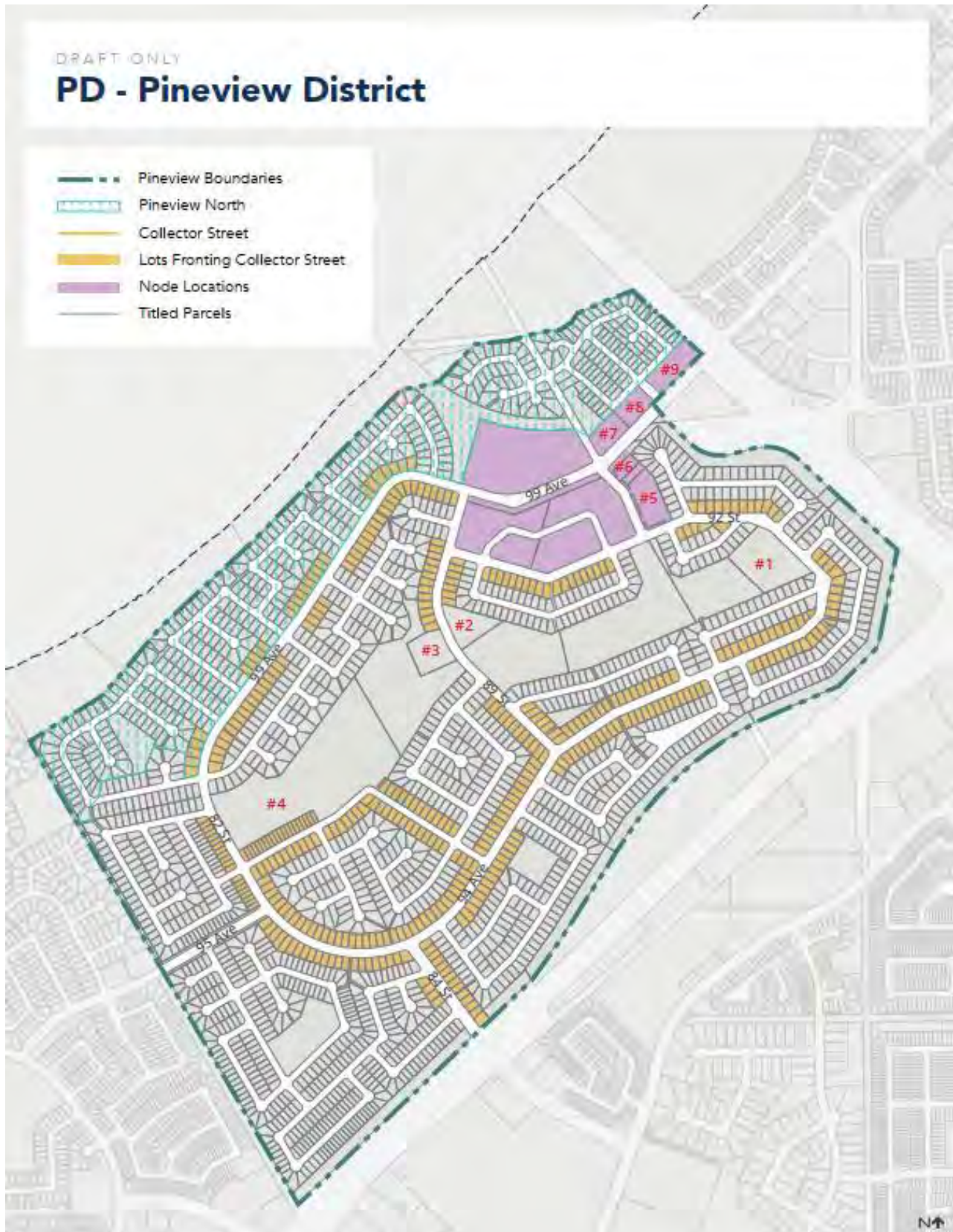
MUCD - Mixed Use Corridor

- HMUD - Highway Mixed Use District
- Titled Parcels
- Arterial Street Locations
- Collector Street Locations
- Highway Locations
- Node Locations



PVD – Pineview District

(1) MAP



(2) PLACETYPE

The Pineview Neighbourhood is an established residential community reflecting the development patterns of the 1970s and 1980s. The neighbourhood is predominantly composed of Detached Dwellings complemented by centrally located parks and schools. Four schools serve the area, contributing to Pineview's strong sense of community.

Pineview does not have rear lanes, meaning vehicular access is provided through front or side driveways. Low-density housing in Pineview is characterized by lower-profile homes, including bungalows, bi-levels, and split-level houses, with predominantly low-pitched roofs. Homes are typically oriented from side to side due to the neighbourhood's wide lot configurations. Many properties feature detached garages located in the rear yard, with driveways running alongside the house from the street to the garage.

Commercial amenities are concentrated in the northern part of Pineview, southwest of Highway 15, providing essential services and retail options for residents. Parks, schools, and community services are well-integrated within the neighbourhood and are connected by a multi-purpose trail system, linking Pineview to the river valley and surrounding communities.

(3) INTENT

i. General Intent

The purpose of this District is to preserve Pineview's low-density residential character while enabling subtle and complementary redevelopment that enhances housing diversity and fits with the identity of the existing neighbourhood. Currently, neighbourhood services are concentrated in a single location, presenting an opportunity to strengthen this area with a mix of uses and housing options to create a local node that supports community interactions. This node also offers opportunities for thoughtful redevelopment that aligns with the established character of Pineview while providing additional housing choices and neighbourhood conveniences.

ii. Land Use Intent

Low-density housing shall remain the predominant land use in Pineview, maintaining the neighbourhood's established character. A single designated node will provide limited opportunities for small-scale Apartment housing and community-oriented services, supporting a mix of uses that enhance neighbourhood convenience and social interaction. Limited integration of additional 4% Duplexes may be located fronting Collector Streets and Local Streets, provided they blend seamlessly with the surrounding development. Townhousing will be restricted to the designated node to ensure that any new development remains consistent with Pineview's existing built form and scale.

iii. Form of Development and their Locations

Existing low-density development may accommodate Backyard Dwellings where site conditions allow, providing additional housing options while maintaining the established character of the neighbourhood. Duplexes on Local Streets will be designed to blend seamlessly with surrounding homes, ensuring compatibility with the existing built form. Collector Streets may accommodate Duplexes alongside Detached Dwellings, maintaining a balanced streetscape.

Development within the neighbourhood Node will support a diverse mix of commercial, residential, and institutional uses, integrating medium-density and small-scale higher-density housing options to create a

vibrant community hub. The intensity and scale of development will transition outward from the Node, ensuring that higher-density forms step down gradually to surrounding low-density residential areas, maintaining compatibility with the existing neighbourhood character.

(4) USES AND TYPOLOGY

- a) Abutting attached garages and driveways for Duplex and Townhouse Dwellings must be paired together to maximize separation between driveways to allow for on street parking and operational functionality.

Building Type	Requisite Qualifiers			Fundamental Use Provision
	Locations			
	Node	Collector Street	Local Street	
Apartment	D	-	-	
Backyard Dwelling	-	D	D	
Detached Dwelling	-	P	P	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Duplex	-	D	D	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Internal Secondary Suite	-	P	P	
Stacked Duplex	-	D	D	Neither a Permitted or Discretionary Use on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Stacked Townhousing	D	-	-	
Townhousing	D	-	-	
Commercial Block	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Commercial Office Building	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Mixed Use Building	P	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5)

Building Type	Requisite Qualifiers			Fundamental Use Provision
	Locations			
	Node	Collector Street	Local Street	
				Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Single Structure Commercial Pad	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Storefront	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Strip Mall	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
Indoor Assembly	P	D	-	Only on the following parcels: Plan 9622470; Block 2; Lot 30 (#9) Plan 4335TR; Lot R6 (#10)
Public Service Building	D	-	-	Only on the following parcels: Plan 492RS; Block 26; Lot 1 (#5) Plan 6066RS; Block 26; Lot 1A (#6) Plan 9323415; Lot 7 (#7) Plan 9323415; Lot 5 (#8) Plan 9622470; Block 2; Lot 30 (#9)
School	P	P	-	Only on the following parcels: Plan 492RS; Block 29; Lot b (#1) Plan 4630RS; Lot K (#2) Plan 7820277; Lot 1 (#3) Plan 7620286; Block 46; Lot R3 (#4)
Urban Agriculture	D	D	D	
Sign	D	D	D	

(5) LOT AND SUBDIVISION STANDARDS

Uses	Typology	Node	Collector Street	Local Street
Site Width	Apartment	Min. 25.0m	-	-
	Stacked Townhousing, Single Structure Commercial Pad, Strip Mall, Storefront, Commercial Block, Commercial Office Building, Mixed Use Building, Inn,	At the Discretion of the Subdivision Authority	-	-

Uses	Typology	Node	Collector Street	Local Street
	Indoor Assembly, Public Service Building, School			
	Detached, Stacked Duplex	-	Min. 11.0m Corner Lot: Min. 11.2m Maximum 22.0 m	
	Duplex	-	Min. 7.9m Corner Lot: Min. 9.7m	
Site Depth	Detached, Duplex, Stacked Duplex	-	Min. 34.0 m	

(6) BUILT FORM AND SITING

- a) Setbacks may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority.

	Typologies	Location	Collector Street	Local Street
		Node		
Front Yard Setback	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Min. 3.0m – Max. 4.5m Notwithstanding the maximum 4.5m setback, a front yard building setback may be increased when the space between the building and the lot line is used for a combination of landscaping or pedestrian features such as plazas, patios, and publicly accessible amenity areas, and is not used for parking to the satisfaction of the Development Authority.	Min. 6.0m – Max. 8.0m	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
	Accessory Building, Backyard Dwelling	Not permitted within the front yard setback		
Rear Yard Setback	Detached Dwelling, Duplex, Stacked Duplex	Min. 6.0m		
	Apartment, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Min. 6.0m Min. 6.0m plus 1.0m for every additional storey over 7.0m height when adjacent to Detached, Duplex, Stacked Duplex.		
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		

	Typologies	Location		
		Node	Collector Street	Local Street
	Accessory Building, Backyard Dwelling	Min. 1.0m		
Side Yard Setback	Detached Dwelling, Duplex, Stacked Duplex	Min. 1.2m Min. 3.2m for one side yard only, where that side yard is used to accommodate vehicular access to a rear detached garage.		
	Apartment, Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Min. 1.2m Min. 1.2m plus 3.8m for every additional storey over 8.0m height when adjacent to Detached, Duplex, Stacked Duplex.		
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
	Accessory Building, Backyard Dwelling	Min. 1.0 m		
Front Flanking Yard	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Max. 2.4m Notwithstanding the maximum 2.4m setback, a building setback may be increased when the space between the building and the lot line is used for a combination of landscaping or pedestrian features such as sidewalks, plazas, and publicly accessible amenity areas, and is not used for parking to the satisfaction of the Development Authority.	Min. 2.4m Where an attached garage or an attached carport provides vehicular access from the flanking street, the flanking side yard setback from the attached garage or attached carport facing the street shall be 4.5m where there is no sidewalk; or 6.0m from the edge of the sidewalk nearest the property line.	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
	Accessory Building, Backyard Dwelling	Min. 2.4m The flanking side yard setback for a detached garage or detached carport on a corner lot is 4.5m where there is no sidewalk; or 6.0m from the edge of the sidewalk nearest the property line.		
Principal Building Height	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Max.13.0m	Max. 8.0m Max. 10.0m within North Pineview.	

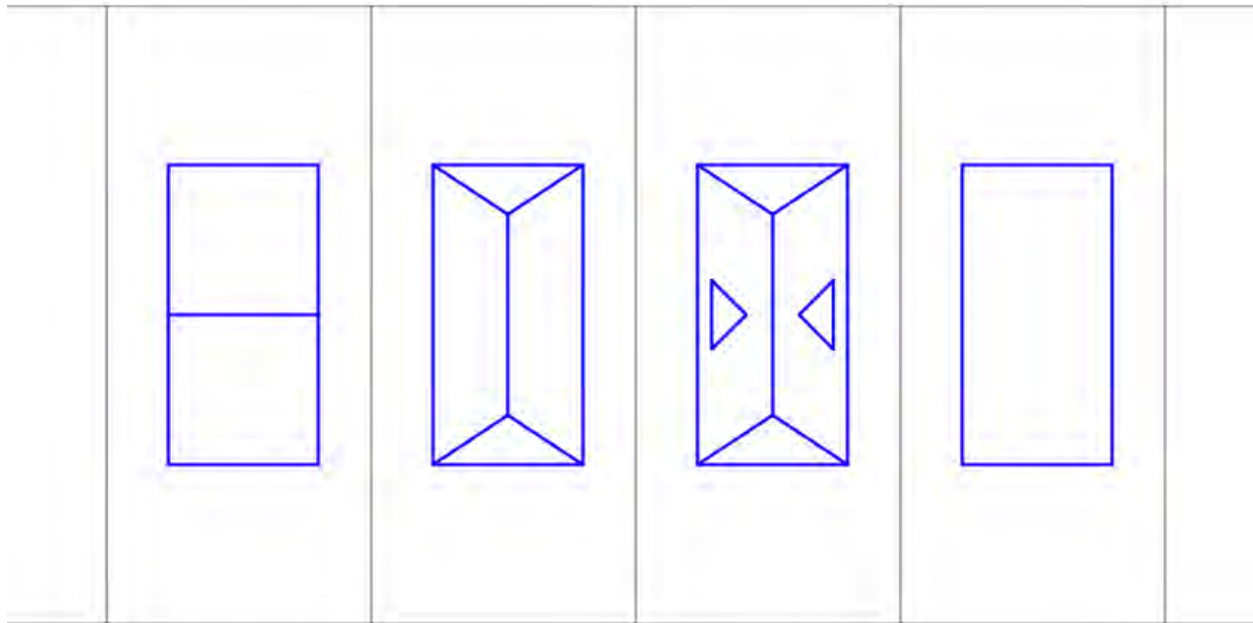
	Typologies	Location		
		Node	Collector Street	Local Street
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
	Accessory Building, Backyard Dwelling	Max. 5.0m with exterior walls not exceeding 3.0m.		
Density per Lot	Detached Dwelling, Duplex	Maximum 1 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite		
	Stacked Duplex	Maximum 2 Principal Dwelling unit; plus up to a maximum of 1 Backyard Dwelling OR up to a maximum 1 Internal Secondary Suite		
Density per Shared Access Site	Apartment, Stacked Townhousing, Townhousing	Min. 30 du/nrha – Max. 70 du/nrha		
Site Coverage Total	Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall,	Up to 80% all buildings and structures	Up to 50% all buildings and structures	
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
Common Amenity	Apartment and Mixed-Use	Minimum 4.5m ² per dwelling unit		
Private Amenity	Apartment and Mixed-Use	Minimum 3.0m ² per dwelling unit to be provided for balconies		

(7) BUILDING CHARACTER AND DESIGN

i. General

- a) Roofline shall be designed to maximize the sun penetration and/or minimize massing relative to the abutting sites, in accordance with the diagrams below.



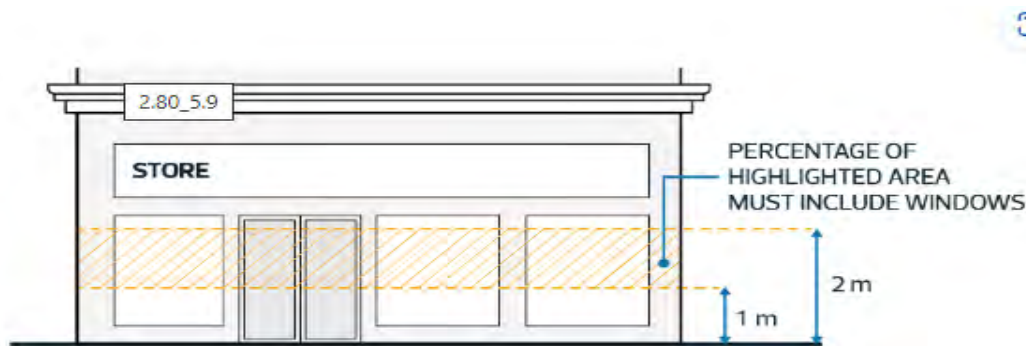


Plan View

- b) New and redeveloping buildings shall have the same and/or complimenting materials, colours, and architectural details on all Facades exposed to public Streets, and parks and open spaces.
 - c) Building Facades abutting public and quasi-public spaces and streets that exceed 12.0m in building length shall incorporate use of vertical elements such as decorative columns, variation in roofline, use of balconies and porches, and façade articulation (recessed and raised surfaces) to create variation and articulation in the facade and eliminate continuous blank walls.
- ii. Apartment, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing**
- a) To ensure architectural interest, principal buildings shall incorporate a minimum four of following design elements on the facades to the satisfaction of the Development Authority:
 - a. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;
 - b. Use of bold window trims, soffits, muntin bars;
 - c. Use of building features such as clearly defined entryways, dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - d. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - e. Use of accent colour and/or contrast in finishing materials;
 - f. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.
 - b) Within nodes, Parking located at the side of the building shall have decorative screening and not exceed 40% parcel width at the front property line.

iii. Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, and Store Front

- a) For new and redeveloped buildings a minimum of 60% of the ground floor façade area adjacent to public street, park and/or open space between 1.0m and 2.0m above grade shall be comprised of windows, doors, or transparent glazing.



- b) Parking shall be concealed within buildings with at grade active frontages, located at the rear of the building or located at the side of the building with decorative screening and increased landscaping.
- c) When a canopy or awning is to be installed it shall be a minimum of 0.6m from the building and will be located a minimum of 2.5m above grade.
- d) To promote pedestrian interactions and safety, ground floor facades must comply with the following:
- a. A minimum of 80% of all ground floor windows facing a street, park, or along facades with a main entrance facing a public area or parking area interior to the site must be clear and transparent. The remainder may be covered by non-transparent materials;
 - b. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam, canopies and lighting fixtures;
 - c. Entrances to the multi-unit buildings shall incorporate weather protection features such as canopies, awnings, overhangs and recessed entrances.
- e) To ensure architectural interest for Mixed-Use Buildings, a minimum of three of following design elements on the facades to the satisfaction of the Development Authority:
- a. Use of bold window trims, soffits, muntin bars;
 - b. Use of building features such as dormer window, bay windows, window shutters, balcony, porch, veranda, chimney shaft, promenades, to create articulation and interest;
 - c. Use of exterior materials of high quality and durable materials. Each building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;
 - d. Use of accent colour and/or contrast in finishing materials;
 - e. Use of premium soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

iv. Accessory Buildings

- a) Minimum area for a Backyard Dwelling shall be 30.0 sq.m.

- b) Facades of Backyard Dwellings abutting a public street, lane, park and/or open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the Development Authority.

(8) CONSIDERATION FOR DISCRETIONARY BUILDING TYPES

The following considerations shall not limit the Development Planner's authority to exercise their general discretion in ensuring that all proposed developments demonstrate reasonable compatibility with the surrounding context. Instead, they provide a framework for balancing neighbourhood character preservation with opportunities for thoughtful, context-sensitive redevelopment.

i. Discretionary Uses

- a) When evaluating discretionary use applications, the Development Planner shall exercise discretion to ensure that proposed developments are reasonably compatible with their surroundings and preserve the neighbourhood's established character. All discretionary applications shall be assessed based on the following general principles:
 - a. The size, height, and massing of discretionary uses shall be context-sensitive and should not overwhelm or significantly alter the surrounding built form. The Development Planner may mitigate any massing effect through the use of lower roof pitch, orientation of roof lines;
 - b. Developments shall reflect the existing architectural rhythm of the neighbourhood, including building placement, orientation, and façade treatments;
 - c. Developments should contribute positively to the pedestrian environment by maintaining sidewalk continuity, enhancing public spaces, and ensuring safe, accessible connections to neighbourhood amenities.

ii. Duplex and Stacked Duplexes Development

- a) When reviewing applications for Duplexes and Stacked Duplexes, the Development Planner shall evaluate both functional and design considerations to ensure compatibility with the surrounding neighbourhood.
- b) The Development Planner shall assess the cumulative impact of driveways on the function and safety of Collector Street, considering the following factors:
 - a. Evaluate the number of existing driveways along the block face to ensure additional access points do not disrupt traffic flow, pedestrian safety, or on-street parking availability;
 - b. Ensure new driveways are appropriately spaced to minimize conflicts with existing access points and maintain the functionality of the Collector Street;
 - c. Review the proportion of existing Duplexes along the block to prevent overconcentration, maintaining the overall low-density character of the neighbourhood;
- c) A Duplex application may be refused if the cumulative impact of new driveways or the concentration of Duplexes is determined to negatively affect traffic flow, pedestrian safety, on-street parking capacity, or the intended character of the neighbourhood.
- d) Duplexes must be designed to reflect the appearance, design, and character of existing housing, ensuring consistency with the surrounding streetscape. In addition to any other discretionary considerations, the following design criteria shall be considered:
 - a. The Duplex must present a cohesive architectural style and massing; and

- b. The Duplex design must harmonize with adjacent Detached Dwelling by reflecting the scale, form, and visual character of the surrounding neighbourhood.
- c. On Local Streets, Duplexes must resemble a Detached Dwelling.

(9) OTHER REGULATIONS

All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.

i. Access

- a) For Detached Dwellings, Duplexes, and Stacked Duplexes, driveway widths at the front property line shall be regulated as follows:
 - a. Driveways providing vehicular access to the rear yard shall not exceed 4.0m in width.
 - b. For lots abutting a Collector Street, driveways providing access to a front or side attached garage or carport shall not exceed 5.4m in width.
 - c. For lots abutting a Collector Street with driveways providing access to the rear yard, the width of a driveway or parking area at the front property line shall not exceed 5.4m.

ii. Nodes & Comprehensively Planned Sites

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

iii. Applicability of the Regulations

- a) The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings developed prior to the adoption of this Land Use Bylaw will not be considered non-conforming.
- b) For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area.

Pineview District (PVD)

Summary of Changes

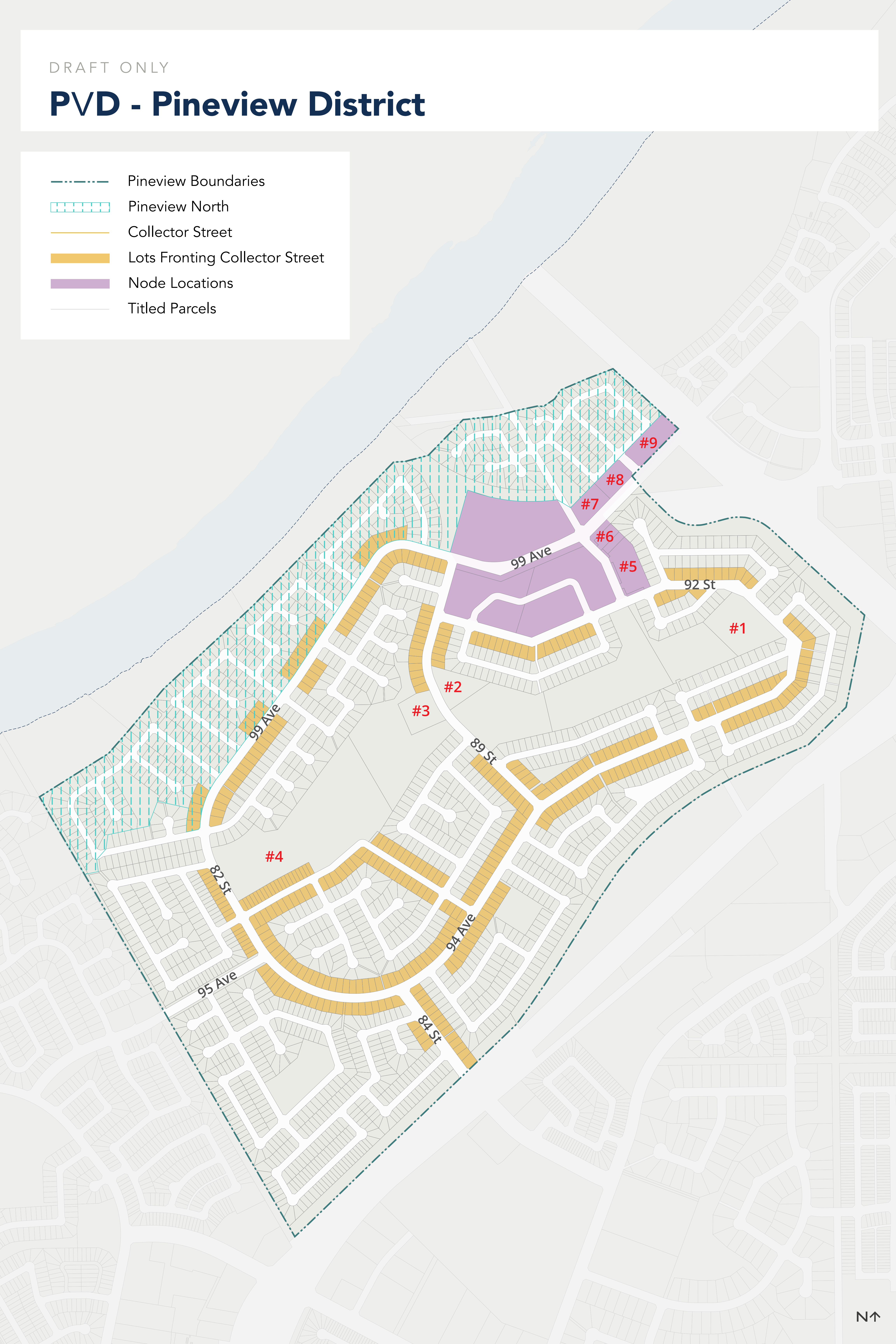
Topic	Current LUB	Proposed LUB
Districts	R1, R2, RML, C1, PR, and PS	PVD
Permitted Uses	For R2 and RML sites: Duplexes (i.e. Semi-Detached Dwellings) listed as permitted uses For RML sites: Apartments listed as discretionary uses. Townhouses listed as permitted uses. For R1 sites: Backyard Dwellings listed as discretionary uses	For sites along the ring road and local streets: Duplexes listed as discretionary uses In the node: Apartments and Townhouses listed as discretionary uses. For sites along the ring road and local streets: Backyard Dwellings listed as permitted uses
Principal Building Height	For R1 and R2 sites: Maximum 2 ½ storeys not to exceed 10.0 m. For RML sites: Maximum 3 storeys not to exceed 11.0 m. For C1 sites: 7.0 m.	For sites along local and collector streets: 8.0 m. For Pineview North sites (between the river and 99 Avenue): 10.0 m. In the Node (commercial and townhouse areas): 13.0 m.
Accessory Building Height	Maximum 5.0 m and 3.0 m wall height	Maximum 5.0 m.
Backyard Dwelling Height	Maximum 6.5m.	Maximum 5.0m.
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 or 2.5 shrubs for every 100 sq. m

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 or technical detail.

DRAFT ONLY

PVD - Pineview District

- Pineview Boundaries
- Pineview North
- Collector Street
- Lots Fronting Collector Street
- Node Locations
- Titled Parcels



ESD – Estate District

1. Purpose

This District is generally intended to provide for Detached Dwelling on lots greater than 0.4 hectares without municipal water, sanitary, or storm services, and lots over 0.25 hectares and less than 0.40 hectares with water and sanitary services. The existing neighbourhoods of Clover Park, Southfort Estates and Pointe Aux Pins Estates fall under this district.

2. ESD Permitted and Discretionary Development

- i. Fundamental Use Provisions
- ii. The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Development listed within the table below shall ensure:
 - a. Within Pointe Aux Pins Estates, accessory developments may be permitted in the front yard setback at the discretion of the Development Authority.
 - b. Chicken and other poultry are not allowed under Agriculture use in this district.

Building Type	Requisite Qualifiers		
	ESD Locations		
	Southfort Estates	Pointe Aux Pins Estates	Clover Park
Agriculture	-	-	D
Backyard Dwelling	-	-	D
Detached Dwelling	P	P	P
Internal Secondary Suite	P	P	P
Urban Agriculture	D	D	D

3. ESD Site Subdivision Regulations

- i. Notwithstanding the site subdivision regulations, no further subdivision is permitted for existing parcels with no municipal servicing and for which there is no approved Statutory Plan supporting further subdivision of existing parcels. This shall not apply to lot line adjustments or other applications which do not result in an increase in the number of lots;

	Southfort Estates	Pointe Aux Pins Estates	Clover Park
Site Area	Min. 0.25ha	Min. 0.8 ha	Min. 0.8 ha
Site Width	Min. 25.0m	Min. 65.0m	Min. 65.0m
Site Depth	Min. 60.0m	Min. 140.0m	Min. 140.0m

4. ESD Site Development Regulations

		Interior or Corner Site
Front Yard Setback	Detached Dwelling	Min. 10.0m
	Accessory Building	Min. 10.0m for accessory developments
Flanking Yard	Detached Dwelling	Min. 6.5m on a corner site
	Accessory Building	Min. 6.5m for accessory developments
Rear Yard Setback	Detached Dwelling	Min. 10.0m
	Accessory Building	Min. 2.0m for accessory developments
Side Yard Setback	Detached Dwelling	Min. 3.0m for sites under and up to 0.8 ha Min. 6.0m for sites over 0.8 ha
	Accessory Building	Min. 2.0m for accessory developments
Building Height	Detached Dwelling	Principal Building: Max. 14.0m
	Accessory Building	Within Southfort Estates, Max. 7.3m with a Max. wall height of 3.7m and shall not exceed the height of the Detached Dwelling on site, whichever is less. Within Pointe Aux Pins Estates, Max. 8.0m and shall not exceed the height of the Detached Dwelling on site, whichever is less. Within Clover Park, maximum building height shall be to the discretion of the Development Authority.
Site Coverage		Max. 35% for all buildings and structures, except that the combined building floor area for all accessory buildings on a site shall not exceed: 232.3 sq. m. in size on lots 0.4 ha in size or less; OR 464.5 sq. m. in size on lots greater than 0.4 ha
Density		Max. 1 Principal Dwelling unit plus up to a maximum of 1 Backyard Dwelling (where allowed) OR 1 Internal Secondary Suite.

5. Accessory Building

- i. Area for a Backyard Dwelling shall be 30.0 sq. m. – 75.0 sq. m.
- ii. Facades of Backyard Dwellings abutting a public street, lane, park and/or open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the development authority.

6. Agriculture

- i. Impacts shall be contained within the site, to the satisfaction of the Development Authority.
- ii. Agriculture shall not be the sole activity on a lot.

7. Urban Agriculture

- i. Urban Agriculture shall be permitted within the areas of a lot that falls outside of the minimum required yard setbacks.

8. Applicability of the Regulations

- i. The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings developed prior to the adoption of this Land Use Bylaw will not be considered non-conforming.
- ii. For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area or increasing Height of the existing building.

9. Other Regulations

- i. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.

Estate District (ESD)

Summary of Changes

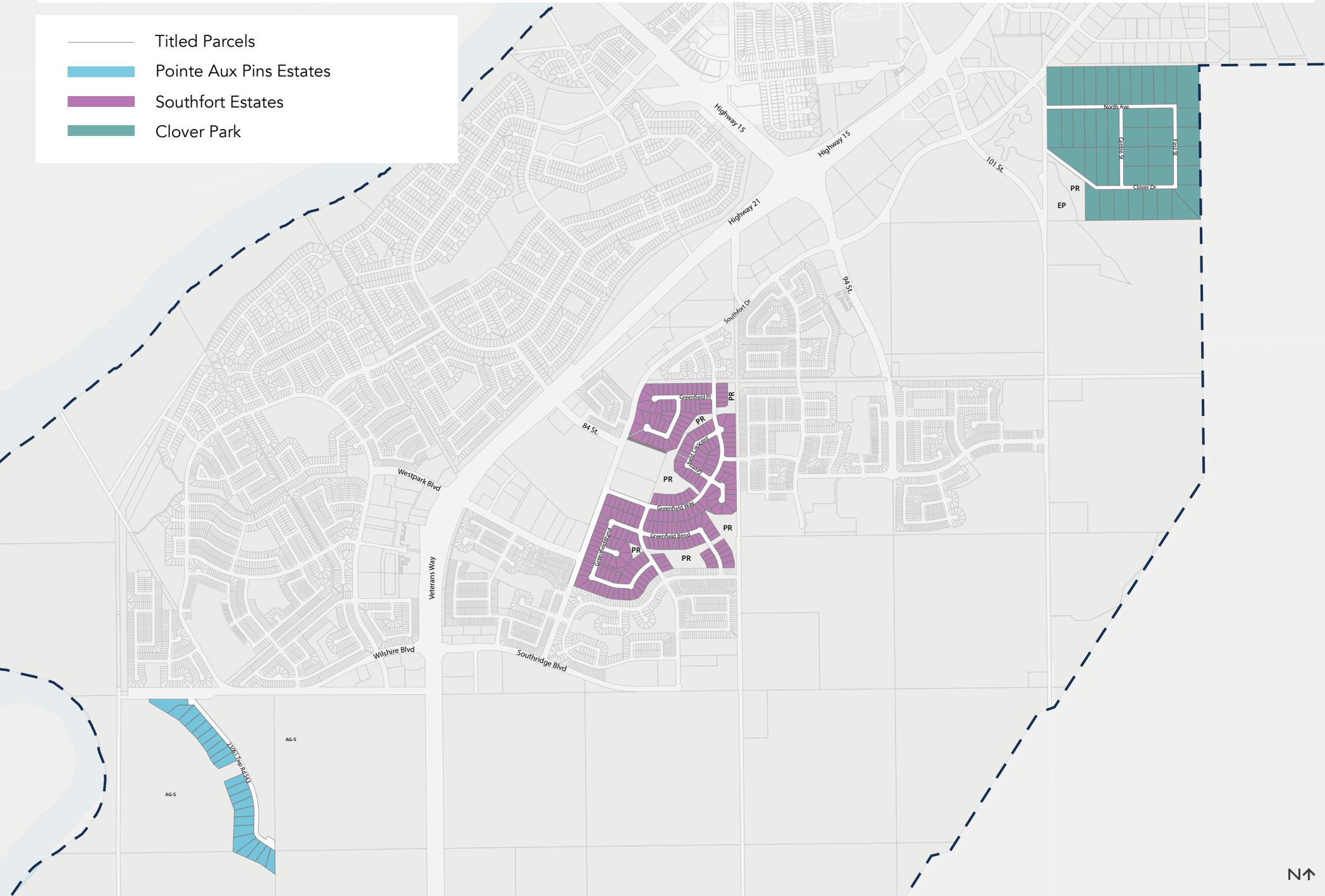
Topic	Current LUB	Proposed LUB
Districts	Residential Estate (RE)	Estate District (ESD)
Agriculture	Agriculture is not allowed	Urban agriculture was added as a discretionary use for Clover Park, Pointe Aux Pins, and Southfort Estates. Agriculture was added as a discretionary use for Clover Park.
Accessory Building Height	For lots under 0.8ha: Maximum 7.3m total height	For lots in Southfort Estates: - Maximum 7.3m total height; - Maximum 3.7m wall height; and, - No higher than the dwelling.
	For lots over 0.8ha: Maximum 8.0m total height	For lots in Pointe Aux Pins: - Maximum 8.0m total height; and - No higher than the dwelling.
		For lots in Clover Park: At the discretion of the Development Authority
Accessory Building Size	Maximum 75 sq. m for Garage Suites	Between 30 – 75 sq. m for Backyard Dwellings
	Maximum 50 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
		Backyard Dwellings are allowed as a discretionary use in Clover Park
Landscaping	No minimum tree or shrub requirement	For new or redeveloped Detached Dwellings, a minimum of 1 tree or 2.5 shrubs for every 100 sq. m
Subdivision Regulations	Minimum Site Area of 0.15ha.	Min. Site Area of: 0.25ha for Southfort Estates 0.8ha for Pointe Aux Pins 0.8ha for Clover Park
	Minimum Site Width of 25.0m.	Min. Site Width of: 25.0m for Southfort Estates 65.0m for Pointe Aux Pins 65.0m Clover Park
	Minimum Site Depth of 60.0m.	Min. Site Depth of: 60.0m for Southfort Estates 140.0m for Pointe Aux Pins 140.0m Clover Park

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 or technical detail.

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ESD - Estate District

- Titled Parcels
- Pointe Aux Pins Estates
- Southfort Estates
- Clover Park



AG – Agricultural General District

1. Purpose

This District is generally intended to provide for a compatible range of agricultural uses with regulations that maintain large parcel sizes. The reclassification of land to other Land Use Districts will normally occur subsequent to the acceptance of an Area Structure Plan where one is required by Council and subsequent to the approval of the subdivision proposed.

2. AG – Permitted and Discretionary Development

i. Fundamental Use Provisions:

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Development are listed within the table below shall ensure:

- a. Natural Resource Development and Natural Resource Processing shall only be considered on the following parcels legally described as:
 - i. Northwest quarter Section 13, Township 54, Range 23, West of the 4th Meridian;
 - ii. Southwest quarter Section 13, Township 54, Range 23, West of the 4th Meridian; and
 - iii. Southeast quarter Section 14, Township 54, Range 23, West of the 4th Meridian

Building Typologies	Permitted or Discretionary Development
Agriculture	P
Backyard Dwelling	D
Detached Dwelling	D
Internal Secondary Suite	P
Park and Natural Areas	P
Renewable Energy Installation	P
Sign	D
Urban Agriculture	P

3. AG – Site Subdivision Regulations

	Interior or Corner Site
Site Area	32.0ha minimum. For an unsubdivided quarter section, the first lot out subdivision may be considered provided the subdivision occurs along a natural or man made severance.
Site Width	At the discretion of the Subdivision Authority
Site Depth	At the discretion of the Subdivision Authority

4. AG – Site Development Regulations

	Interior or Corner Site
Front Yard Setback	Min. 20.0m
Rear Yard Setback	Min. 20.0m. For a first lot out of a quarter section, the minimum setback from a rear lot line shall be 10.0m.
Side Yard Setback	Min. 20.0m. For a first lot out of a quarter section, the minimum setback from a rear lot line shall be 10.0m.
Front Flanking Yard Setback	Min. 20.0m
Building Height	At the Discretion of the Development Authority
Site Coverage	At the Discretion of the Development Authority

5. AG – Additional Development Regulations

- i. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.
- ii. The Development Authority may specify the length of time that a use is permitted in the Land Use District having regard for the servicing and future residential development of the site

EP – Environmental Protection District

1. Purpose

This District is intended to protect and conserve publicly owned lands with unique scenic and natural landscapes and environmental value. Development in this District will be limited to passive and/or light recreational uses and, where required, essential public works.

2. EP – Permitted and Discretionary Development

i. Fundamental Use Provision

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within the table below shall ensure:

- a. None.

Building Typologies	Permitted or Discretionary Development
Park and Natural Areas	D

3. EP – Site Subdivision and Development Regulations

The minimum and maximum site subdivision standards shall be at the discretion of the Subdivision Authority, and all site development standards shall be at the discretion of the Development Authority.

4. EP – Additional Development Regulations

- i. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.
- ii. Any development within this District, whether a Development Permit is required or not, shall be conditional upon:
 - a. The full restoration of the natural landscape to pre-construction grades or, if pre-construction grades are not feasible, in a fashion that enhances the amenities of the surrounding landscape; the full restoration of all natural vegetation to pre-construction conditions; and
 - b. Measures such as perimeter fencing to ensure that the subject lands will be protected from inappropriate use.
- iii. Inside or outside storage of chemicals, explosives, flammable liquids, toxic or waste materials shall not be permitted within a Flood Risk area.

PR – Parks and Recreation District

1. Purpose

This District is intended to provide for parks, open space and natural areas with minor accessory developments to serve the active and passive recreational needs of the community.

2. PR – Permitted and Discretionary Development

i. Fundamental Use Provision

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within the table below shall ensure:

- a. None.

Building Typologies	Permitted or Discretionary Development
Campground	D
Public Service Building	P
Park and Natural Areas	P
Utility Service (Major)	D
Utility Service (Minor)	P
Renewable Energy Installation	D
Sign	D
Urban Agriculture	D

3. PR – Site Subdivision Regulations

	Interior or Corner Site
Site Area	At the discretion of the Subdivision Authority
Site Width	At the discretion of the Subdivision Authority
Site Depth	At the discretion of the Subdivision Authority

4. PR – Site Development Regulations

	Interior or Corner Site
Front Yard Setback	Min. 6.0m
Rear Yard Setback	Min. 8.0m
Side Yard Setback	Min. 3.0m
Front Flanking Yard Setback	At the Discretion of the Development Authority
Building Height	Max. 14.0m for principal building Max. 30.0m for towers, structural, equipment storage or other components of the building which may be required for the operation (not intended to allow for an additional storey above 16.0m)
Site Coverage	Max. 40% for all buildings At the Discretion of the Development Authority for any Use without a building

5. PR – Additional Development Regulations

- i. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.
- ii. The development shall in compliance with the following:
 - a. Other applicable provincial legislation.
- iii. Inside or outside storage of chemicals, explosives, flammable liquids, toxic or waste materials shall not be permitted within a Flood Risk area.

PS – Public Service District

1. Purpose

This District is intended to provide for public and quasi-public development that serves the civic, social, physical, mental, cultural and religious needs of the community. This District may also include developments used to provide for public benefit or consumption, such as water reservoir, stormwater management, electricity, or telecommunications.

2. PS – Permitted and Discretionary Development

i. Fundamental Use Provision

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within the table below shall ensure:

a. None.

Building Typologies	Permitted or Discretionary Development
Indoor Assembly	P
Park & Natural Area	P
Public Service Building	P
Renewable Energy Installation	D
School	D
Sign	D
Utility Service (Minor)	D
Urban Agriculture	D

3. PS – Site Subdivision Regulations

	Interior or Corner Site
Site Area	At the discretion of the Subdivision Authority
Site Width	At the discretion of the Subdivision Authority
Site Depth	At the discretion of the Subdivision Authority

4. PS – Site Development Regulations

	Interior or Corner Site
Front Yard Setback	Min. 6.0m
Rear Yard Setback	Min. 8.0m
Side Yard Setback	Min. 3.0m
Front Flanking Yard Setback	At the Discretion of the Development Authority
Building Height	Max. 14.0m for principal building

	Max. 30.0m for towers, structural, equipment storage or other components of the building which may be required for the operation (not intended to allow for an additional storey above 16.0m)
Site Coverage	Max. 60% for all buildings. At the Discretion of the Development Authority for any Use without a building

5. PS – Additional Development Regulations

- i. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.
- ii. The development shall be in compliance with other applicable provincial legislation.
- iii. Development and site design, siting, location, building height, buffering, landscaping and screening shall minimize any potential conflict with adjacent land uses and development.

UR – Urban Reserve District

1. Purpose

This District is intended to reserve areas within the City which are typically undeveloped and have been identified for future urban subdivisions and urban developments. Interim development may be authorized provided they would not inhibit the convenient and economical redevelopment of the site.

2. UR – Permitted and Discretionary Development

i. Fundamental Use Provision

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within the table below shall ensure:

a. None.

Building Typologies	Permitted or Discretionary Development
Agriculture	P
Renewable Energy Installation	D
Sign	D
Urban Agriculture	D

3. UR – Site Subdivision Regulations

	Interior or Corner Site
Site Area	At the discretion of the Subdivision Authority
Site Width	At the discretion of the Subdivision Authority
Site Depth	At the discretion of the Subdivision Authority

4. UR – Site Development Regulations

	Interior or Corner Site
Front Yard Setback	At the discretion of the Development Authority
Rear Yard Setback	At the discretion of the Development Authority
Side Yard Setback	At the discretion of the Development Authority
Building Height	At the discretion of the Development Authority
Site Coverage	At the discretion of the Development Authority

5. UR – Additional Development Regulations

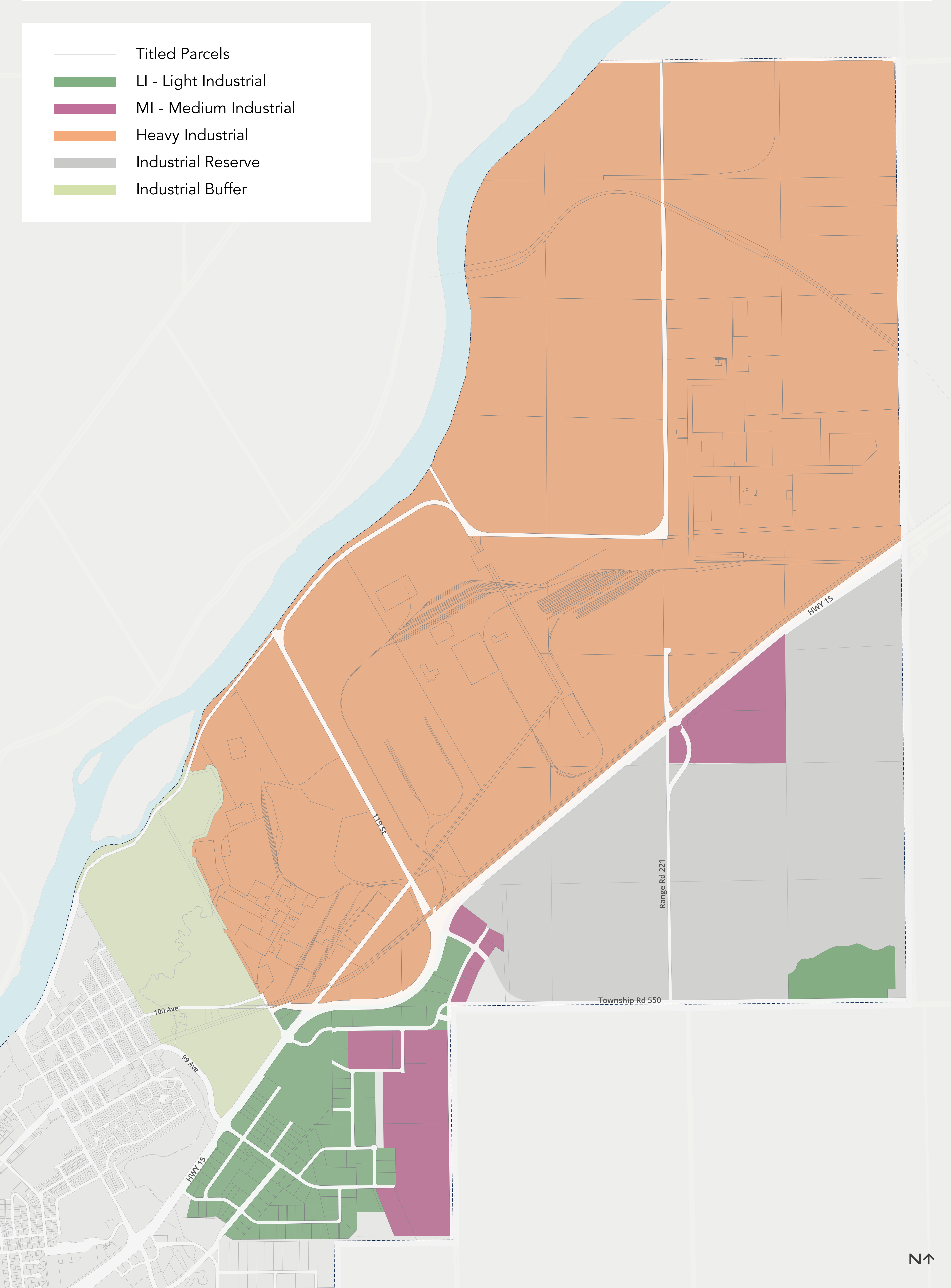
- i. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.
- ii. The development shall be in compliance with other applicable provincial legislation.
- iii. The Development Authority may specify the length of time that a development is authorized in this District having regard for future urban developments of the site.

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Industrial Lands

- Titled Parcels
- LI - Light Industrial
- MI - Medium Industrial
- Heavy Industrial
- Industrial Reserve
- Industrial Buffer



IB – Industrial Buffer District

1. Purpose

This District is intended to act as a buffer between Heavy Industrial and non-industrial urban development within the city. The goal is to limit the impacts of noise, light, size, and minimize any risks associated with Heavy Industry on surrounding properties.

2. IB – Permitted and Discretionary Development

- i. Fundamental Use Provisions:
 - a. The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within the table below shall ensure:
 - i. None.

Building Typologies	Permitted or Discretionary Development
Agriculture	P
Parks & Natural Area	D
Renewable Energy Installation	D
Sign	P
Utility Service (Major)	D
Utility Service (Minor)	D

3. IB – Site Subdivision and Development Regulations

- i. All subdivision regulations are at the discretion of the Subdivision Authority, and all development regulations are at the discretion of the Development Authority, who shall have regard to the impact of the proposal on the intended purpose of the Land Use District and the impact that any application may have on industrial lands or non-industrial lands adjacent to the site.

4. IB – Additional Development Regulations

- i. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.

IR – Industrial Reserve District

1. Purpose

This District is generally intended to preserve those areas within the City's Industrial Heartland which are rural and agricultural in character from premature fragmentation or development until such time as the logical extension of development is warranted. The re-districting of these lands to another Land Use District will normally occur in accordance with the adopted Area Structure Plan and Neighbourhood Structure Plan where one is required by Council.

2. IR – Permitted and Discretionary Development

i. Fundamental Use Provision

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within the table below shall ensure:

a. None.

Building Typologies	Permitted or Discretionary Development
Agriculture	P
Renewable Energy Installation	D
Sign	P
Urban Agriculture	D
Utility Service (Major)	D
Utility Service (Minor)	D

3. IR – Site Subdivision and Development Regulations

- i. All subdivision regulations are at the discretion of the Subdivision Authority, and all development regulations are at the discretion of the Development Authority, who shall have regard to the impact of the proposal on the intended purpose of the Land Use District and the impact that any application may have on industrial lands or non-industrial lands adjacent to the site.

4. IR – Additional Development Regulations

- ii. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.

LI – Light Industrial District

1. Purpose

This District is intended to provide for light industrial uses that do not adversely affect adjacent land uses and cause any external impacts beyond the building and/or approved development area within site boundaries. This district is also intended to provide for offices, research and development activities, specialized light industrial and manufacturing establishments, and a variety of commercial opportunities. This District is normally applied to sites to transition from heavier industrial development to other land uses.

2. LI – Permitted and Discretionary Development

i. Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Development listed within the table below shall ensure:

- a. Within Single Structure Commercial Pad, the activity of Child Care Facility is prohibited.
- b. Hospital is prohibited.

Building Typologies	Permitted or Discretionary Development
Commercial Office Building	D
Indoor Assembly	D
Industrial Flex Building	P
Large Scale Retail Centre	D
Light Industrial Building	P
Light Industrial Development	P
Office Industrial Building	P
Park & Natural Area	D
Renewable Energy Installation	D
Sign	D
Single Structure Commercial Pad	D
Urban Agriculture	D
Utility Service (Major)	D
Utility Service (Minor)	D

3. LI – Site Subdivision Regulations

	Interior or Corner Site
Site Area	Min. 0.2ha
Site Width	At the discretion of the Subdivision Authority
Site Depth	Min. 30.0m

4. LI – Site Development Regulations

	Interior or Corner Site
Front Yard Setback	Min. 4.5m
Rear Yard Setback	Min. 4.5m
	Min 9.0m where property is adjacent to public utility lots, residential or reserve parcels
Side Yard Setback	Min. 4.5m Subject to the Alberta Building Code and Safety Codes Act, one side yard setback may be reduced to a minimum of 1.5m at the Discretion of the Development Authority
Front Flanking Yard Setback	At the Discretion of the Development Authority
Building Height	Max. 16.0m for building
	Max. 30.0m for towers, structural, equipment storage or other components of the building which may be required for the operation (not intended to allow for an additional storey above 16.0m)
	Max. 16.0m for any building or structure adjacent to public utility lots or residential parcels
Site Coverage	Max. 60% for all buildings. At the Discretion of the Development Authority for any Use without a building

5. Landscaping

- a. A 3.0m wide landscaping buffer shall be provided on-site along the entire length of any rear property boundary within 20.0m of a residential parcel. The landscaped buffer area shall be grassed or mulched area, containing coniferous tree plantings at a rate of one tree per 3.0 linear metres along the buffer length, spaced at equal intervals.
- b. Outdoor Storage areas visible from a road or residential parcel must be landscaped and situated in such a way as to be compatible with the surrounding development.

6. LI – Additional Development Regulations

- a. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.
- b. The Development Authority must implement the provisions of the following to ensure compliance with the risk assessment/management and mitigation processes:
 - i. Other applicable provincial legislation that may apply to industrial development.

MI – Medium Industrial District

1. Purpose

This District will accommodate uses that do not cause any external impacts beyond the site boundaries. This District is intended to be used as a transition zone between light industrial and heavy industrial Districts. This District is generally intended to establish an area of industrial uses where site regulations require a high standard of site design, open space and landscaping.

2. MI – Permitted and Discretionary Development

i. Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Development listed within the table below shall ensure:

- a. Within Single Structure Commercial Pad, the activity of Child Care Facility is prohibited.
- b. Hospital is prohibited.
- c. Within Office Industrial Building, the activity of Eating and Drinking Establishment is prohibited.
- d. Within Industrial Flex Building, the activity of Private Club is prohibited.
- e. Within Office Industrial Building and Industrial Flex Building, the activity of Professional, Financial, and Office Service is prohibited.

Building Typologies	Permitted or Discretionary Development
Agriculture	D
Industrial Flex Building	D
Medium Industrial Building	P
Medium Industrial Development	P
Office Industrial Building	P
Park & Natural Area	D
Renewable Energy Installation	D
Sign	D
Utility Service (Major)	D
Utility Service (Minor)	D

3. MI – Site Subdivision Regulations

	Interior or Corner Site
Site Area	Min. 0.4ha The minimum site area may be reduced to 0.2ha where the parcel frontage is at least 33.0m and, in the opinion of the Subdivision Authority, there will be no adverse effect on adjacent parcels.
Site Width	At the discretion of the Subdivision Authority
Site Depth	At the discretion of the Subdivision Authority

4. MI – Site Development Regulations

	Interior or Corner Site
Front Yard Setback	Min. 6.0m
	Flanking at the Discretion of the Development Authority
Rear Yard Setback	Min. 5.0m May be reduced to 1.5m at the Discretion of the Development Authority, if it can be demonstrated that the reduction would have no adverse impacts on adjacent lands and that all federal or provincial requirements are adhered to.
Side Yard Setback	Min. 6.0m Subject to the Alberta Building Code and Safety Codes Act, one side yard setback may be reduced to a minimum of 1.5m at the Discretion of the Development Authority
Front Flanking Yard Setback	At the Discretion of the Development Authority
Building Height	Max. 18.0m for building
	Max. 30.0m for towers, structural, equipment storage or other components of the building which may be required for the operation (not intended to allow for an additional storey above 18.0m)
	Max. 16.0m for any building or structure adjacent to parklands, public utility lots or residential parcels
Site Coverage	Max. 60% for all buildings. At the Discretion of the Development Authority for any Use without a building

5. Landscaping

- i. Outdoor Storage areas visible from a road or residential parcel must be landscaped and situated in such a way as to be compatible with the surrounding development.

6. MI – Additional Development Regulations

- i. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.
- ii. Proposed developments may be subject to a Risk Assessment to ensure compatibility with adjacent heavy industrial uses;
- iii. At the discretion of the Development Authority or based on the recommendations of a Risk Assessment, additional safety measures may be required by the Development Authority in order to consider a proposed development;
- iv. All sites and buildings shall be designed in accordance with the principles of Shelter-in-Place;
- v. All site and building designs shall be designed for ease of evacuation, access by emergency services, and mechanical systems to provide protection to occupants in the case of a significant industrial accident;

- vi. The Development Authority may approve a development that is intended to provide temporary sleeping accommodation for employees as an Accessory Use to Medium Industrial Building or Medium Industrial Development. The Accessory temporary sleeping accommodation must not be larger than necessary to support industrial activities on the site, and the design and layout of the accommodation must not be suitable for use as a permanent residence; and
- vii. The Development Authority must implement the provisions of the following to ensure compliance with the risk assessment/management and mitigation processes:
 - a. Other applicable provincial legislation that may apply to industrial development.

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HI – Heavy Industrial District

1. Purpose

This District is generally intended to establish an area for industrial uses that may cause external impacts beyond the lot lines of the property. Adverse effects on adjacent development and land uses and danger to life and health will be mitigated or reduced through appropriate risk management practices.

2. HI – Permitted and Discretionary Development

i. Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within the table below shall ensure:

- a. That Office Industrial Building is only permitted on the following legal description:
Lot 2, Block 1, Plan 092 8620

Building Typologies	Permitted or Discretionary Development
Agriculture	D
Heavy Industrial Building	P
Heavy Industrial Development	P
Medium Industrial Building	D
Medium Industrial Development	D
Office Industrial Building	P
Park & Natural Area	D
Renewable Energy Installation	D
Sign	P
Utility Service (Major)	D
Utility Service (Minor)	D

3. HI – Site Subdivision and Development Regulations

- i. All subdivision regulations are at the discretion of the Subdivision Authority, and all development regulations are at the discretion of the Development Authority, who shall have regard to the impact of the proposal on the intended purpose of the Land Use District and the impact that any application may have on industrial lands or non-industrial lands adjacent to the site.

4. HI – Additional Development Regulations

- i. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.
- ii. Where any source within a major new heavy industrial development may present a risk of fire, explosion or chemical release within 3.5km from the property line of the industrial

use, the risk should be quantitatively assessed by the proponent and mitigated to reduce the cumulative risk to an acceptable level at the location. Such assessments should be carried out as deemed appropriate by the Alberta Energy Regulator (AER), or applicable regulatory agency.

- iii. Where any source within a major new heavy industrial development may create an impact associated with noise, light, odour or other nuisance to an existing, permitted dwelling within 3.5km from the property line of the industrial use, the level of nuisance should be quantitatively assessed and mitigated to reduce the cumulative impact of each nuisance factor to a level below a standard which, in the opinion of the Development Authority, does not represent a significant impediment to the use and enjoyment of property and health and safety of its users.
- iv. All sites and buildings shall be designed for ease of evacuation, access by emergency services, and mechanical systems to provide protection to occupants in the case of a significant industrial accident.
- v. All sites and buildings shall be designed in accordance with the principles of Shelter-in-Place.
- vi. The Development Authority must implement the provisions of the following to ensure compliance with the risk assessment/management and mitigation processes:
 - a. Other applicable provincial legislation that may apply to industrial development.

Part 6: Definitions

Residential

Apartment: means a building containing multiple dwelling units, designed for residential use, and does not conform to the definition of any other Residential Use Class.

Backyard Dwelling: means a self-contained, secondary residential dwelling unit located on the same lot as a principal dwelling, situated behind the primary residence, and within the rear yard area. These units may be attached to or detached from an accessory structure such as a garage, and they include forms such as garage suites, garden suites, or carriage houses. Backyard Dwelling is intended to provide independent living quarters, including sleeping, cooking, and sanitation facilities, while remaining subordinate to the principal dwelling."

Detached Dwelling: means a single, freestanding building to facilitate habitation for its occupants and accommodating one principal dwelling unit. This building type is characterized by its separation from other permanent structures, having open space on all sides, and typically includes ancillary spaces and objects (such as driveways, sidewalks, gardens, or yards) that are integral to residential use.

Duplex: means a single building divided into two dwelling units, separated by a vertical party wall, designed for residential use, each facilitating habitation for its occupants. The structure is surrounded by open space on all sides and typically includes ancillary spaces or developments (such as driveways, sidewalks, gardens, or yards) that are integral to residential use.

Internal Secondary Suite: means a Dwelling that is subordinate to, and located within, a building in the form of Detached Dwelling, Duplex, or Townhousing. An Internal Secondary Suite is not a principal Dwelling. An Internal Secondary Suite has a separate entrance from the Principal Dwelling, either from a common indoor landing or directly from outside the building. An Internal Secondary Suite has less floor area than the Principal Dwelling. An Internal Secondary Suite is not separated from the Principal Dwelling by a condominium conversion or subdivision.

Laneway Housing: means a self-contained dwelling located on its own titled parcel that occupies a smaller footprint than a conventional single detached dwelling. Laneway Housing is intended to provide independent living quarters, including sleeping, cooking, and sanitation facilities, and does not share servicing or internal access with any adjacent dwelling.

Stacked Duplex: means a single structure designed for residential use, intended to facilitate habitation for its occupants, with two principal dwelling units separated by a horizontal plane. The building type is characterized by each unit's individual and separate access. The structure is surrounded by open space on all sides, and typically includes ancillary spaces or objects (such as driveways, sidewalks, gardens, or yards) that are integral to the residential use.

Stacked Townhousing: means a building that is comprised of four or more dwelling units designed for residential use, each facilitating habitation for its occupants. Dwelling units are arranged with at least one dwelling unit located totally or partially above another dwelling unit. All dwelling units shall have a separate, direct entrance from the exterior, ensuring individual access for each unit.

Townhousing: means a building that contains 3 or more small-scale units designed for residential use, each facilitating habitation for its occupants. Units are joined in whole or in part at the side, the rear, or the side and the rear, with none of the units being placed over another. Each unit has separate, individual, and direct access to ground level.

Commercial

Large Scale Retail Centre: means a structure purposefully designed with a minimum footprint of 5,000 square meters to accommodate consumer-facing operations. The built form is characterized by its capacity for significant space to accommodate a large quantity of goods and services readily accessible by customers. Such a facility is typically standalone and incorporates the infrastructure needed to support high-volume customer traffic and large-scale retail functions. Large Scale Retail Centre includes the following activities: Business Support Services, Recreation Facility (Indoor), Retail Store (General), and Warehouse Sales.

Single Structure Commercial Pad: means a standalone, single-occupant building characterized by a smaller footprint and scale compared to a Large Scale Retail Centre. Designed to support a variety of commercial and service-oriented uses, this structure is typically adaptable to businesses and services requiring individual access, efficient operational space, and customer interaction. The building accommodates the following activities: Brewery, Winery, and Distillery; Business Support Services; Child Care Facility; Commercial School; Community Service Facility; Custom Manufacturing Establishment; Eating and Drinking Establishment; Entertainment Facility (Indoor); Entertainment Facility (Outdoor); Government Service; Greenhouse; Health Services; Personal Services; Pet Care Service; Professional, Financial, and Office Service; Places of Worship; Recreation Facility (Indoor); Retail Store (General); Service Station (Limited); and Veterinary Clinic.

Strip Mall: means a low-rise commercial structure containing two or more front-facing units, each designed to accommodate a range of independent businesses and services. These units are typically aligned in a linear configuration, sharing common parking and pedestrian access, and are accessible directly from the exterior. Strip Mall includes the following Activities: Brewery, Winery, and Distillery; Business Support Service; Childcare Services; Commercial School; Community Service Facility; Custom Manufacturing Establishment; Eating and Drinking Establishment; Entertainment Facility (Indoor); Government Service; Health Service; Personal Service; Pet Care Service; Professional, Financial, and Office Service; Recreation Facility (Indoor); Retail Store (General); and Veterinary Clinic.

Storefront: means a single-story building, which may include a mezzanine, designed specifically for ground-floor retail or service uses that prioritize pedestrian access and engagement. This structure is characterized by its Pedestrian-Priority Frontage, offering direct access and visibility from public walkways to encourage foot traffic and street-level interaction. Intended to accommodate pedestrian-focused and street-oriented functions, the storefront provides a conducive space for small-scale shops and services. A Storefront accommodates the following activities: Brewery, Winery, and Distillery; Business Support Service; Community Service Facility; Eating and Drinking Establishment; Entertainment Facility (Indoor); Government Service; Health Service; Personal Service; Pet Care Service; Retail Store (General); and Veterinary Clinic.



Commercial Block: means a multi-storey structure designed for a vertical mix of commercial and service-oriented functions, prioritizing Pedestrian-Priority Frontage. The ground floor is reserved for retail or service uses that engage directly with public walkways, enhancing street-level activity through easy access and high visibility. Upper floors accommodate business support services, professional offices, health services, and other functions with similar land use impacts. The building supports a variety of small-scale shops and services that contribute to an active and vibrant streetscape. Activities within a Commercial Block include: Business Support Service, Childcare Facility, Commercial School, Community Service Facility; Eating and Drinking Establishment; Entertainment Facility (Indoor); Government Service; Health Service; Recreation Facility (Indoor); Professional, Financial, and Office Service; Personal Service; and Retail Store (General).



Commercial Office Building: means a multi-story structure designed exclusively for non-residential activities across all floors. These buildings are designed to accommodate a range of non-residential activities. Floors are configured for flexible office layouts to accommodate non-residential functions. Activities include Business Support Service; Commercial School; Eating and Drinking Establishment; Health Service; Personal Service; Professional, Financial, and Office Service; and Retail Store (General).

Mixed Use Building: means multi-storey structure designed to integrate a vertical mix of commercial, service, and residential functions, with residential units above the ground floor and an emphasis on pedestrian-priority frontage at the ground level. The ground floor is reserved for retail or service uses,

providing direct access and visibility from public walkways to enhance foot traffic and foster street-level engagement. Upper floors are dedicated to residential uses. Live/Work units must ensure a pedestrian-priority frontage is maintained. A Mixed Use Building includes the following Activities: Above Ground Floor Housing; Childcare Facility; Eating and Drinking Establishment; Health Service; Live Work Unit; Personal Service; Professional, Financial, and Office Service; and Retail Store (General).

Inn: means a development dedicated to provide guest rooms or suites for a range of stay durations. The built form typically includes shared amenities which may include concierge services, cleaning services, meeting rooms, dining facilities, and other guest or resident services. This development is designed to cater to travelers, tourists, and those requiring longer-term accommodations, including supportive housing, assisted living, or temporary housing. Typical examples include hotel, motel, or apartment hotel.



Industrial

Office Industrial Building: means a building designed to accommodate a combination of professional, research, and testing functions within a unified structure. These buildings are characterized by their adaptable, utilitarian design that supports both knowledge-based office work and industrial support activities. Activities include: Business Support Service; Commercial School; Contractor Service; Eating and Drinking Establishment; and Government Services; Professional, Financial, and Office Service.



Light Industrial Building: means a building specifically designed to support a range of industrial or commercial activities whereby any adverse effects are contained to the building itself. Activities include:

- a) Processing of raw or finished materials;
- b) Manufacturing or assembly of goods, products, or equipment;

- c) Cleaning, servicing, repairing, or testing of materials, goods, and equipment associated with industrial, commercial, or household use, where operations present impacts typically incompatible with non-industrial Land Use Districts;
- d) Storage or transshipment of materials, goods, and equipment;
- e) Distribution and sale of materials, goods, and equipment directly to institutions, industrial, and commercial businesses, or for resale by General Retail Stores or other sales Use Classes as defined in this Bylaw;
- f) Training of personnel in general industrial operations;

Activities include: Brewery, Winery, and Distillery; Contractor Service; Custom Manufacturing Establishment; Industrial Use (General); Kennel; Recycling Depot; Recycling Drop-Off; Research & Development Facility; Service Station; Storage Facility; Vehicle Repair; Vehicle Sales, Rental and Leasing Facility; Vehicle Sales, Rental and Leasing Facility (Limited); Vehicle Wash; Veterinarian Clinic; Warehouse Distribution and Storage; and Warehouse Sales.

Industrial Flex Building: means a building designed with individual units, featuring rear loading areas and front office and/or customer access. Units within the building are allocated for a combination of functions: the back portion for warehousing, manufacturing, or similar light industrial activities, and the front portion for office spaces and customer service areas. This layout supports operational needs for light industrial processes, including manufacturing, warehousing, repair, testing, and logistics, alongside administrative and customer-facing functions. The design facilitates efficient use of space for businesses that engage in both production and client services within the same premises. Activities include: Brewery, Winery, and Distillery; Commercial School; Custom Manufacturing Establishment; Entertainment Facility (Indoor); Industrial Use (General); Kennel; Private Club; Professional, Financial, and Office Service; Recycling Depot; Storage Facility; Vehicle and Equipment Storage; Vehicle Repair; Veterinarian Clinic; Warehouse Distribution and Storage; and Warehouse Sales.

Light Industrial Development: A development characterized by the parking, or storage of goods, materials, or equipment that does not require any permanent building or significant structure on-site. Activities include: Bulk Fuel Depot; Outdoor Storage Facility; Parking Facility; and Recycling Depot.

Despite the absence of buildings, any potential external impacts such as noise, odour, or dust must be managed to ensure they do not extend beyond the developed area. Outdoor areas must be screened or enclosed where necessary to minimize visual and environmental impact.

Medium Industrial Building: A building designed to facilitate a variety of industrial or commercial activities, whereby any objectionable, hazardous, or externally perceptible conditions do not extend beyond the site boundaries. Functions associated with this use include:

- a) Processing of raw or finished materials;
- b) Manufacturing or assembly of goods, products, or equipment;
- c) Cleaning, servicing, repairing, or testing of materials, goods, and equipment for industrial, commercial, or household purposes, specifically designed to contain impacts within industrial Land Use Districts;
- d) Storage or transshipment of materials, goods, and equipment;
- e) Distribution and sale of materials, goods, and equipment to institutions or industrial and commercial businesses, or for resale by General Retail Stores or other defined sales Use Classes;

f) Training of personnel in general industrial operations;

Activities include: Auctioneering Facility; Brewery, Winery, and Distillery; Contractor Service; Custom Manufacturing Establishment; Industrial Use (General); Kennel; Recycling Depot; Recycling Drop-Off; Research & Development Facility; Service Station; Storage Facility; Vehicle and Equipment Storage; Vehicle Repair; Vehicle Sales, Rental and Leasing Facility; Vehicle Sales, Rental and Leasing Facility (Limited); Vehicle Wash; Veterinarian Clinic; Warehouse Distribution and Storage; and Warehouse Sales.

Medium Industrial Development: means a development characterized by the processing, manufacturing, assembling, parking, or storage of goods, materials, or equipment that does not require any permanent building or significant structure on-site. Activities include: Bulk Fuel Depot; Outdoor Storage Facility; Parking Facility; and Recycling Depot.

Despite the absence of buildings, any potential external impacts such as noise, odour, or dust must be managed to ensure they do not extend beyond the site boundaries.

Heavy Industrial Development: means the processing, manufacturing, or compounding of materials, products, or energy, or any industrial activities which because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odors, vibration, or other external impacts detectable beyond the lot lines of the property. Heavy industrial uses can regularly employ hazardous material or procedures or produce hazardous by-products, include outdoor storage areas, and may have activities that take place outside of structures.

Civic

Indoor Assembly: means a building designed for the gathering of individuals to conduct organized services, meetings, events, or programs that serve to benefit, educate, entertain, or promote discourse among participants. Activities include: Community Service Facility; Funeral Home; and Place of Worship.

School: A building or group of buildings designed for public assembly, intended for the purpose of public education, training, or instruction. The built form is typically characterized by large, adaptable spaces such as classrooms, lecture halls, laboratories, and recreational facilities, all structured to accommodate various educational activities. The building may also include specialized areas administrative offices or portable additions required to support the adaptability and/or support functions. Schools are designed with general public use in mind and are generally equipped with infrastructure to support large groups, such as auditoriums, libraries, and sports facilities. Such facilities may be used for public and separate primary and secondary schools, community colleges, universities, and technical and vocational schools. This definition is not exclusive to any School Board; the use of the word “public” is not an inference any particular school board.

Public Service Building: means a building or group of buildings designed to accommodate public functions and services that serve the community at large. These structures are typically designed for durability, accessibility, and efficiency, ensuring that they can support a wide range of public-oriented activities. Such facilities may include fire halls, police stations, libraries, city halls, hospitals, and other government or emergency response facilities. The built form typically incorporates specialized spaces such as emergency response bays, public assembly rooms, administrative offices, and service counters. Activities include: Community Service Facility; Emergency Response Service; Government Service; and Hospital.

Urban Agriculture and Sustainability

Agriculture: means the raising of crops or the rearing of livestock, either separately or in conjunction with one another. Typical functions include farming, horticulture, apiculture, and silviculture. It does not include any cannabis-related uses, such as Cannabis Production and Distribution Facility; or Retail Store (Cannabis).

Renewable Energy Installation: means a standalone development dedicated to the generation, storage, and distribution of renewable energy from sources such as solar, wind, or geothermal energy. This use operates independently and may include facilities such as solar farms, wind energy systems, or other renewable energy systems that are not tied to any other principal building or use. Activities include: Renewable Energy Device.

Urban Agriculture: means the practice of cultivating, growing, processing, and distributing food and other products in and around urban areas. Urban Agriculture encompasses a variety of activities including, but not limited to, aquaponic gardens, community gardens, greenhouses, hoop houses and rooftop gardens. These activities may involve the growing, acclimating, propagating, harvesting, displaying, and selling of plants, including bedding, edible, household, and ornamental plants. Urban Agriculture may also include accessory uses related to the storage, display, and sale of gardening, nursery, and related products. This use excludes Cannabis Production and Distribution Facility; or Retail Store (Cannabis), and any other cannabis-related uses.

Open Space:

Park and Natural Areas: Land designated for outdoor recreation, the protection of natural features, or areas of cultural, ecological, or scenic value. This includes parks, environmentally sensitive areas, wilderness areas, ecological reserves, archaeological sites, playgrounds, municipal reserves, and landscaped areas. These areas may support activities such as walking paths, playgrounds, and picnic areas, with minimal facilities like public washrooms. Activities include: Natural Conversation Use; Park; and Public Facility.

Campground: Land planned, improved, and designated for seasonal, short-term accommodation in tents, tent trailers, holiday trailers, campers, motorhomes, or similar recreational vehicles within defined camping areas. A Campground may include accessory facilities that support its primary function, such as washrooms, an administrative office, laundry facilities, picnic areas, playgrounds, and boating or day-use amenities.

Other

Natural Resource Development means development for the on-site removal, extraction and primary processing of raw materials found on or under the site or accessible from the City. Typical uses include gravel pits, sand pits, clay pits, oil and gas wells, coal mining and stripping of topsoil. This use does not include the processing of raw materials transported to the site.

Natural Resource Processing means development for the processing of raw materials extracted either on a site or transported from another site. Typical uses include petroleum upgrading and gravel processing.

Utility Service (Major): means development for infrastructural purposes which is likely to have a major impact on the environment or adjacent land uses by virtue of its emissions, appearance, noise, size, traffic generation or operational characteristics. Typical uses include sanitary landfill sites, sewage treatment plants, sewage lagoons, sludge disposal beds, garbage transfer and compacting stations, power generating stations, cooling plants, district heating plants, incinerators and waste recycling plants.

Utility Service (Minor): means development for infrastructural purposes that are likely to have some impact on the environment or adjacent land uses by virtue of its appearance, noise, size, traffic generation or operational characteristics. Typical uses include vehicle, equipment and material storage yards for utilities and services; light rail transit stations; transit bus terminals, depots and transfer facilities; surface reservoirs; storm water management facilities, including lakes, wetlands and dry ponds; water towers; power terminal and distributing substations.

1.5.3 Land Use Activity Definitions

Above Ground Floor Housing means a development consisting of one or more dwellings contained within a building where a non-residential use or uses comprises the ground or street level storey. This does not include an ‘apartment’.

Adult Entertainment Facility means any premises or parts thereof in which products or services are provided that are of a sexual nature and show or display nudity or partial nudity involving exposure of human breasts below a point immediately above the top of the areola, the genitals and/or the buttocks in a sexually explicit or suggestive manner. This use includes, but is not limited to:

- (a) Adult mini-theatres, which are any premise wherein live performances, motion pictures, video tapes, digital video disc, slides or similar electronic or photographic reproductions are performed or shown as a principal use or accessory use to some other business activity which is conducted on the premises;
- (b) Erotic dance clubs, which are any premise, other than Adult mini-theatres, wherein live performances are performed or shown as a principal use or Accessory use to some other business activity which is conducted on the premises;
- (c) Adult video stores which are businesses where greater than 30% of the floor area is used to sell, rent, lease or loan “X rated” adult video tapes, digital video discs or other similar electronic or photographic reproductions;
- (d) Love boutique/shops which are retail or wholesale businesses where greater than 30% of the floor area is used for the display and sale of merchandise and/or products intended to be used for sexual pleasure; and
- (e) Services of which a principal feature of characteristics is the nudity or partial nudity of any person.

Agriculture, Intensive Horticulture means the primary and basic production and processing (i.e. cleaning, sorting, separating, grading or packing) of horticultural products such as vegetables, herbs and orchards, for sale on or off site. Typical uses include berry farms, tree farms, sod farms, plant nurseries

and market garden operations. This does not include minor livestock agriculture, an agricultural product stand or a greenhouse. This Use does not include Cannabis Production and Distribution Facility, Retail Store (Liquor or Cannabis) or any other cannabis related uses.

Agriculture, Product Processing means a premise for the purpose of processing agricultural products including:

- (a) Mixing, drying, canning, size reduction, fermentation, heat treatments, cold treatments, chemical treatments, biological treatments of plant matter; or
- (b) Cutting, curing, smoking, aging, wrapping or freezing of meat

This Use does not include Cannabis Production and Distribution Facility, Retail Store (Cannabis) or any other cannabis related uses.

Agricultural Support Service means the use of land, buildings or structures for the purposes of supply of goods, material or services directly and primarily to the agricultural industry. This may include, but is not limited to the sale, cleaning and storage of seed, feed, fertilizer and chemical products and the repair of agricultural equipment.

Assisted Living facility means accommodation with flexible 24 hour on-site personal care and oversight with scheduled access to professional services, including a Licensed Practical Nurse and Registered Nurse. Residents receive room and board services, light housekeeping services, assistance, personal care and social and recreational support. Settings are therapeutically designed to offer comfort and safety to clients who are fearful, who may be at risk for wandering and who need more structure and stimulation. Individual residential units are contained within a larger residence and may contain up to two bedrooms and living area space. Residential units may or may not include cooking facilities.

Auctioneering Facility means a development intended for the auctioning of goods and equipment, including the temporary storage of such goods and equipment for a period not to exceed 30 days, but does not include Farmers and Flea Market or Retail Store (General).

Bed and Breakfast means the use of an owner-occupied dwelling whereby temporary accommodation is provided to the public for remuneration, for up to 14 days within four or fewer guest rooms, with or without meals.

Boarding Facility means a development, within a standalone building, or part of a building containing 4 or more sleeping units on a fee-for-service arrangement. For the purpose of this definition a Boarding Facility does not provide on-site or off-site social, physical, or mental health supports.

Breweries, Wineries, And Distilleries means the manufacturing of beer, wine, spirits or other alcoholic beverages. This Use may include the sale of alcoholic beverages to the public for consumption within the premises. Retail sales of alcoholic beverages for consumption off-Site shall be limited to alcoholic beverages that are manufactured on-Site. Accessory activities may include the preparation and sale of food, storage, packaging, bottling, canning and shipping of products manufactured within the premises.

Bulk Fuel Depot means lands, buildings and structures for the bulk storage and distribution of petroleum products and may include key lock retail sales.

Business Support Service means development used to provide support services to businesses, typical uses include but are not limited to printing establishments, testing laboratories, janitorial firms, office equipment sales, repair establishments, and sign shops.

Cannabis Lounge means development where the primary purpose of the facility is the sale of Cannabis to the public, for the consumption within the premises that is authorized by provincial or federal legislation. This Use does not include Cannabis Production and Distribution or Retail Store (Liquor or Cannabis).

Cannabis Production and Distribution Facility means development where the primary purpose of the facility is the production and distribution of cannabis that is authorized by provincial or federal legislation. This Use does not include Retail Store (Liquor or Cannabis) or any other cannabis related uses.

Casino means a development used for the playing of games of chance, but does not include an Indoor Entertainment Facility, or a drinking establishment in which fewer than 11 video lottery terminals are located.

Cemetery means development of a parcel of Land primarily as landscaped open space for the entombment of the deceased, and may include the following accessory developments: crematoria, columbaria and mausoleums. Typical uses include memorial parks, burial grounds and gardens of remembrance.

Child Care Facility means a development licensed by the Province to provide personal care, maintenance, supervision or education to 7 or more children. This includes daycare centres, nurseries, kindergartens, nursery schools and play schools and other similar uses but does not include an institution operated by or under the authority of the Province.

Commercial school means a development used for indoor training and instruction in a specific trade, skill, artistic endeavour, or service for the financial gain of the individual or company owning the school. Typical uses include secretarial, business, hairdressing, beauty, culture, art, dance or music schools.

Community Garden means a plot of land used by a group of community members to grow vegetables and fruit for personal use and consumption.

Community Service Facility means a development for use by the public or public groups for cultural or community activities. Typical uses include museums, libraries, YM/YWCA, tourist information/interpretive centres and multi-purpose facilities and public and Private Clubs.

Contractor Service means development used for the provision of building construction, landscaping, concrete, and electrical, excavation, drilling, heating, plumbing, paving, road, sewer or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with general contracted services. Any sales, display, office or technical support services are accessory to the principal contractor services and are regulated in accordance with the regulations of use and Land Use District regulations where the development is located. This use shall not include any on-site manufacturing activities.

Cottage Industry means a Development for the operation of low intensity, small scale activities of a gainful nature demanding a skilled trade or craft or related to an agricultural and/or horticultural

operation on an agricultural parcel. Cottage Industry maintains and is compatible with the agricultural character of the surrounding landscape. Typical Cottage Industry requiring skilled trade may include workshops and creative arts that may include space for selling custom made products or offering related services. Typical agriculture and horticulture related Cottage Industry may include growing, packing and sale of food products, small-scale wineries and breweries

Crematorium means a development fitted with equipment for the purpose of the cremation of human or pet remains and may include associated facilities for the preparation of the dead human body for internment or cremation.

Custom Manufacturing Establishment means development used for the small-scale, on-site production or assembly of goods, typically involving craft-based, artisan, or specialty manufacturing techniques. Operations generally rely on hand tools, light equipment, or small machinery and produce limited quantities of finished products for retail or wholesale sale. Typical uses include jewelry fabrication, toy and musical instrument manufacturing, gunsmithing, woodworking, and pottery or sculpture studios.

Dating and Escort Service means any business activity that offers to provide or does provide introductions from a person or persons to another person or persons for a period of companionship of short duration, for which service or introduction a fee is charged or imposed for each occasion companionship is provided or an introduction is made.

Detention and Correctional Service means a development used to hold, confine or to provide regulated or temporary residential facilities for minors or adults either awaiting trial on criminal charges or as part of the disposition of criminal charges, or released from custody under the supervision of the National Parole Board, a parole or probation Officer or similar authority. Typical uses include a remand centre, jail, or halfway house.

Donation Centre means a facility operated by a public, private, or charitable organization for the collection of donated items including, but not limited to, food, clothing, household goods, and furniture. A Donation Centre may include indoor sorting, processing, and temporary storage of donated items. Outdoor storage, waste transfer activities, or large-scale salvage or recycling operations are not included in this definition.

Eating and Drinking Establishment means a development where prepared foods and beverages are offered for sale to the public, for consumption by dining in or taking away. This use includes neighbourhood pubs, restaurants, cafes, delicatessens, tea rooms, lunch rooms, refreshment stands, outdoor cafes and patios, and take-out restaurants. This use does not include Cannabis Lounges.

Emergency Response Service means a use where police, fire and publicly operated emergency medical services are provided.

Entertainment Facility (Indoor) means an indoor development in which the public participates in and/or an activity for entertainment or social purposes. This use includes the sale of food and beverages to the patrons and may be licensed by the Province of Alberta for the on-site consumption of alcohol. Without limiting the generality of the foregoing, this land use may include facilities for dinner theatres; theatrical, musical or dance performances; amusement arcades; billiard/pool halls; bingo halls; indoor miniature golf establishment; indoor arts event; indoor exhibition; indoor vegetation or museum

exhibit; indoor presentation of exhibits; and Cinemas when combined with any other entertainment facility use. This use does not include Adult Entertainment Facility, Casino, and Late Night Club.

Entertainment Facility (Outdoor) means an outdoor development in which the public participates in and/ or views an activity for entertainment or social purposes. This use includes the sale of food and beverages to the patrons and may be licensed by the Province of Alberta for the on-site consumption of alcohol. Without limiting the generality of the foregoing, this land use may include outdoor theatrical, musical or dance performances; drive in theatres; amusement parks; go-cart tracks; outdoor miniature golf establishments; outdoor arts events and exhibition; animals or vegetation exhibit; exhibits or animal acts. This land use does not include a Late Night Club.

Farmers and Flea Market means a development used for the sale of new or used goods and food products by multiple vendors renting tables and space either in or out of an enclosed building. Vendors may vary from day to day, although the general layout of space to be rented generally remains the same. Such uses are usually of a seasonal nature.

Funeral Home means a development used for the preparation of the dead for burial or cremation, and the holding of funeral services.

Government Service means a development providing Crown Corporation, or municipal, provincial or federal government services directly to the public. Typical uses include, but are not limited to taxation offices, courthouses, postal stations, manpower and employment offices, food banks, and social service offices. This use does not include emergency response service, detention and correctional service or education facilities.

Greenhouse means a development for the growing, acclimating, propagating, harvesting, displaying and selling of bedding, edible, household and ornamental plants and may include accessory uses relating to the storage, displaying, and selling of gardening, nursery and related products. This Use does not include Cannabis Production and Distribution Facility, Retail Store (Liquor or Cannabis) or any other cannabis related uses.

Group Home means a development using a dwelling unit as a facility which is authorized, licensed or certified by a Provincial Authority to provide room and board for seven or more residents, for foster children or for physically, mentally, socially, developmentally, or behaviourally challenged persons and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The residential character of the development shall be maintained with the residents of the group home living together as a single housekeeping group using shared kitchen facilities. A group home may incorporate accommodations for residential staff as an accessory use.

Group Home (Limited) means a development using a dwelling unit as a facility that is recognized, authorized, licensed or certified by a Provincial Authority as a social care facility intended to provide interim room and board for four to six residents, exclusive of staff, for foster children or disabled persons, or for persons with medical, physical, mental, social or behavioural problems and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The residential character of the development shall be primary, with residents living together as a single housekeeping group with shared kitchen facilities. This use does not include homes

or half-way houses for persons under the jurisdiction of the Federal or Provincial Justice Systems or services such as drug and alcohol addiction treatment centres.

Health Service means a building or part of a building used for the medical, dental, surgical or therapeutic treatment of human beings, but does not include a public or private hospital or a professional office of a doctor located in his residence.

Home Business means the accessory use of a principal dwelling, or a combination of a principal dwelling and an accessory building, in a residential neighbourhood to operate an enterprise or related uses. This use does not include any cannabis related uses.

Hospital means an institutional development used to provide in-patient and out-patient health care to the public. Typical developments include a community health centre and a full service hospital.

Hotel means a development used for the provision of rooms or suites for temporary or short-term accommodation where the rooms have access from a common interior corridor and may be equipped with individual kitchen facilities, and may include accessory eating and drinking establishments, meeting rooms, personal services and retail stores.

Industrial Use (General) means a use which may involve one or more of the following activities:

- (a) The processing of raw or finished materials;
- (b) The manufacturing or assembly of goods, products or equipment;
- (c) The cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or the cleaning, servicing and repair of goods and equipment associated with household use, where such operations have impacts that would typically make them incompatible in non-industrial Land Use Districts;
- (d) The storage or transshipping of materials, goods and equipment;
- (e) the distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or to General Retail Stores or other sales Use Classes defined in this Bylaw for resale to individual customers; or
- (f) The training of personnel in general industrial operations.

This use does not include Cannabis Production and Distribution Facility, Retail Store (Liquor or Cannabis) or any other cannabis related uses.

Notwithstanding the above, Industrial Use (General) may include any indoor display, office, technical or administrative support areas or any sales operation accessory to Industrial Use (General).

Industrial Use (Heavy) means a manufacturing or processing activity that:

- (a) May consume large quantities of land, energy, water or other natural resources in its operation, or that requires access to transportation facilities capable of handling bulk materials or commodities; and

- (b) By the nature of its operation may have off-site effects such as noise, vibration, light, dust, odour, humidity, smoke, fumes, or heavy truck traffic and other impacts affecting the safety, use, amenity and enjoyment of adjacent sites.

Notwithstanding the above, Industrial Use (Heavy) industrial uses may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the Industrial Use (Heavy).

Kennel means a development for the purpose of boarding small animals normally considered to be household pets, generally for periods of greater than 24 hours, and includes enclosures, pens, runs or exercise areas. This land use may also include training, grooming, impounding/quarantining facilities, animal shelters and retail sale of associated products.

Late Night Club means any premises or part thereof, the primary purpose of which is to host regular dances, entertainment performances or other live events where:

- (a) No alcohol or alcoholic beverages are available on the premises for consumption or sale;
- (b) 20 or more patrons are assembled at any time between 2:00 a.m. and 6:00 a.m.;
- (c) The events are 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 is emitted, including but not limited to the performing or playing of live music, amplified recorded or computer generated sounds.

Live Work Unit means a unit that contains one Dwelling, in addition to dedicated floor space for the purpose of conducting work. The work component may or may not be separate and distinct from the Dwelling. This use does not include a Home Business.

Manufactured Home means a prefabricated detached dwelling unit that meets Canadian Standards Association (CSA) standards and meets the requirements of the Alberta Building Code. This applies to both single section and multi-section models, but does not apply to modular construction, recreational vehicles or industrial camp trailers.

Motel means development used for the provision of rooms or suites for temporary lodging or light housekeeping, where each room or suite has its own exterior access. Motels may include Accessory Eating and Drinking Establishments and Personal Services.

Natural Conservation Use means land areas set aside for outdoor recreation or to protect sensitive natural features and or areas of cultural or scenic value. Without restricting the generality of the foregoing, this use may include parks, environmentally sensitive areas, wilderness areas, natural areas, ecological reserves and archaeological sites.

Outdoor Storage Facility means a site primarily used for the outdoor storage of goods, materials or equipment. Un-serviced buildings or structures are considered Accessory buildings.

Park means land developed for recreational activities that do not require major buildings or facilities, and may include picnic areas, playgrounds, pedestrian and bicycle paths, landscaped areas and associated public washrooms.

Parking Facility means the area set aside for the storage and parking of vehicles and includes parking spaces, parkades, loading spaces, aisles, entrances and exits to the area, and traffic islands where they are part of the parking facility. This land use may be the principal use on a site or an accessory use. This use includes underground parking facilities and park and ride facilities.

Park Model Trailer means a recreational unit designed for seasonal use. Park Model Trailers are built on a single chassis mounted on wheels, are designed to facilitate occasional relocation and must be connected to utilities to operate installed fixtures and appliances.

Pawn Shop means the use of premises for the retailing of goods and chattels in pawn.

Personal Service means a development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects and may include such uses as: barbershops, hairdressers, tattoo parlours, beauty salon, tanning salons, shoe repair shops, laundromats, dry cleaning outlets, but does not include Health Services, retail stores, Service Stations or Adult Entertainment Facilities.

Pet Care Service means a development where small animals normally considered as household pets are washed, groomed, trained and/or boarded, but not overnight. This land use may also include the retail sales of associated products.

Place of Worship means a development, including any meeting halls, used for spiritual worship and related religious, charitable, educational or social activities, but does not include a School. Typical uses include churches, chapels, mosques, temples, synagogues, parishes, convents and monasteries.

Private Club means development used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, and athletic, business or fraternal organization, without on-site residences. Private Clubs may include lodges as well as rooms for eating, drinking and assembly.

Professional, Financial and Office Service means development primarily used for the provision of professional, management, administrative, consulting, and financial services. Typical uses include: the offices of lawyers, accountants, engineers, and architects; offices for real estate and insurance firms; clerical, secretarial, employment, telephone answering, and similar office support services; and banks, credit unions, loan offices and similar financial uses.

Public Facility means any land or buildings owned by the City including lands that are used as public utility lots, playgrounds, recreational areas, public parks, municipal reserves, buffers, boulevards, parkways, ornamental areas or squares.

Recreation Facility (Indoor) means a development providing facilities that are available to the public for sports and recreational activities conducted indoors. Typical uses include indoor swimming pools, hockey rinks, gymnasiums, indoor tennis courts, and indoor athletic fields but does not include Recreation Facility (Indoor, Restricted).

Recreation Facility (Indoor, Restricted) means a development providing facilities that are available to the public for indoor gun ranges, archery, or axe throwing. This does not include Recreation Facility, Indoor.

Recreation Facility (Outdoor) means a development providing facilities that are available to the public for sports and recreational activities conducted outdoors. Typical uses include golf courses, outdoor swimming pools, hockey rinks, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, bowling greens, and fitness trails but does not include Recreation Facility (Indoor, Restricted).

Recycling Depot means a development used for the buying, collecting, sorting and storage of bottles, cans, newspapers and similar household goods for reuse, where all storage is contained within an enclosed building or screened outdoor storage area.

Recycling Drop-Off means a development used for the collection and temporary storage of bottles, cans, newspapers and similar household goods in unattended containers placed in public areas. All materials shall be contained within the recycling containers and removed periodically for transfer to another facility. This use does not include a Recycling Depot.

Renewable Energy Device means a device where energy is derived from sources that are not depleted by using them, such as solar, geothermal and wind energy. Typical uses include solar panels mounted or attached to a roof or accessory building.

Research and Development Facility means a premise used for the purpose of conducting low risk research and development of products or services, but does not include retail or wholesale of these products. Businesses locating in a building or part thereof are generally used by raw material development and testing firms; processed products development and testing firms; and chemical and biological products development and testing firms.

Retail Store (Liquor or Cannabis) means a retail store licensed by the Province to sell alcoholic beverages, cannabis, and/or cannabis accessories to the public for off-site consumption. This use does not include the production, processing, distribution, or wholesale handling of cannabis or alcohol. Typical uses include standalone liquor stores, wine and beer stores, and provincially licensed cannabis retail stores.

Retail Store (General) means a development used for the retail sale of groceries, household goods, furniture and appliances, clothing, hardware, printed matter, confectionery, tobacco, pharmaceutical and personal care items, video sales and rentals, automotive parts and accessories, office equipment, stationary and similar goods from within an enclosed building. This use does not include Retail Store (Cannabis), Cannabis Production and Distribution Facility or any other cannabis related uses.

Seasonal Garden Centre means a temporary structure, which may or may not include fencing, erected on the site of an existing retail store, for the purpose of selling gardening related goods on a seasonal basis.

Service Station means development used for the servicing, washing and repairing of vehicles; and the sale of gasoline (both self-serve and full serve), other petroleum products and a limited range of vehicle parts and accessories. Service station may include Eating and Drinking Establishments and/or a Retail Store (Convenience). Typical uses include truck stops and highway service stations. Total above ground storage of all fuel shall be in an amount of 30,000L or less.

Service Station (Limited) means development used for the servicing, washing and repairing of vehicles with a gross vehicle weight of 4,000kg or less; and for the sale of gasoline (both self-serve and full serve), other petroleum products and a limited range of automotive parts and accessories. Service Station (Limited) may include Eating and Drinking Establishments and/or Retail Store (Convenience). This use does not include a Vehicle Repair Facility.

Show Home means a permanent dwelling that is constructed for the temporary purpose of illustrating to the public the type or character of a dwelling or dwellings to be constructed in other parts of a subdivision or development area. Show homes may contain offices for the sale of other lots or dwellings in the area. A show home may not be occupied by any person for the purpose of residency. This use may include a show suite in a multi-unit development.

Sign, Billboard means a sign directing attention to a business, commodity, service or entertainment and have a copy area greater than or equal to 5.0m², to a maximum of 30.0m².

Sign, Billboard (Limited) means a sign directing attention to a business, commodity, service or entertainment and have may not have a copy area greater than 5.0m².

Sign, Electronic Message means a sign that displays copy by means of a digital display but does not contain copy that is full motion video, motion picture, Moving Picture Experts Group (MPEG) or any other digital video format.

Sign, Fascia means a sign painted on or attached to an exterior building wall, or any other permitted structure, running parallel to the face of the building. Typical fascia signs include painted signs, wall signs, channel lettering, fence cups, and banners. Fascia Signs have a copy area greater than or equal to 2.0m².

Sign, Fascia (Limited) means a sign painted on or attached to an exterior building wall, or any other permitted structure, running parallel to the face of the building. Typical fascia signs include painted signs, wall signs, channel lettering, fence cups, and banners. Fascia Signs (Limited) have a copy area less than 2.0m².

Sign, Freestanding means a sign which is supported by one or more columns, uprights or braces in or upon the grade independently of a building. Typical Freestanding Signs include revolving signs, pylon signs and flag signs.

Sign, Freestanding (Limited) means a sign which is supported by one or more columns, uprights or braces in or upon the grade independently of a building. Typical freestanding signs include revolving signs, pylon signs, feather signs, and flag signs. Freestanding Signs (Limited) may not have a copy area greater than 3.0m².

Sign, Portable means a sign mounted on a frame/trailer/stand or similar support that can be relocated to another location, and may include copy that can be changed manually through the use of detachable characters. A-board signs shall be considered as a Portable Sign. Portable Signs may not have a have a copy area greater than 5.0m².

Sign, Portable (Limited) means a sign mounted on a frame/trailer/stand or similar support that can be relocated to another location, and may include copy that can be changed manually through the use of

detachable characters. A-board signs shall be considered as a Portable Sign. Portable Signs (Limited) may not have a copy area greater than 2.0m².

Sign, Projecting means a sign which is attached to a building or structure so that part of the sign projects from the face of the building or structure.

Sign, Realtor Consolidated means a type of permanent sign used to display multiple realtor signs on one lot that is located in a development that has multiple dwellings on site.

Sign, Realtor Portable means a temporary portable sign within a residential land use district and a total copy of 1.5m² on one side and for the purpose of providing notice to passersby that the property, to which the sign is located, is for sale. Signs are typically fastened to a stake or a structure. This does not include a Sign, Portable; Sign, Portable (Limited); or Sign, Realtor Consolidated.

Sign, Roof means a Sign erected upon, against or above a roof, or on top of or above the parapet of a Building.

Sign Structure means any structure that supports a sign, including materials used to conceal or improve the visual appearance of the structural parts.

Storage Facility means a self-contained building or group of buildings, containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature.

Temporary Outdoor Event means a temporary development and associated temporary structures incidental to the principal and permitted use of the site on which they are located. This use shall last no longer than five consecutive days, including the time needed erect and dismantle any temporary structures. Typical uses in Residential Land Use Districts may include, but are not limited birthday parties, block parties, weddings and other social, cultural, entertainment and worship events. Typical uses in Commercial Land Use Districts may include but are not limited to customer appreciation events, grand openings, sales, Farmers/Flea Markets and other commercial events. Typical uses in Institutional Land Use Districts may include but are not limited to organized sporting events, festivals, carnivals, Farmers/Flea Markets, outdoor church services, and other social, cultural, worship or recreational events.

Temporary Shelter Service means the provision of communal, transient accommodation sponsored or supervised by a public authority or non-profit agency intended to provide basic lodgings for persons requiring immediate shelter and assistance for a short period of time.

Utility Service (Major) means development for public utility infrastructural purposes which is likely to have a major impact on the environment or adjacent land uses by virtue of its emissions, appearance, noise, size, traffic generation or operational characteristics. Typical uses include sanitary landfill sites, sewage treatment plants, sewage lagoons, sludge disposal beds, garbage transfer and compacting stations, power generating stations, cooling plants, district heating plants, incinerators and waste recycling plants.

Utility Service (Minor) means development for public utility infrastructural purposes that are likely to have some impact on the environment or adjacent land uses by virtue of its appearance, noise, size, traffic generation or operational characteristics. Typical uses include vehicle, equipment and material

storage yards for utilities and services; light rail transit stations; transit bus terminals, depots and transfer facilities; surface reservoirs; storm water management facilities, including lakes, wetlands and dry ponds; water towers; power terminal and distributing substations.

Vehicle and Equipment Storage means development used exclusively for outdoor storage of vehicles, derelict vehicles or parts. Un-serviced buildings or structures are considered Accessory buildings. Typical uses include vehicle or equipment storage compounds.

Vehicle Repair Facility means a development where mechanical repairs, painting and structural changes or repairs are made to motor vehicles and recreational vehicles including automobiles, light trucks, utility vehicles, motorcycles, snowmobiles and similar vehicles, trucks, farm machinery, recreational vehicles and heavy equipment, and the sale, installation, servicing or storage of related accessories and parts. This includes transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops, truck and heavy equipment shops, body shops, and recreational vehicle repair shops. Vehicle Repair Facility may operate a Vehicle Wash as an accessory use.

Vehicle Sales, Leasing or Rental Facility means development used for the retail sale, service and rental of new or used commercial and industrial vehicles, including farm and heavy equipment related to the agricultural community; including, but not limited to heavy duty trucks, dump trucks, vacuum and welding trucks, cargo and flatbed trailers, tractors, harvesting or threshing machinery, spraying machinery for agricultural use, grain trucks, and all-terrain vehicles.

Vehicle Sales, Leasing or Rental Facility (Limited) means a development used for the retail sale or rental of new or used motor vehicles with a gross vehicle weight of less than 4,000kg including automobiles, recreational vehicles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light vehicles or crafts, together with incidental maintenance services and sale or parts. This land use includes automobile dealerships, rental agencies, and motorcycle dealerships, but does not include dealerships for the sale of recreational vehicles, manufactured homes or large trucks with a gross vehicle weight rating greater than 4,000kg.

Vehicle Wash means development providing cleaning services to motor vehicles where the customer remains within his vehicle or waits on the premises, unless the facility includes self-service wand wash. Typical uses include automatic/drive through or coin/time operated car washes.

Veterinary Clinic means a development for the purpose of providing medical care and treatment to small animals normally considered as household pets. The animals shall not be boarded overnight, except for animals in the care of the use where overnight stays are necessary for medical observation or recovery of the animal and the development shall not have any outside enclosures, pens, runs or exercise areas. This land use may also include the retail sale of associated products.

Warehouse, Distribution and Storage means a single building Storage Facility in which all storage is indoors with an exterior loading and unloading dock. Exterior storage is not permitted except for licensed vehicles that may be parked for extended periods of time, but does not include recreational vehicles. It includes moving companies, trucking terminals and intermodal transfer areas.

Warehouse Sales means development used for the wholesale or retail sale of a limited range of bulk goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. This land use includes

developments where principal goods being sold are such bulky items as furniture, carpet, major appliances and building materials. This land use does not include Flea Markets or developments used for the retail sale of food or a broad range of goods for personal or household use.

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Part 1 – Administrative and Interpretive Clauses

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Introduction

This Land Use Bylaw provides the regulatory framework that governs land use and development within the municipality. It has been designed to be place-based, with special consideration given to the unique development characteristics and priorities within each part of the city. The bylaw establishes distinct Districts, each with its own regulatory approach tailored to the area it covers.

Division into Districts (Land Use Districts)

The municipality is divided into Districts, which are comprehensive land use districts based on common development styles, rhythms, and visions. Each District governs a specific area and reflects its unique characteristics and development priorities. Unlike traditional land use bylaws that are use-specific, this bylaw regulates based on the built form of developments. The Districts in this bylaw are as follows:

- Agriculture General (AG)
- Conventional Neighbourhood District (CND)
- DC(A)-01 Direct Control – Commercial Centre (HWY 21 at Pineview)
- DC(A)-02 Direct Control – Recreation and Tourism
- Downtown Core District (DCD)
- Downtown Fringe District (DFD)
- Downtown Gateway District (DGD)
- Environmental Protection District (EP)
- Estate District (ESD)
- Heavy Industrial District (HI)
- Holistic Neighbourhood District (HND)
- Industrial Buffer District (IB)
- Industrial Reserve District (IR)
- Light Industrial District (LI)
- Medium Industrial District (MI)
- Mixed-Use Corridor District (MUCD)
- Parks and Recreation District (PR)
- Pineview District (PVD)
- Public Service District (PS)
- Urban Reserve District (UR)

Each District has been crafted to reflect the characteristics and desired development outcomes of its respective area. These Districts are area-specific, focusing on the form and design of buildings, with use being secondary in most cases.

Prescribed Uses Based on Built Form

The Land Use Bylaw prescribes the uses of land and buildings based predominately on their built form, rather than solely on the activity or use. Each District identifies the types of buildings allowed, and each building definition identifies the inherent activities associated with each building type. Uses that are not inherently part of the described built form may still be allowed at the discretion of the Development Authority as accessory uses, subject to the applicable criteria. Each District outlines:

- What Developments are allowed either as a Permitted or a Discretionary Development;
- The Requisite Qualifiers that determine the situation in which each Development is allowed as a Permitted or a Discretionary Development;
- Development Standards in accordance with the specific regulatory approach established for the specific District.
- Activities that are prohibited from being considered as Accessory.

Development Permit Process

The Land Use Bylaw establishes a method for making decisions on development permit applications and issuing development permits. The process includes provisions for applying for, processing, and issuing development permits, as well as outlining the conditions and duration of permits. Each District has its own regulatory approach that may affect how development permits are processed.

1.1 Purpose

1.1.1 This Bylaw prioritizes a place-based approach, recognizing and enhancing the unique attributes of each District within the city. It fosters thoughtful urban design and place-making, building a complete community that meets the needs of current and future generations.

By integrating distinct policy areas, the Bylaw provides tailored strategies for different parts of the community, ensuring that development is responsive to specific local needs. It supports the transformation of areas requiring improvement while reinforcing the strengths of those already aligned with community aspirations.

To achieve these objectives, all planning applications, including subdivision and development permit applications, will be evaluated using the following principles:

- a) **Place-Based Design:** Development must respect and reflect the unique characteristics and aspirations of each District.
- b) **Sustainability:** Projects should contribute to environmental, social, and economic sustainability, fostering resilience for future generations.
- c) **Connectivity and Accessibility:** Ensure development supports seamless connectivity and accessibility for all modes of transportation and all members of the community.
- d) **Quality of Life:** Prioritize designs that enhance community livability, safety, and inclusivity.
- e) **Adaptability:** Encourage innovation and flexibility to adapt to changing community needs and market demands.

- f) Integration with Policy: Maintain consistency with the goals and objectives outlined in statutory plans, including the Municipal Development Plan.

This Bylaw applies to all land and buildings within the boundaries of the City of Fort Saskatchewan and serves as a legal framework for land use, subdivision, and development decisions, in accordance with the Municipal Government Act, RSA 2000, Chapter M-26.

1.2 Compliance with Legislation

1.2.1 In accordance with the Municipal Government Act, this Land Use Bylaw:

- a) Divides the city into specific land use Districts;
- b) Prescribes within each District, the uses of land or buildings that are permitted within the District;
- c) Prescribes within each District, the uses of land or buildings that are permitted within the District at the discretion of the Development Authority;
- d) Establishes a method of making decisions on applications for development permits and issuing development permit for any development, including provisions for:
 - i. the types of development permit that may be issued,
 - ii. applying for a development permit,
 - iii. processing an application for, or issuing, cancelling, suspending or refusing to issue, a development permit,
 - iv. the conditions that are to be attached, or that the development authority may attach, to a development permit, either generally or with respect to a specific type of permit,
 - v. how long any type of development permit remains in effect,
 - vi. the discretion that the development authority may exercise with respect to development permits,
 - vii. any other matters necessary to regulate and control the issue of development permits that to the council appear necessary.
- e) Provide for how and to whom notice of the issuance of a development permit is to be given.
- f) Establish the number of dwelling units permitted on a parcel of land.

1.3 Applicability

1.3.1 This Bylaw shall:

- a) apply to all lands contained within the corporate limits of the City of Fort Saskatchewan.
- b) be applied in a manner that serves to implement statutory planning documents and other planning documents adopted by the City of Fort Saskatchewan.

1.3.2 Where there is a direct conflict, the Land Use Bylaw shall preside over any statutory planning document.

1.3.3 Administration shall not submit any recommendations to Council for the adoption of a Direct Control provision, a Direct Control District, or the authorization of a Development Permit within a Control District, where such a provision or permit conflicts with any provision, policy, regulation, or objective contained in any statutory planning document.

1.3.4 For the purposes of 1.3.3 above, a conflict shall be deemed to exist if the proposed Direct Control provision or Development Permit directly contravenes, generally contravenes, or is inconsistent with the underlying intent of any provision, policy, regulation, or objective in the statutory planning document.

1.3.5 Where necessary and applicable, any federal, provincial and regional legislation, regulations, approval processes, licensing, or permitting shall be applied to, and take precedence over, development applications as required.

1.4 Repeal, Enactment, and Transitional Procedures

- 1.4.1 Land Use Bylaw C23-20, as amended, is repealed.
- 1.4.2 The regulations of this Bylaw come into effect on [date] (the “effective date”).
- 1.4.3 The regulations of this bylaw apply from the effective date onward:
 - a) Subject to the regulations for non-conforming uses as outlined in the Municipal Government Act; and
 - b) Despite the effect it might have on rights, vested or otherwise.
- 1.4.4 Regulations for zoning, land use, or development in any other Bylaw must not apply to any part of the city described in this Bylaw except as otherwise provided for in this Bylaw.
- 1.4.5 Development Permit applications must be evaluated under the regulations of this Bylaw as of the effective date, even if the application was received before this date.
- 1.4.6 Any Direct Control District regulations that were in effect immediately prior to the effective date of this Bylaw will continue to be in full force and effect and are hereby incorporated into [insert part/section pertaining to DC] of this Bylaw.
- 1.4.7 For the purpose of any Development Permit issued on or before [effective date minus one day], the Use identified in the permit is interpreted to have the same Use definition as set out in the applicable previous land use bylaw on the date on which the Development Permit was issued.

1.5 Terminology Interpretation

- 1.5.1 This Land Use Bylaw is known as [name of document].
- 1.5.2 Place types are referred to as Districts. The term Place type is, and can be, interpreted the same as District, Land Use District, or Zone.
- 1.5.3 Provisions of [name of document] be interpreted by “shall” when required and “may” when optional.
- 1.5.4 Words and terms used in [name of document] have the same meaning as given to them in the Municipal Government Act unless otherwise defined in [insert section of definitions]. Where no definition is provided in the Municipal Government Act, the Alberta Interpretation Act, or [name of document], the regular meaning shall be used. Should further interpretation be required, the Canadian Oxford Dictionary shall be used.
- 1.5.5 [name of document] utilizes graphic depictions, specific wording, graphic metrics. In the event of a conflict, text and numeric metrics shall take precedence over graphic depictions and graphic metrics. Graphics are to support the regulations [name of document]. Graphics are also used to articulate the intent of what is being depicted.
- 1.5.6 Measurements shall be in metric and take precedence over imperial measurements.
- 1.5.7 The drafters of this Bylaw shall make every effort to ensure defined terms and headings and titles within this bylaw are capitalized. Capitalization, or lack thereof, shall not alter the meaning of words or phrases for which a definition has been provided within [name of document].

1.6 Land Use District Map Interpretation

- 1.6.1 The Land Use District Map divides the City into Districts and specifies the Districts that apply to particular lands.
- 1.6.2 If there is ambiguity or disagreement about the precise location of any District boundary as depicted on the Land Use District Map, the location is determined by applying the following directions:
 - a) Where a District boundary is shown as approximately following the centre of Streets, Lanes, or other public thoroughfares, it is deemed to follow their centre lines.
 - b) Where a District boundary is shown as approximately following the boundary of a Parcel, the Parcel boundary is deemed to be the boundary of the District.
 - c) Where a District boundary is shown as approximately following city limits, it is deemed to be following city limits.

- d) Where a District boundary is shown as approximately following the centre of pipelines, railway lines, or utility easements, it is deemed to follow the centre line of these right-of-ways.
- e) Where a District boundary is shown as approximately following the edge or shorelines of the North Saskatchewan River, or other bodies of water, it is deemed to follow those lines and is deemed to change based on any movement of those edges or shorelines.
- f) Where a District boundary is shown as being parallel to or as an extension of features noted above, it will be interpreted as such.
- g) Where a District boundary is shown as approximately following a topographic contour line or a top of bank line, it is deemed to follow that line. The boundary is deemed to change based on any movement of that line.
- h) Where ground features differ from those depicted on the Land Use District Map, or in other circumstances not mentioned above, the Development Authority must interpret the District boundary. This interpretation involves the exercise of discretion. If such an interpretation is consequential, potentially affecting the amenities of the area, neighboring properties, or the rights of the property owner subject to the application, the development shall be considered a discretionary use.
- i) Where a District boundary does not conform to Subsections the criteria above, and results in dividing or splitting a registered parcel of land, the boundary is determined by dimensions indicated on the Land Use District Map, or by measurements directly scaled from that map.

1.7 Districts and Regulating Map Interpretation

1.7.1 Districts

- a) The Land Use Bylaw divides the City into Districts.
- b) Each District prescribes one or more uses of land or buildings that are Permitted or Permitted at the Discretion of the Development Authority.
- c) Permitted Uses and/or Buildings or those Uses/Buildings that are Permitted at the Discretion of the Development Authority are predicated on the following:
 - i. where the Parcel of land is located in accordance with the Regulating Map. Each District includes a Regulating Map and;
 - ii. subject to any Fundamental Use Provision that may exist with the District.

1.7.2 Regulating Map

- a) The Regulating Map is a fine-grain plan of the District or portion of the District designating the locations where different uses and development regulations apply.
- b) In the HND District, the Regulating Map must adhere to the applicable Neighbourhood Structure Plan.
- c) Any amendments to the Regulating Map within the HND District will require an amendment to the corresponding Neighbourhood Structure Plan.
- d) In the CND District, the Regulating Map must be consistent with corresponding Area Structure Plan, Neighbourhood Structure Plan or Outline Plan.

1.8 Interpretation of Uses and Use Definitions

- 1.8.1 Where applicable, this Bylaw establishes permitted and discretionary uses based on the built form rather than specific activities conducted within a building. The Use Definitions are structured around building typologies that inherently accommodate a range of compatible activities.
- 1.8.2 Each Use Definition identifies activities that are intrinsically associated with the built form, ensuring that these activities align with the intended function, character, and land use impacts of the building.

- 1.8.3 In addition to activities explicitly listed within a Use Definition, some activities may be designated as standalone discretionary uses within a district. These discretionary uses are not tied to a specific built form but require review to assess their suitability within the intended function of the area.
- 1.8.4 The activities permitted within each building, as outlined in the use definitions of this bylaw, are selected based on their shared land use effects, ensuring they are consistent with the intended character and function of the building.
- 1.8.5 The initial permit application must comprehensively address the intended use, associated land-use impacts, and the overall form and design of the building. Subsequent activities and functions not explicitly enumerated in the initial development permit, but which fall within the general scope of the defined use, do not require an additional development permit provided that:
 - a) The activities are consistent with the land-use impacts as established in the initial development permit.
 - b) The activities adhere to the overall form and design of the building as approved in the initial development permit.
 - c) The activities do not introduce significant new impacts or substantial modifications that deviate from the originally permitted use and form.

1.9 Application of Development Regulations and Fundamental Use Provisions

- 1.9.1 The General Development Regulations in [insert part/section here] apply to all developments on all Parcels except where the regulations of a District, Direct Control District, or Special Area specifically exclude or modify these regulations with respect to any development.
- 1.9.2 The Specific Development Regulations in [insert part/section here] apply to specific developments on all Sites. These regulations take precedence except where the regulations of a District, Direct Control District, or Special Area specifically exclude, override, or modify these regulations with respect to any development.
- 1.9.3 Fundamental Use Provisions within any District serve as essential qualifiers for specific or all Permitted and Discretionary Uses within the District. The purpose and intent of these Fundamental Use Provisions are to:
 - a) Limit or restrict the nature or scope of the Use in alignment with the objectives of the District where the use is allowed;
 - b) Ensure that Uses fulfill specific planning goals that are characteristic of and tailored to the Land Use District;
 - c) Serve as a requisite qualifier to the use and not serve as a development regulation;
 - d) That any qualifiers placed on the Use cannot be varied or relaxed.
- 1.9.4 Fundamental Use Provisions are applied as follows:
 - a) Within the Use Table under the label of Node, Arterial Street, Collector Street, Local Street.
 - b) Preceding the Use Table under the label of Fundamental Use Provisions.

1.10 Authority and Responsibilities of the Development Authority

- 1.10.1 The Development Authority shall administer this Bylaw and decide upon all Development Permit applications except those in Direct Control Districts where Council is authorized to be the Development Authority.
- 1.10.2 The Development Authority:
 - a) must receive all Development Permit applications;
 - b) must ensure that a register of approved development permits is maintained, and is made available to any interested person during normal office hours;

- c) must review each application to determine whether it is complete in compliance with the information requirements and [Section 1.11];
 - d) must confirm in writing that an application has been received if requested by the applicant;
 - e) must review each application to determine its appropriate Use despite what the Applicant has applied for. In this respect, the Development Authority must specify in the Development Permit Decision the scope of the application that was applied for and the Use that was authorized;
 - f) must approve an application for a Permitted Use, with or without conditions in accordance with Section [insert section here], provided the development complies with the regulations of this Bylaw;
 - g) must refuse an application for a Permitted Use if the development does not comply with the regulations of this Bylaw, unless the Development Authority varies, relaxes, or waives the regulations in compliance with [insert section here];
 - h) may vary, relax, or waive a regulation in accordance with [insert section here];
 - i) when considering an application for a Discretionary Development, may approve the application with or without conditions in accordance with [insert section here], with or without changes in the design of the development, or with or without the imposition of regulations more restrictive than those required by this Bylaw;
 - j) may refuse an application for Discretionary Development in accordance with [insert section here] even if it meets the requirements of this Bylaw;
 - k) may, in accordance with the regulations of the Bylaw, refuse an application for development in a Direct Control District;
 - l) may, in accordance with the regulations of this Bylaw, approve, with or without conditions an application for development within a Direct Control District;
 - m) must give notice of their decision on applications in accordance with [insert section here].
- 1.10.3 Where the Development Authority requires information specified in this Bylaw, the Development Authority, according to the information received, and to their satisfaction:
- a) may impose conditions for a Discretionary Development that are necessary to ensure that the Site is suitable for the full scope of development proposed in the application;
 - b) must refuse a Discretionary Development where the Development Authority determines that the Site is not suitable for the full scope of development proposed in the application; or
 - c) may impose conditions for a Permitted Development as specified in this Bylaw.

1.11 Acknowledgement of Complete Development Permit Application and Notice Requirements

- 1.11.1 Unless extended by an agreement in writing between the applicant and the Development Authority within 20 days after the receipt of a Development Permit application the Development Authority must:
- a) issue a written acknowledgment to the applicant advising that the application is complete in compliance with Section 1.11.5; or
 - b) issue a written notice to the applicant advising that the application is incomplete, listing the documentation and information that is required, and setting a date that the required documentation and information must be submitted.
- 1.11.2 Upon receipt of the required documentation and information by the date set in the notice issued, the Development Authority must issue a written acknowledgment to the applicant advising that the application is complete.
- 1.11.3 Where the required documentation and information is not provided by the date set in the notice issued, the Development Authority must issue a written notice to the applicant stating that the application has been refused and the reason for the refusal.

1.11.4 Despite the issuance of a written acknowledgement, the Development Authority may request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.

1.11.5 An acknowledgement or notice issued must include:

- a) The date that the acknowledgement or notice was issued;
- b) Contact information for the City;
- c) The municipal address of the property subject to the application;
- d) Any other information deemed relevant to the Development Authority.
- e) reason(s) if the notice is for the purposes of a refusal.

1.12 Development Permit Review Process

1.12.1 The Development Authority may refer a Development Permit application to any City Department and to any external agency for comment and advice.

1.12.2 In reviewing a Development Permit application, the Development Authority shall consider any technical study deemed necessary to support the land use planning review of the application and, based on the results of such technical studies, may approve or refuse the application and/or impose such conditions as are considered necessary to mitigate any potential impacts.

1.12.3 Pursuant to the MGA, if a Development Authority decision has not been made on an application within 40 days of the receipt by the applicant of an acknowledgement of completeness issued under Section 3.6.4, the applicant may deem the application refused unless the applicant chooses to enter into an agreement with the Development Authority to extend the 40 day review period.

1.12.4 For an application for a Development Permit in a Direct Control District, the Development Authority shall:

- a) Where Council has delegated the decision to the Development Authority, the Development Authority shall consider the application and may approve the application providing it meets the direction set out by Council in the Direct Control District; or
- b) Where Council has not delegated the decision to the Development Authority, the Development Authority shall refer the application to a public Council meeting, and provide a recommendation on the application for Council's consideration.
- c) The Development Authority shall not vary regulations within a Direct Control District. In such cases where a variance is requested, the Development Authority shall refer the application to a public Council meeting, and provide a recommendation on the application for Council's consideration.

1.13 Intermunicipal Referrals

1.13.1 The following applications shall be referred to Strathcona County, Sturgeon County and/or the City of Edmonton:

- a) All re-designation and Development Permit applications that, in the opinion of the Development Authority, may result in impacts to these adjacent municipalities; and
- b) Land Use Bylaw amendment applications that affect lands located adjacent to the respective municipal boundary.

1.13.2 In making a decision on an application, the Development Authority shall give due consideration to any recommendations or comments received from the municipality or municipalities to which it was circulated.

1.14 Notification and Community Consultation for Proposed Development

- 1.14.1 Prior to the consideration of a Development Permit application for a discretionary use or for a development in a Direct Control District, the Development Authority may provide notification to adjacent landowners setting out the proposed use and development in a form prescribed by the Development Authority.
- 1.14.2 The notice required by the Development Authority pursuant to [Section 1.14.1](#) above shall state:
- a) The proposed use of the building or site;
 - b) That an application respecting the proposed use will be considered by the Development Authority; and
 - c) That any person who objects to the proposed use of the site may deliver to the Development Authority a written statement of objection to such use indicating:
 - i. Full name and address for service of any notice to be given in respect of the objection; and
 - ii. The reasons for the objection to the proposed use. The statement of objection must be received by the Development Authority not later than the day specified in the notice.
- 1.14.3 Prior to an application being considered for development on an infill or redevelopment site or for a development in a Direct Control District, the Development Authority may require that the applicant carry out an appropriate community consultation as per the City of Fort Saskatchewan Public Engagement Framework.

1.15 Variance Powers Granted to the Development Authority

- 1.15.1 The Development Authority may approve a Development Permit application, with or without conditions, that does not conform to this Bylaw by granting a variance in accordance with [\[insert sections here\]](#).
- 1.15.2 The Development Authority may approve a Development Permit application, with or without conditions, for an enlargement, alteration, or addition to a non-conforming building by granting a variance in accordance with [\[insert section here\]](#).
- 1.15.3 A variance shall not be authorized for a Development Permit application within a Direct Control District except where the ability to grant a variance is specified:
- a) Within a Direct Control District;
 - b) Within an applicable regulation of a previous Land Use Bylaw where such a regulation has been referred to in the Direct Control District; or
 - c) Within an applicable regulation of this Bylaw.
- 1.15.4 Definitions, Fundamental Use Provisions, and Regulating Plans serve as interpretive mechanisms to establish whether a proposed development qualifies as a listed use—either permitted or discretionary—within a District. These tools are not development regulations; rather, they determine the very nature and location of allowable uses. If a proposed use does not meet the parameters outlined in a definition, the associated Fundamental Use Provision, or the applicable Regulating Map, it cannot be considered that use. The Development Authority has no authority to vary or waive these qualifying elements, nor can it authorize a use that is not listed or that fails to meet its defining criteria. Variances, relaxations, or waivers may only apply to measurable development regulations.

1.16 Tests for Authorizing Variances

- 1.16.1 The Development Authority may grant a variance, relaxation, or waiver to a development standard if the Development Authority is satisfied that the proposed Development would not:
- a) unduly interfere with the amenities of the neighbourhood; or
 - b) materially interfere with or affect the use, enjoyment or value of neighbouring properties.
- 1.16.2 Notwithstanding [1.16.1](#), the Development Authority must not authorize a variance, relaxation, or waiver if the Development does not conform with the Use prescribed for that land or Building in this

Bylaw or any other applicable requirements for variances, relaxations, or waivers specified in this Bylaw.

- 1.16.3 In addition to the tests specified above, the Development Authority shall be satisfied that the proposed Development:
- a) Is consistent with the goals, objectives, and policies set out within any Statutory Plan;
 - b) Conforms with the General Intent, Land Use Mix, and Form of Development and Their Locations within the applicable District;
- 1.16.4 The Development Authority shall also give due regard to any undue physical hardships concerning the land such as grade, topography, Parcel shape, that make reasonable development challenging to comply with the Development Regulations of this Bylaw.

1.17 Tests for Exercising Discretion

- 1.17.1 The Development may exercise discretion in the following circumstances:
- a) Discretionary Uses: determining whether a Discretionary Use is reasonably compatible with neighbouring Uses; and
 - b) Development Regulation Conformance: determining whether a threshold has been achieved in relation to a Development Regulation.
- 1.17.2 The Development Authority shall determine reasonable compatibility, as referenced in 1.17.1, based on the following:
- a) Discretionary Uses are considered generally appropriate for the District and the Development Authority must establish a valid planning reason for that use to be considered unreasonably compatible with neighbouring Uses;
 - b) Alignment with the Intent of the District;
 - c) If the use unduly detracts from the amenities of the neighbourhood;
 - d) If the use materially interfere with or affect the use, enjoyment or value of neighbouring properties;
 - e) If the specific merits or qualities poses an intensity that is uncharacteristic of the neighbouring parcels of land.

1.18 Responsibility Concerning Appeals

- 1.18.1 The Development Authority shall state on any development permit decision whether the appeal lies with the Subdivision and Development Appeal Board or to the Land and Property Rights Tribunal in accordance with the Act, the procedure for any Appeal and the date the Appeal period expires.

1.19 Reapplication for a Development Permit

- 1.19.1 When an application for a Development Permit is refused, deemed refused or cancelled by the Development Authority, or upon a refusal from an appeal to the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal, the submission of another application for the same or similar use or development on the same parcel by the same or any other applicant shall not be made for a period of six (6) months from the date of issuance of the refusal. If necessary, the determination of what constitutes same or similar use or development shall be at the discretion of the Development Authority.
- 1.19.2 When a Development Permit or refusal of a Development Permit is under appeal at the Subdivision and Development Appeal Board or the Court of Appeal or the Land and Property Rights Tribunal, the submission of another application for the same or similar use or development on the same parcel by the same or any other applicant shall not be made while the appeal is ongoing. If necessary, the

determination of what constitutes same or similar use or development shall be at the discretion of the Development Authority.

- 1.19.3 **Subsection 1.19.1** shall not apply in the case of an application for a Development Permit for a Permitted Use if the application complies with all the regulations of this Bylaw.

1.20 Acknowledgement of Complete Subdivision Application and Notice Requirements

- 1.20.1 Unless extended by an agreement in writing between the applicant and the Subdivision Authority, within 20 days after the receipt of an application for the subdivision of land the Subdivision Authority must either:
- a) issue a written acknowledgment confirming that the application is complete; or
 - b) issue a written notice advising that the application is incomplete specifying the missing documentation and information, and assigning a deadline for the submission of the required materials.
- 1.20.2 Upon receipt of the required documentation and information by the date set in the notice issued under **Section 1.20.1**, the Subdivision Authority must issue a written acknowledgment to the applicant advising that the application is complete.
- 1.20.3 If the required documentation and information is not provided by the date set in the notice issued under **Section 1.20.1**, the Subdivision Authority must issue a written notice to the applicant stating that the application has been refused and the reason for the refusal.
- 1.20.4 Despite the issuance of a written acknowledgement under **Sections 1.20.2 and 1.20.3**, the Subdivision Authority may request additional information or documentation from the applicant that the Subdivision Authority considers necessary to review the application.
- 1.20.5 An acknowledgement or notice issued must include:
- a) the date that the acknowledgement or notice was issued;
 - b) contact information for the City;
 - c) the municipal address of the property subject to the application;
 - d) the City file number for the application; and
 - e) any other information at the discretion of the Subdivision Authority.

1.21 Land Use Bylaw Amendments

- 1.21.1 Council may, by Bylaw, amend or repeal this Bylaw with or without landowner's consent.
- 1.21.2 Prior to granting second reading to a proposed bylaw that amends or repeals this Bylaw, Council shall hold a public hearing in accordance with the Municipal Government Act.
- 1.21.3 Any amendments concerning the geographic location of the Districts shall comply with the with the Municipal Development Plan and other statutory planning documents:
- 1.21.4 If Council refuses an application for a Bylaw Amendment, the City may not accept another application on the same land for the same or similar purpose for six months after the initial date of refusal.

1.22 Application of Special Districts

- 1.22.1 Special Districts are intended to provide a flexible approach to land use and development with unique characteristics, innovative designs, or specific planning objectives that cannot be effectively achieved through the underlying District.
- 1.22.2 Special Districts may be applied when:
- a) **Compliance with Planning Objectives:** The proposed Special District is in full alignment with the planning policies, goals, and objectives of the applicable statutory plans, including the MDP, Area Structure Plan, and Neighbourhood Structure Plan.

- b) Compliance with the purpose and intent of the underlying Districts, as identified on the Future Land Use Map. These districts are designed to ensure that unique or exceptional developments contribute positively to the broader vision for the area, without undermining the intent of established planning documents.
- c) Inadequacy of Standard Zoning: It has been determined that the use of standard Land Use Districts would not satisfactorily achieve the intended development outcomes or could result in conflicts with surrounding uses.
- d) Support for District Vision: The development supports the intended character, scale, and design objectives of the underlying District. Special Districts provide additional flexibility while preserving the integrity of the underlying District and ensuring compatibility with surrounding developments.

1.22.3 Special District must only be established through an amendment to the Land Use Bylaw.

1.22.4 In addition to the application requirements detailed in **Section 1.22.5**, a Special District application must include:

- a) a map of the Special Area boundary;
- b) the purpose of the Special Area;
- c) a statement explaining why a standard District could not implement the special or unique development objectives of the specified geographic area;
- d) a statement explaining how the proposed Special District complies with the applicable Statutory Plans and purpose and intent of the underlying District; and
- e) A structure and regulatory scheme that is in accordance with the underlying District.

1.22.5 Special Districts must:

- a) have a name that would not be confused with any standard District;
- b) include a statement describing the purpose of the Special District;
- c) include a list of Permitted or Discretionary Uses, or both;
- d) contain development regulations related to the listed Developments; and
- e) contain any additional development regulations that may be necessary.
- f) Maintain the same structure and regulatory scheme as the underlying District.

1.23 Application of Direct Control Districts

1.23.1 Council may, where specific control over the use and development of land or buildings within an area is deemed necessary, designate such an area as a Direct Control District within this Land Use Bylaw. This designation provides Council with the authority to regulate and control the use and development of land or buildings in a manner that is not otherwise available within the standard Land Use Districts.

1.23.2 Direct Control Districts are intended to accommodate developments that addresses unique site conditions, or site constraints that require tailored regulations. These districts should be used only in circumstances where Council determines that specific control is necessary to ensure the appropriate development of the site and where the desired outcome cannot be achieved through an existing Land Use District or a Special Land Use District.

1.23.3 The authority for decisions on Development Permit applications within a Direct Control District may be assigned in one of the following ways:

- a) DC(A) – Administrative: Council delegates its authority to the Development Authority, who will make decisions on Development Permit applications.
- b) DC(C) – Council: The authority to make decisions on Development Permit applications is retained by Council, and Council will render decisions in accordance with the applicable provisions of the Direct Control District.

- 1.23.4 When Council has delegated its authority to the Development Authority, in accordance with **Section 1.23.3(a)**, the Development Authority shall ensure that the proposed development adheres strictly to the directions set forth by Council, as determined by a literal interpretation of the Direct Control District bylaw.
- 1.23.5 The Development Authority may only consider a variance, relaxation, or waiver of any Development Standards within the Direct Control District if Council has explicitly granted such authority within the Direct Control District bylaw. The Development Authority may consider authorizing variances to general regulations or regulations outside of the Direct Control District unless explicitly stated otherwise.

1.24 Enforcement – General Procedures

- 1.24.1 A person, whether an owner or occupant of a building, structure, or land, is guilty of an offence when they cause or allow the commencement of any development:
- a) That contravenes or does not comply with the provisions of this Bylaw;
 - b) That requires a Development Permit which has not been issued, has been suspended, or cancelled;
 - c) That is contrary to a Development Permit that has been issued, or a subdivision approval that has been given, or a condition of a Permit or approval; or
 - d) That contravenes a Stop Order.
- 1.24.2 As per the MGA, if this bylaw authorizes or requires anything to be inspected, remedied, enforced, or done by the City, a designated officer of the City may, after giving reasonable notice to the owner or occupier of land or the structure to be entered to carry out the inspection, remedy, enforcement or action:
- a) Enter on that land or structure at any reasonable time, and carry out the inspection, enforcement or action authorized or required by this bylaw;
 - b) Request anything to be produced to assist in the inspection, remedy, enforcement or action; and
 - c) Make copies of anything related to the inspection, remedy, enforcement or action.
- 1.24.3 As per the MGA, the designated officer need not give reasonable notice or enter at a reasonable hour and may enter without the consent of the owner or occupant in an emergency or in extraordinary circumstances which may include, but are not limited to, when a designated officer believes there to be an imminent danger to public safety or damage to property.
- 1.24.4 The designated officer must display or produce on request identification showing that the person is authorized to make the entry.
- 1.24.5 All penalties for contraventions of this Bylaw shall be issued in the amount specified in **Appendix ?**. Subsequent Offences shall be no less than double the previously issued penalty amount.

1.25 Stop Orders

- 1.25.1 If the Development Authority finds that a development or use of land or buildings is not in accordance with:
- a) Any municipal, provincial, and/or federal legislation
 - b) The Municipal Government Act or the regulations thereunder; or
 - c) Is contrary to a development permit that has been issued, a subdivision approval that has been given or a condition of the development permit or approval; or
 - d) Contravenes, or does not comply with, the provisions of the Land Use Bylaw,

the Development Authority may issue a Stop Order, pursuant the Municipal Government Act, in writing on the date the stop order is made to the registered owner, the person in possession of the land or buildings or the person responsible for the contravention of all or any of them to:

- a) Stop the development or use of the land or buildings in whole or part as directed by the notice; or
 - b) Demolish, remove or replace the development; or
 - c) Take such other measures as are specified in the notice so that the development or use of the land or buildings is in accordance with the Municipal Government Act, and the regulations thereunder, a development permit, subdivision approval or the Land Use Bylaw, as the case may be; or
 - d) The option to launch an appeal in accordance with the Municipal Government Act within the time specified by the stop order.
- 1.25.2 If a person fails or refuses to comply with a stop order, the Municipality may, in accordance with the Municipal Government Act:
- a) Obtain an injunction from an Alberta Court to enforce the Land Use Bylaw;
 - b) Register a caveat under the Land Titles Act in respect of the Stop Order;
 - c) Enter upon the land or building and take such action as is necessary to carry out the order; and
 - d) Charge the landowner and collect, in like manner as taxes owing against a property, the cost of the measure.

1.26 Violation Tags and Tickets

- 1.26.1 A designated officer is hereby authorized and empowered to issue a violation tag to any person who the designated officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.
- 1.26.2 A violation tag may be issued to such person:
- a) Personally; or
 - b) By mailing a copy to such person at their last known post office address.
- 1.26.3 A violation tag issued in respect to a violation of this bylaw shall state:
- a) The name of the person to whom the tag is issued;
 - b) The offence;
 - c) The specified penalty established by this Bylaw for the offence;
 - d) That the penalty shall be paid within seven (7) days of the issuance; and
 - e) Any other information as may be required by the City Manager.
- 1.26.4 Where a violation tag is issued pursuant to this Bylaw, the person to whom the tag is issued may, in lieu of being prosecuted for the offence, pay to the City the penalty specified in the tag within the time period indicated on the tag.
- 1.26.5 If a violation tag has been issued and if the specified penalty has not been paid within the prescribed time, then a violation ticket may be issued pursuant to the Provincial Offences Procedures Act.
- 1.26.6 Notwithstanding Voluntary Payment, a designated officer is hereby authorized and empowered to immediately issue a violation ticket pursuant to the Provincial Offences Procedures Act to any person who the designated officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.
- 1.26.7 If a violation ticket is issued in respect of an offence, the violation ticket may:
- a) Specify a penalty amount established by this Bylaw for the offence; or
 - b) Require a person to appear in Court without the alternative of making a voluntary payment.
- 1.26.8 Where a violation tag is issued pursuant to this Bylaw, the person to whom the tag is issued may, in lieu of being prosecuted for the offence, pay to the City the penalty specified in the tag within the time period indicated on the tag.
- 1.26.9 If a violation ticket has been issued pursuant to this Bylaw, and the violation ticket specifies a penalty amount for the offence; a voluntary payment can be made by submitting to a Provincial Court Clerk, on or before the initial appearance date indicated on the violation ticket, the specified fine set out on the violation ticket.

Part 2 – Development Applications and Process

2.1 Control of Development

2.2 Deemed Approvals

2.3 Requirements for Development Permit Applications

2.4 Development Permit Issuance

2.5 Suspension, Expiry and Cancellation of a Development Permit

2.6 Types of Development

2.7 Conditions Attached to Development Permits

2.8 Guaranteed and Landscape Securities

2.9 Notification of Development Permit Decisions

2.10 Bylaw Amendment Applications

2.11 Bylaw Amendment Review

2.12 Non-Conforming Development

2.13 Appeals

2.1 Control of Development

2.1.1 No person may:

- a) Undertake, or cause or allow to be undertaken, a Development; or
- b) Carry on, or cause or allow to be carried on, a Development,

Without a Development Permit issued under this [section/part]

2.1.2 Despite [Section 2.1.1](#), a Development Permit is not required where a Development is in compliance with [Section 2.1.4](#).

2.1.3 An issued Development Permit means that a proposed development has been reviewed against the provisions of this Bylaw and where applicable, Matters Related to Subdivision and Development Regulations. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to:

- a) The Municipal Government Act;
- b) The Safety Codes Act;
- c) The Historical Resources Act;
- d) The Alberta Environmental Protection and Enhancement Act; and
- e) Any caveats, restrictive covenants, easements, or other legislation that may be attached to the site or otherwise have jurisdiction over the subject land(s).

2.1.4 No Development Permit for a permitted or discretionary use shall be issued in any newly developed subdivision until a Construction Completion Certificate (CCC) on all essential services has been issued by the City's Engineering Section, or a Substantial Completion Certificate has been received by the Engineer working on behalf of the developer for the subdivision.

2.2 Deemed Approvals

2.2.1 A Development Permit described in [Table 2.2](#) does not require a Development Permit, provided the Development complies with all applicable development regulations and other requirements of this Bylaw. If a Development requires a variance, a Development Permit is required for the Development described in [Table 2.2](#).

Table 2.2: Development, Activities, and Uses for which a Development Permit is Not Required

	Development, Activity	
a	Accessory Buildings	Shall be less than 10.0m ² in area.
b	Amateur Radio and Support Structure	
c	Charitable Bins	Shall not be located in any required setback area.
d	Community Garden	Maximum area shall not exceed 0.25ha.
e	Construction of public infrastructure	Shall be related to the construction of public infrastructure as authorized by a Development Agreement.
f	Day Home	Shall not be located within an Apartment.

g	Decks	i. Shall have a Height less than or equal to 0.6m; ii. Shall not be included in calculation of site coverage
h	Development subject to a valid development agreement.	i. Constructing, widening, altering, redesigning, or maintaining a public roadway; ii. Traffic management projects and devices; iii. Vehicular and pedestrian bridges and walkways; iv. Water reservoirs, water lines, storm, and sanitary sewer installations; v. Street furniture, sport courts, playgrounds, public park landscaping, municipal recreation equipment, and civic buildings with a gross floor area under 75.00 m²; vi. Constructing and maintaining public utilities; and vii. Stripping, grading, or filling of land, including temporary storage and sale of topsoil, in an area governed by a development agreement, but excluding topsoil processing or screening.
i	Fence, Wall, or Gate	Construction of a fence, wall, or gate less than 2.00m in height and in accordance with Sections 4.8
j	Flag Poles	i. Shall not exceed 15m in height on any residential parcel. ii. Limit of three (3) flags poles on any residential property.
k	Hard Surfacing	i. Shall be part of a development for which a Development Permit or Development Agreement has been issued; and ii. Shall be for vehicle or pedestrian access or parking
l	Landscaping	i. Shall be on private property. ii. Shall have proposed grades which do not adversely impact the site or adjacent property. iii. Landscaping other than what is required by this Bylaw or a Development Permit. iv. On sites less than 4000m².
m	Facade Improvement	i. Shall be routine maintenance (i.e. painting, replacing windows, re-roofing, etc.) and not include structural alterations. (See Section 2.2.2) ii. Shall be same or similar finishing materials for Detached Dwelling,

		Duplex, Stacked Duplex and Townhousing (see Section 2.2.2) iii. Changing the message without changing the size for which a valid Development Permit has been issued
n	Municipally Led Project	i. A project listed in (h) Development Subject to a Valid Development Agreement, undertaken by the City. ii. Construction and maintenance of that part of a public utility located in, on, over, or under a public roadway, a public utility right-of-way, or a public utility lot. iii. The installation, maintenance, and repair of one or more public works, provincial highways, facilities, or utilities carried out by, or on behalf of federal, provincial, or local authorities.
o	Parks	Shall be developed by either the City, Provincial or Federal Governments.
p	Play Equipment	Shall meet the required setbacks and maximum height regulations.
q	Public Improvements	Shall include the construction, alteration, and/or maintenance of repair of a public roadway.
r	Residential Renovations	i. Shall not increase the number of dwelling units. ii. Shall not increase the building footprint.
s	Shipping Containers/Moving Pods	Shall be permitted in a residential district for a maximum of 14 days for the purposes of moving.
t	Sign	i. Any Sign placed or erected by the City. ii. Signs pursuant to the provisions of federal, provincial or municipal legislation. iii. A Motor Vehicle Sign, provided the vehicle is not temporarily or permanently parked for the purpose of displaying the sign. iv. A Sign erected pursuant to a valid development agreement to notify of a statutory plan amendment. v. An emergency or warning sign placed on a lot or utility right-of-way. vi. Municipal address identification. vii. A sign on private property indicating on-site traffic circulation or parking regulations, less than 2.00 m² in sign area and with a maximum height of 2.00 m.

		viii. Changing the copy for which a valid Development Permit has been issued. ix. A Sign set upon the ground and has no external supporting structure, and shall: i. Not exceed 1.0 m in height; ii. Not exceed 0.6 m in width; iii. Be made of weather resistant materials; and iv. Only be displayed during the business hours of the applicable business. x. A Sign constructed of a strip of fabric or plastic and shall: i. Not be permanently anchored and can be readily removed; ii. Not exceed a height of 3.0 m; iii. Not exceed a width of 1.0 m; iv. The temporary sign may be placed on a flag pole structure not exceeding 15.0 m in height; and v. Be displayed for a maximum of 28 days. xi. A Sign for on-site construction of a development to direct, notify, or advertise construction, and shall: i. Not exceed 2.0 m² in Sign Area; ii. Not exceed 6.0 m in height; and iii. Be removed after construction is completed. xii. A Sign for garage sales and the advertising of household goods from a garage or yard and shall: i. Not exceed 0.6 m² in Sign Area; and ii. Be displayed for no more than two (2) days before or after the date of the sale. xiii. A Sign constructed for inflatable purposes and made with flexible material or fabric that is made to take on a three-dimensional shape when filled and shall:
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		i. Be allowed only for the promotion of the opening of a non-residential built form, and can only be on the site for a maximum of 28 days; ii. Be allowed only on sites where there is an approved development permit issued; iii. Not exceed 3.0 m in height; iv. Not exceed 0.5 m in width; and v. Not be displayed if faded, torn or tattered.
		xiv. A Sign indicating the intention of land to be subdivided and shall: i. Not exceed 4 m² in Sign Area; ii. Not exceed 3.0 m in height; iii. Not exceed 3.0 m in width; iv. Not exceed a maximum consecutive duration of 365 days, after which the sign shall be removed for a minimum of 30 consecutive days. Re-placement of the Sign shall be permitted within the same subdivision area. The maximum period for which this type of Sign may be displayed within the subdivision area shall be 36 months; and v. Not exceed one (1) Sign per subdivision area. xv. A Sign used to display the sale, lease, or rent of a building or lot, and shall: i. Not exceed 1.0 m² in Sign Area; ii. Not exceed 2.0 m in height; iii. Not exceed 1.0 m in width; and iv. Be displayed for no more than two (2) days after the sale, successful

		lease, or renting of the intended building or lot, and shall not exceed 24 consecutive months of display. xvi. A Sign used to display notice of rezoning, and shall: - Not exceed 1.0m² in Sign Area; - Not exceed 2.0 m in height - Not exceed 1.0 m in width; and - Be removed seven (7) days after the public hearing is held. xvii. A Sign displaying municipal address numbers that is displayed on the premises to which they refer and shall: - Not exceed 0.5 m² in Sign Area; - Not exceed 1.0 m in height; and - Not exceed 1.0 m in width.
u	Solar Panels	Shall be attached directly to a roof, side wall or balcony.
v	Swimming Pool (such as hot tubs and private pools)	- Shall not exceed 1.70 cubic metres. - Base shall be no higher than 0.61 metres from finished grade. - May be located within 1.20m from the Principal Building
w	Tents (Special Event – Residential)	Shall be in place for no more than 5 days.
x	Temporary Construction Buildings (not including Show homes or temporary Sales Centers)	- Shall be incidental to construction for which a Development Permit has been issued. - Shall be removed within 30 days of substantial completion or as determined by the Development Authority.
y	Temporary Government Services	Shall be used in connection with a federal, provincial or municipal election, referendum or census.
z	Temporary Modular Building (Commercial or Industrial)	Shall be removed from site within 28 days or less.
aa	Temporary outdoor event and associated temporary structures	- Shall be incidental to the principal and permitted use of the site. - Shall last for no longer than five consecutive days including the time needed to erect and dismantle any temporary structures.

bb	Temporary Retail Sales	i. Stands typically operated by children for selling items such as lemonade or similar goods. ii. Volunteer-operated stands for fundraising purposes, such as hot dog stands. iii. Businesses displaying goods or wares on adjacent sidewalks, provided they are directly associated with the principal business on the same property and do not obstruct pedestrian or vehicular traffic. iv. Retail operations conducted from a vehicle, such as the sale of produce, food, flags, blankets, or other goods. Exemptions do not include larger-scale temporary retail activities including but not limited to: • Temporary garden centres. • Other temporary retail setups that involve significant space, vehicular presence, or extended operations.
cc	Towers, Flag Poles and other Poles	Shall not exceed 15.0m in height in any Residential Land Use District
dd	Urban Agriculture	For personal consumption in accordance with Section xxx
ee	Those developments, activities and uses exempt under the MGA and regulations thereto.	

2.2.2 Notwithstanding the qualifiers herein (entire Table 2.2), a Development Permit is required for façade improvements if

- (a) The property is located in DCD – Downtown Core District, DGD – Downtown Gateway District, and Nodes
- (b) The Use or Activity is not listed in Table 2.2: m
- (c) Signage is a part of the façade improvement.

2.3 Requirements for Development Permit Applications

2.3.1 An application is deemed incomplete until all required information and fees under **Section 2.3.2** have been submitted to the Development Authority.

2.3.2 Plan and Information Required:

- a) An application for a Development Permit must include:
 - i. A completed application form, prescribed by the Development Authority, signed by the applicant or the applicant's authorized agent and the landowner. The correctness of the information provided must, if required by the Development Authority, be verified by a Statutory Declaration;
 - ii. The applicable Development Permit fee, as established in the City of Fort Saskatchewan Fees and Charges Bylaw; and

- iii. Confirmation, in accordance with the Municipal Government Act – Subdivision and Development Regulation, of the location or absence of any abandoned wells within the proposed project area.

b) The Development Authority may also require the following to properly evaluate a proposed development:

- i. A description of the proposed use or occupancy of all parts of the land and building.
- ii. Fully dimensioned plans showing the elevations, floor plans, and perspectives of the proposed development, including a description of the exterior finishing materials and colours.
- iii. A vicinity map indicating the location of the proposed development in relation to nearby public roadways and significant physical features with implications for the development.
- iv. A map showing the designated land use of the site and all properties within 90.0 m of the site boundaries.
- v. A copy of the current Certificate of Title indicating ownership of the site.
- vi. a site plan, prepared to an engineer or architect scale, showing all of the following in metric measurements:
 - 1. North arrow;
 - 2. Scale of the plan, to the satisfaction of the Development Authority;
 - 3. Legal description of the property;
 - 4. Municipal address;
 - 5. Property lines with dimensions;
 - 6. Front, side, and rear yard setback areas with dimensions;
 - 7. Dimensioned layout of existing and proposed parking areas, driveways, paved areas, entrances, and exits abutting public roadways, shown and labeled;
 - 8. Location of sidewalks and curbs;
 - 9. Location of existing and proposed municipal and private local improvements;
 - 10. Location, dimensions, and height of the principal building and other structures, including accessory developments, garages, carports, and fences;
 - 11. Location of major landscaped areas, including retaining walls and existing trees;
 - 12. Site topography, drainage patterns, grade, and special conditions; and
 - 13. Location of all registered utility easements and rights-of-way.
- vii. Photographic prints showing the site in its existing condition.
- viii. A description of how the form, mass, and character of the proposed development will relate to neighboring developments.
- ix. A description of how the exterior finish of the building will relate to existing or planned facades of neighboring buildings.
- x. A detailed landscaping plan in accordance with (d) below.
- xi. A geotechnical or floodplain study prepared by a qualified engineer if, in the opinion of the Development Authority, the site is potentially hazardous or unstable.
- xii. A Phase 1 and/or Phase 2 Environmental Site Assessment conducted according to Canadian Standards Association (CSA) guidelines to determine potential contamination and mitigation measures.

- xiii. An environmental impact assessment prepared by a qualified professional if the proposed development may, in the opinion of the Development Authority, result in significant environmental effects.
- xiv. A traffic impact analysis prepared by a qualified engineer specializing in transportation engineering, including but not limited to impacts on adjacent public roadways, pedestrian circulation on and off the site, vehicular circulation on and off the site, turning radius diagrams for large truck movements, and any other required information.
- xv. A parking study prepared by a qualified engineer specializing in transportation engineering.
- xvi. A noise attenuation study prepared by a qualified professional.
- xvii. A report on the effect of wind or shadow produced by the proposed development.
- xxiii. A Plan of Survey prepared by an Alberta Land Surveyor showing:
 - 1. The site to be developed; and
 - 2. Elevations derived from geodetic datum.
- xix. A reclamation plan for aggregate extraction or other major surface disturbances.
- xx. Information to assess the impact of the proposed development on utilities, services, traffic circulation within the site and on adjacent roadways, land use, tax base, community facilities, employment, and other relevant factors.
- xxi. Samples of exterior finishing materials.
- xxii. Elevations of any signs proposed for the development.
- xxiii. A Risk Assessment.
- xxiv. A Construction Fire Safety Plan.
- xxv. Evidence that the applicant has consulted with nearby property owners about the proposal.
- xxvi. A Crime Prevention through Environmental Design (CPTED) assessment prepared by a qualified architect or planner.
- xxvii. Engineering drawings, including but not limited to lot grading, roadway plans, utility servicing plans, and stormwater servicing plans.
- xxviii. Any other plans, photographs, documents, or information the Development Authority considers necessary to evaluate the proposed development.

- c) In addition to the application requirements of **Section 2.33 a) & b)** of this Bylaw, an Applicant for a Development Permit on a site with multiple buildings that may have a phased approach must submit, to the satisfaction of the Development Authority:
 - i. An overall conceptual site development plan for the development area, or, if the Applicant is only developing a portion of the proposed development area, a site development plan in relation to the portion to be developed in which the Applicant has also illustrated how the development will be integrated within the overall site design;
 - ii. The overall conceptual site development plan, considered to be nonbinding, must identify the proposed building types and locations, development phasing, vehicular and pedestrian routes, amenity areas, and signage; and
 - iii. Details regarding the architectural guidelines proposed for the development, including design drawings illustrating the colour scheme and building materials.

d) Landscape Plans

- i. Where landscaping is required to be provided for Apartments, Development with Shared Access, Mixed-Use, Commercial, Industrial, and Institutional Sites, the

required landscaping plan shall be prepared by a designated Landscape Architect or Landscape Architectural Technologist.

- ii. Where landscaping is required by this Bylaw the applicant shall provide a detailed landscaping Plan at the time of Development Permit application. The landscaping plan shall include the following information:
 - 1. Existing and proposed site features, including but not limited to property lines, easements, utility lines, poles and boxes, adjacent rights-of-way and public spaces, berms, retaining walls, and fences;
 - 2. Existing and proposed buildings and structures;
 - 3. Calculations of the total landscaping area and plant quantities;
 - 4. Existing and proposed topography and site grading;
 - 5. Existing vegetation on the site and whether it is to be retained or removed;
 - 6. Proposed landscaping, including the type, species, sizes and number of plant materials and the types of hard surfaced landscaped areas; and
 - 7. Proposed screening of trash collection areas, open storage areas, or outdoor services areas including any loading, unloading and vehicular service areas that are visible from an adjoining site or from a public roadway other than a lane.
- iii. If a development is completed in phases, required landscaping shall be completed in sequence with development phases. These phases shall be shown on the landscaping plan.
- iv. The Development Authority may approve, refuse, or require changes to a landscaping plan if, in their opinion, it is not in compliance with the requirements of this Bylaw.
- v. Provided that the purposes of this Section are still achieved, written requests for alternative landscaping schemes may be submitted to the Development Authority and may be justified only when one or more of the following conditions apply:
 - 1. The site has space limitations or an unusual shape;
 - 2. Topography, soil, or other site conditions are such that full compliance is impossible or impractical;
 - 3. It can be demonstrated that the alternative proposal will result in better environmental or aesthetic quality and conditions; or
 - 4. Safety considerations are involved and no other alternative exists to reduce potential hazards.

2.4 Development Permit Issuance & Validity

2.4.1 The date of Development Permit issuance is determined as follows:

- a) Initial Approval
 - i. The date the Development Authority approves the Development Permit application.
- b) Upon Appeal
 - i. If there is an appeal to the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal, the date the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal issues a written decision approving the Development Permit.
- c) Court of Appeal
 - i. If there is an appeal or leave to appeal to the Court of Appeal, the date the Court of Appeal issues its decision, and any subsequent appeal of the Court of Appeal decision to the Supreme Court of Canada has been determined.

- 2.4.2 A Development Permit issued by the Development Authority becomes valid only when:
- a) All conditions of approval, except those of a continuing nature, have been satisfied; and
 - b) The period for filing a notice of appeal to the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal has expired.
- 2.4.3 A Development Permit issued by the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal is valid only when all conditions of approval, except those of a continuing nature, have been fulfilled.
- 2.4.4 A Development Permit issued based on incorrect information in the application or issued in error is deemed invalid.

2.5 Suspension, Expiry and Cancellation of a Development Permit

- 2.5.1 The Development Authority must suspend a Development Permit upon receiving a filed notice of appeal to the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal. The Development Permit remains suspended until:
- a) The Subdivision and Development Appeal Board or the Land and Property Rights Tribunal issues a decision, and the period for filing a leave to appeal application to the Alberta Court of Appeal has expired without a leave to appeal being filed;
 - b) The Alberta Court of Appeal denies leave to appeal, and any subsequent appeal from that denial has been resolved;
 - c) The Alberta Court of Appeal grants leave to appeal, hears the merits of the appeal, makes its decision, and any further appeal to the Supreme Court of Canada from that decision has been resolved; or
 - d) The appeal is otherwise resolved.
- 2.5.2 If the development authorized by an approved Development Permit is not commenced within 12 months from the date of the issuance of the Development Permit, or if the applicant has not obtained an approved Building Permit within 12 months of the date of the issuance of the Development Permit, the Development Permit shall be deemed expired unless the applicant advises the Development Authority, within 30 days prior to the expiry of such 12 month period and the Development Authority grants an extension. The Development Authority may grant up to a one (1) year extension of a Development Permit.
- 2.5.3 A development shall be completed to the satisfaction of the Development Authority within 24 months of the issuance of the Development Permit, unless the applicant, within 30 days prior to the expiry, applies for and is granted an extension from the Development Authority. The Development Authority may grant up to a one (1) year extension of a Development Permit.
- 2.5.4 Where a Development Permit has been issued for a Site, or a development that is exempt from a Development Permit under [Section 2.2](#) has commenced, any previous Development Permits for that Site are considered expired if:
- a) The physical aspects of the developments cannot exist simultaneously; or
 - b) The Uses in both developments cannot operate concurrently on that Site, in compliance with the regulations of this Bylaw.
- 2.5.5 A Development Permit remains in effect until:
- a) It expires, in cases where it was issued for a limited period of time;

- b) It expires, due to failure to commence development in accordance with [Section 2.5.2](#) or [Section 2.5.3](#);
- c) It is invalid in accordance with [Section 2.4.4](#); or
- d) It is suspended, in compliance with [Section 2.5.1](#).

- 2.5.6 The Development Authority may cancel a Development Permit if:
- a) Development is undertaken on a Site contrary to the Development Permit;
 - b) The application for the Development Permit contained a material misrepresentation;
 - c) Material facts were not disclosed at any time during the application process for the Development Permit;
 - d) The Development Permit was issued as a result of a material error; or
 - e) The property owner provides a written request for cancellation to the Development Authority.
- 2.5.7 Despite the above grounds, the Development Authority must not cancel a Development Permit that has been appealed to either the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal, the Alberta Court of Appeal, or the Supreme Court of Canada, until a decision is issued or the appeal is otherwise resolved.
- 2.5.8 Notice of the Development Authority's decision to cancel the Development Permit must be provided in writing to the property owner and the applicant of the Development Permit. The notice must state the reasons for the cancellation of the Development Permit.
- 2.5.9 Any person who undertakes development, or causes or allows any development to take place, after a Development Permit has been cancelled must discontinue or cause the discontinuance of such development immediately and must not resume such development until a new Development Permit application has been approved and is valid in accordance with this Bylaw.

2.6 Types of Development

- 2.6.1 Permitted Development includes a development that:
- a) Is a Permitted Use;
 - b) Is an Activity listed in a Permitted Use;
 - c) Is Accessory to a Permitted Use; or
 - d) Is listed as either an allowed or a Permitted Use in a Direct Control Placetype unless the provisions within the Direct Control suggest otherwise.
- 2.6.2 Discretionary Development includes development that:
- a) Is a Discretionary Use;
 - b) Is an Activity listed in a Discretionary Use;
 - c) Is Accessory to a Discretionary Use;
 - d) Is an Accessory Activity to either a Permitted or Discretionary Use;
 - e) Notwithstanding [Section 2.6.1](#), is listed under Discretionary Uses in the Placetype.
 - f) Requires at least one variance, relaxation, or variance to any regulations of this Bylaw.
- 2.6.3 Deemed Approval means that the Development complies with the criteria specified in [Section 2.2](#) and does not require Development Permit approval.
- 2.6.4 An Accessory Development is a building or structure that is subordinate, incidental to, and exclusively devoted to a principal use or principal building on the same lot. It is not exempt

from development permit approval unless explicitly stated as exempt under **Section 2.2**. The Accessory Building must not function independently from the principal use.

- 2.6.6 An Accessory Use is allowed under the classification of the principal use, provided it meets the criteria set forth in this Section if it is explicitly listed in the District. If it is not explicitly listed in the District the activity shall be considered a Discretionary Activity.

2.7 Conditions Attached to Development Permits

- 2.7.1 The Development Authority may impose conditions on the approval of a Permitted Development only if such authority is specified in this Bylaw. This Section does not prevent a Development Authority from indicating on the Development Permit the specific Sections of this Bylaw with which the development must comply.
- 2.7.2 If an applicant applies for a Development Permit for a structure or Use that is identified in this Bylaw as temporary or intended to be temporary, the Development Authority may impose conditions limiting the duration of the Development Permit's validity. The Development Authority may impose such conditions on both Permitted Uses and Discretionary Uses.
- 2.7.3 The Development Authority may, with respect to a Discretionary Development or a development in a Direct Control District, impose such conditions as they consider appropriate, provided these conditions achieve legitimate planning objectives. In doing so, the Development Authority must have regard for the Municipal Development Plan, applicable Statutory Plans, and the regulations of this Bylaw.
- 2.7.4 Conditions attached to a discretionary use permit may require the applicant to undertake actions or modifications beyond the development standards provided for in this Bylaw to address planning concerns that might otherwise justify refusal of the application.
- 2.7.5 The Development Authority may, as a condition of issuing a Development Permit, require the applicant to make satisfactory arrangements for the supply of water, electric power, sewer service, vehicle and pedestrian access, or any combination thereof. This may include the requirement for the applicant to cover the costs of installing or constructing any such utility or facility.
- 2.7.6 The Development Authority may, as a condition of issuing a Development Permit, require that an applicant enter into an agreement to do any or all of the following:
- a) Construct or pay for the construction of a public roadway required to provide access to the development.
 - b) Construct or pay for the construction of:
 - i. A pedestrian walkway system to serve the development; or
 - ii. Pedestrian walkways that connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves, or is proposed to serve, an adjacent development, or both.
 - c) Specify the location and number of vehicle and pedestrian access points to sites from public roadways.
 - d) Install or pay for the installation of utilities necessary to serve the development.
 - e) Construct or pay for the construction of off-street or other parking facilities or loading and unloading facilities.

- f) Protect, repair, or reinstate, or pay for the repair or reinstatement of, any street furniture, curbing, sidewalk, boulevard landscaping, and tree planting that may be damaged, destroyed, or otherwise harmed by development or building operations upon the site.

2.7.7 The Development Authority may, as a condition of issuing a Development Permit, require that an applicant enter into an agreement, in a form satisfactory to the City, to pay an off-site levy, a redevelopment levy, or both, as imposed by a bylaw in compliance with the Municipal Government Act.

2.8 Guaranteed and Landscape Securities

- 2.8.1 As a condition of a Development Permit, a Guaranteed Security may be required at the discretion of the Development Authority, prior to the issuance of any Building Permit or start of any construction and the applicant shall deliver to the City an Irrevocable Letter of Credit or a certified cheque.
- 2.8.2 The amount of the guaranteed security required by the Development Authority shall be determined based on the conditions of the Development Permit that the security is intended to ensure compliance with, and shall be provided in accordance with Policy FIN-023-A Securities for Development Permits.
- 2.8.3 The City shall hold the guaranteed security, without interest payable, until the conditions of the Development Permit have been met to the satisfaction of the Development Authority.
- 2.8.4 Any guaranteed security shall allow for partial draws by the City, if the conditions of the Development Permit have not been completed to the satisfaction of the Development Authority. The City may draw on a cash security, letter of credit or other security and the amount thereof shall be paid to the City for its use absolutely. All expenses incurred by the City to renew or draw upon any letter of credit or other security shall be reimbursed by the owner or developer to the City by payment of invoice from the proceeds of the security.
- 2.8.5 In the event that the owner or developer does not complete the required conditions of the Development Permit and the cash or proceeds from the letter of credit are insufficient for the City to complete the required work, should it elect to do so, the owner or developer shall pay any deficiency to the City immediately upon being invoiced.
- 2.8.6 Once all conditions of the Development Permit are met, the applicant shall submit a Request for Inspection Form to the City. The securities shall be released once the inspection has been completed by staff, and all required works have been completed to the satisfaction of the City.
- 2.8.7 As a condition of a Development Permit, a security deposit will be required, at the discretion of the Development Authority, to be provided by the owner to the City to ensure that landscaping required by this Bylaw is completed in accordance with this Bylaw. The landscaping security deposit is required prior to the issuance of any Building Permit or start of any construction and the applicant shall deliver to the City an Irrevocable Letter of Credit or a certified cheque.
- 2.8.8 The landscaping security shall be based upon a minimum 100% of the estimated total landscaping cost of completion, as determined by the Development Authority, and shall be provided in accordance with Policy FIN-023-A Securities for Development Permits.

2.8.9 The owner shall request that the City conduct a Landscaping Completion Inspection upon the completion of all the landscaping required by this Bylaw and a Development Permit. A Landscaping Completion Inspection will be conducted as follows:

- a) Between the dates of June 1 and August 31; this date may be extended based on weather conditions and subject to submission of a letter from the applicant/landowner indicating that the landscaping has been installed in accordance with the Development Permit requirements; or
- b) Subject to non-dormant conditions.

2.8.10 Upon completion of a Landscaping Completion Inspection, the City shall request that the following deficiencies, if they exist, be completed, prior to the issuance of a Landscaping Completion Certificate (LAC):

- a) Installation of missing or damaged landscaping;
- b) Replacement of landscaping that does not meet size specifications; and
- c) Replacement of unhealthy plantings

2.8.11 The owner shall request that the City conduct a Landscaping Acceptance Inspection, no earlier than one year following the date of a Landscaping Completion Certificate. A Landscaping Acceptance Inspection will be conducted as follows:

- a) Between the dates of June 1 and August 31; or
- b) Subject to non-dormant conditions.

2.8.12 Upon completion of a Landscaping Acceptance Inspection, the City shall request that the following deficiencies, if they exist, be completed, prior to the issuance of a Landscaping Acceptance Certificate:

- a) Installation of missing or damaged landscaping;
- b) Replacement of landscaping that does not meet size specifications; or
- c) Replacement of unhealthy plantings.

2.8.13 In the event that the required landscaping is not completed within the time specified in a Development Permit or is subject to ongoing deficiencies, the City may use any portion of the landscaping security deposit to install the landscaping in accordance with the requirements of this Bylaw and/or a Development Permit. If the cost of installation, as arranged by the City, exceeds the amount of the landscaping security deposit, the difference shall be a debt due from the owner to the City.

2.8.14 A landscaping security deposit may be released in two stages, as follows:

- a) 50% of the security deposit, provided that the amount of the deposit being retained is not less than \$5000.00, upon the issuance of a Landscaping Completion Certificate; with
- b) The remainder of the security deposit, upon the issuance of a Landscaping Acceptance Certificate.

2.9 Notification of Development Permit Decisions

2.9.1 General Notification

- a) On the same day a Development Permit application is approved, the Development Authority must send a notice to the applicant by either regular or electronic mail containing:
- i. A description of the development;
 - ii. The date of the decision;
 - iii. The right to appeal any conditions of that decision; and
 - iv. The appeal body (Subdivision and Development Appeal Board or Land and Property Rights Tribunal) to which the appeal can be made.

2.9.3 Discretionary/Direct Control/Variance Notification

- a) Within 7 days of a Development Permit application for a Discretionary Development, a development in a Direct Control District or any variance being approved, the Development Authority must send a notice by ordinary mail to:
- i. Each property owner of the Site, or part of the Site, that is the subject of the Development Permit;
 - ii. The municipal address and the address of property owners that are wholly or partially adjacent to the boundaries of the Site which is the subject of the Development Permit; and
 - iii. The Development Authority must increase the notification boundary if they determine that Sites beyond the minimum notification area are likely to experience any impact attributable to the proposed development.
- b) The notice specified in this subsection must contain:
- i. A description of the development;
 - ii. The date of the decision;
 - iii. The right to appeal that decision; and
 - iv. The appeal body (Subdivision and Development Appeal Board or Land and Property Rights Tribunal) to which the appeal can be made.

2.9.4 Permitted Development Notification

- a) If the Development Authority approves a development for a Permitted Use with no variances, the Development Authority may send notices of the decision if there is a reasonable likelihood of misinterpretation of a definition, regulation, or provision within this Bylaw. For such notification, the Development Authority must within 7 days of the Development Permit application being approved, send a notice by ordinary mail to:
- i. Each property owner of the Site, or part of the Site, that is the subject of the Development Permit;
 - ii. The municipal address and the address of property owners that are wholly or partially adjacent to the boundaries of the Site which is the subject of the Development Permit; and
 - iii. The Development Authority must increase the minimum notification boundary if they determine that Sites beyond the minimum notification area are likely to experience any impact attributable to the proposed development.
- b) The notice specified in this subsection must contain:
- i. A description of the development;
 - ii. The date of the decision;
 - iii. The right to appeal that decision; and
 - iv. The appeal body (Subdivision and Development Appeal Board or Land and Property Rights Tribunal) to which the appeal can be made.

2.9.5 Refused Development Permit Applications

- a) On the same day a Development Permit application is refused, the Development Authority must send a notice by either mail or electronic mail to the applicant containing:
 - i. A description of the development;
 - ii. The date of the decision;
 - iii. The reasons for refusal;
 - iv. The right to appeal that decision; and
 - v. The appeal body (Subdivision and Development Appeal Board or Land and Property Rights Tribunal) to which the appeal can be made.

2.9.6 Mail Delivery Stoppage

- a) During any ordinary mail delivery stoppage, the notice of any Development Permit decision must be given by alternative means specified by the Development Authority.

2.10 Bylaw Amendment Applications

2.10.1 Any amendment may be made to this Bylaw pursuant to the MGA.

2.10.2 Any person may apply to amend this Bylaw by making an application for a redesignation or a textual amendment and submitting it to the Development Authority for processing and referral to Council.

2.10.3 Council may, on its own initiative and in accordance with the MGA, initiate an amendment to this Bylaw affecting any parcel of Land without the property owner's consent.

2.10.4 Application for a Land Use Bylaw Amendment shall be made to the Development Authority on the prescribed form which shall be signed by the applicant or the applicant's agent, authorized in writing. The correctness of the information supplied on an application shall, when required by the Development Authority, be verified by a Statutory Declaration.

2.10.5 The following information and documentation shall be submitted with the application and appropriate fees:

- a) A statement of the reason for the request to amend the Bylaw;
- b) If the application involves the redistricting of land to a different Land Use District:
 - i. A copy of the Certificate of Title for the lands affected, or any other documentation satisfactory to the Development Authority, verifying that the applicant has a legal interest in the land; and
 - ii. A properly dimensioned map indicating the affected property and its relationship to existing land uses on adjacent properties.

2.10.6 In addition to the information required in [Section 2.10.5](#), the Development Authority may require other information to properly evaluate the application, including but not limited to:

- a) In the case of a redistricting, conceptual drawings of the proposed development, including a site plan and elevation drawings of the proposed development;
- b) A statement describing how the Municipal Development Plan or any other applicable Statutory Plan or non-Statutory Plan affecting the application and this Bylaw have been considered; and

- c) Any technical studies as may be required by the Development Authority as well as an Outline Plan, Neighbourhood Design Concept and/or design forum where considered necessary.

2.10.7 Fees payable for Bylaw Amendment applications shall be established in the City of Fort Saskatchewan Fees and Charges Bylaw.

2.11 Bylaw Amendment Review

- 2.11.1 Upon receipt of an amendment application, the Development Authority;
 - a) May refer the application to any City Department or external agency for review and comment; and
 - b) Shall refer the application to Council for consideration for first reading.
- 2.11.2 The Development Authority or Council may require, prior to considering a proposed amendment to this Bylaw, that a land owner prepare an Area Structure Plan or Area Redevelopment Plan in accordance with the MGA or an Outline Plan in accordance with the Municipal Development Plan. These plans, when required, shall address all those issues considered necessary for the proper consideration of a development within the area covered by the applicable Plan.
- 2.11.3 Council may, after due consideration of an application, give first reading to the proposed Bylaw Amendment. Once first reading is given, the Development Authority shall set a date for a public hearing to be held prior to second reading.
- 2.11.4 Proposed Bylaw Amendments shall be advertised and brought to public hearing as established by the MGA, as amended.
- 2.11.5 Council may, after considering any presentations made at the public hearing, and considering any Intermunicipal Development Plan, Municipal Development Plan, Area Structure Plan, Area Redevelopment Plan or Outline Plan affecting the application and the provisions of this Bylaw, as well as any other relevant information or documents before Council:
 - a) Approve the proposed Bylaw Amendment as submitted;
 - b) Make any changes it considers necessary to the proposed Bylaw Amendment and then approve it or refuse it during consideration for second and third reading;
 - c) Defer the proposed Bylaw Amendment for more information or further review and change, and then reschedule the application for further consideration; and
 - d) In the case of a Direct Control Bylaw Amendment, defer further readings of a proposed Bylaw Amendment pending a Development Permit application.
- 2.11.6 If Council refuses an application for a Bylaw Amendment, the City may not accept another application on the same land for the same or similar purpose for six months after the initial date of refusal.
- 2.11.7 Land Use Districts, also known as Place types, are specifically designed and intended for particular areas of the city. Any amendments to the Land Use Bylaw that propose the redesignation of land to a different District must align with the designations shown on the Future Land Use map (Figure X). Applications for redesignation that are inconsistent with the intended District for a given area, as indicated on the Future Land Use map, will not be considered.

- 2.11.8 Following the adoption of a Neighbourhood Structure Plan, the applicable District(s) within the Land Use Bylaw shall be amended to incorporate the corresponding Districts Regulating Plan. The application to amend the Land Use Bylaw is expected to be submitted and processed concurrently with the Neighbourhood Structure Plan approval.

2.12 Non-Conforming Development

- 2.12.1 If a Development Permit has been issued on or before the effective date of this Bylaw or an amendment thereto, and the Bylaw would render the development for which the Development Permit was issued a non-conforming use or non-conforming building, the Development Permit shall continue to be in effect despite the Bylaw or amendment coming into force.
- 2.12.2 A non-conforming use of land or a building may be continued, but if it is discontinued for a period of six consecutive months or more, any future use of the land or building shall conform to this Bylaw. A non-conforming building may continue to be used but shall not be enlarged, added to, rebuilt, or structurally altered except:
- a) To make it a conforming building;
 - b) For routine maintenance of the building; or
 - c) In instances where the Development Authority approves minor variances to allow such alteration.
- 2.12.3 A non-conforming use of part of a parcel shall not be extended or transferred in whole or in part to any other part of the parcel, and no additional buildings shall be constructed on the parcel while the non-conforming use continues. If a non-conforming building is damaged or destroyed to the extent of more than 75% of its value above the foundation, the building shall not be repaired or rebuilt except in accordance with this Bylaw.
- 2.12.4 The conformity of a land use or the use of a building shall not be affected by a change in ownership or tenancy of the land or building.
- 2.12.5 Notwithstanding the above, the Development Authority may approve, as a discretionary use in any district, an enlargement, alteration, or addition to a legal non-conforming building if the non-conforming building complies with the uses prescribed for that district in this Bylaw and the proposed development would not, in the opinion of the Development Authority:
- a) Unduly interfere with the amenities of the neighbourhood; or
 - b) Materially interfere with or affect the use, enjoyment, or value of neighbouring properties.
 - c) This provision only applies to non-conforming buildings in accordance with the Municipal Government Act (MGA). It cannot be applied to non-conforming uses.

2.13 Appeals

- 2.13.1 Subject to the provisions of the Municipal Government Act, any person applying for a Development Permit may appeal the decision of the Development Authority to the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal, whichever pertains, by filing a written notice of appeal with the applicable body within 21 days after the date a decision regarding the Development Permit application was given.
- 2.13.2 Subject to the provisions of the Municipal Government Act, any person affected by a decision issued by a Development Authority regarding a Development Permit application or

a Stop Order may appeal the decision of the Development Authority to the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal by filing a written notice of appeal with the applicable body within 21 days after notice of the decision was given.

- 2.13.3 Subject to the provisions of the Municipal Government Act, if a Development Permit application is deemed to be refused in accordance with [insert section number here], the applicant may appeal the refusal by filing a written notice of appeal with the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal, whichever pertains.

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GENERAL DEFINITIONS

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ABUTTING means immediately contiguous to or physically touching, and when used with respect to a lot or site, means that the lot or site physically touches upon another lot, site or piece of land, and shares a property line or boundary line with it.

ACCESSORY DEVELOPMENT means a Building, or Structure that is subordinate to, incidental to and located on the same site as the principal Use. Where a Building or Structure is attached to a principal building on a site by a roof, an open or enclosed structure, a floor or foundation, or any structure below grade allowing access between the building and the Accessory Development, it shall be considered part of the principal building. This may include, but is not limited to sheds, detached garages, gazebos, private play structures, pergolas and decorative ponds. This does not include a Defined Activity.

ACTIVE STREET FRONT means street frontage that enables direct visual and physical contact between the pedestrian zone and the interior of the building. Clearly defined building edges including windows, entrances and store-front features contribute to an Active Street Front.

ACTIVITY means an undertaking identified under the use definition and inherently appropriate for that built-form, site, or lot. If activity is not identified under the Use Definition it is considered Discretionary unless prohibited within the District.

ADJACENT means contiguous to, or would be contiguous if not for a river, stream, railway, road, utility right-of-way or public utility lot.

AIR-SUPPORTED STRUCTURE means an accessory development where the outer shell is supported by artificially produced and constantly maintained air pressure above local atmospheric level. These structures require mechanical systems to retain their form. This does not include temporary structures associated with a permitted Temporary Outdoor Event.

AISLE means that portion of a parking facility that accommodates the circulation of vehicles.

AMATEUR RADIO ANTENNA AND SUPPORT STRUCTURE means an installation consisting of an antenna or antenna array, mounted on a metal tower or support structure, designed for the purpose of the reception and transmission of radio signals by private, federally licensed amateur radio operators.

AMENITY AREA means:

- a) In a residential development, an indoor and/or outdoor space provided for the active or passive recreation and enjoyment of the occupants of a residential development, which may be for private or communal use and owned individually or in common; and/or
- b) With respect to non-residential development, space provided for the active or passive recreation and enjoyment of the public, during the hours which the development is open to the public, which shall be owned and maintained by the owners of the development.

APPLICANT means the landowner, or an agent, person, firm or company acting on the landowner's behalf to apply for a Development Permit, Building Permit, Subdivision or Land Use Bylaw amendment.

AREA REDEVELOPMENT PLAN means a Statutory Plan adopted by Council, prepared pursuant to the MGA, which addresses the redevelopment or rehabilitation of established neighbourhoods or other areas.

AREA STRUCTURE PLAN means a Statutory Plan adopted by Council, prepared pursuant to the MGA, which addresses the future development of large areas of land at a conceptual level of detail.

B

BACKGROUND AREA or **SIGN AREA** means the entire surface area of a sign upon which copy is placed. In calculating the area of a sign, only that face or faces which can be seen from any one direction at one time shall be counted.

BALCONY means a platform, attached to and projecting from a face of a building with or without a supporting structure above the first storey, normally surrounded by a balustrade or railing and used as an outdoor Porch or sundeck where the only means of access is provided from within the building.

BASEMENT means that portion of a building that is located wholly or partially below grade, the ceiling of which does not extend more than 1.8m above finished grade.

BAY WINDOW means a window that projects outward from the facade of a building but does not include an opening that is intended to give access to a building.

BICYCLE PARKING means a rack, railing, locker or other structurally sound device designed for the securing of one or more bicycles in an orderly fashion.

BLANK WALL means an exterior building wall with a single material and uniform texture on a single plane.

BLOCK means a unit of land bounded by streets or by a combination of streets and public lands, railroad right-of-way, waterway or any barrier to the continuity of development, but shall not include in the calculation of the block size measurement the barriers creating the boundary.

BLOCK FACE means the portion of a block that abuts a public roadway excluding lanes.

BUILDING means anything constructed or placed on, in, over or under land but does not include a highway, road or a bridge that forms part of a highway or road, as defined in the MGA, as amended.

BUILDING TYPOLOGY means the built-form distinguished by scale, size, and function.

C

CANOPY means a projection extending from the exterior wall of a building normally for the purpose of shielding a part of the building from the weather.

CANTILEVER, ROOM ENHANCING means a projection of part of an exterior wall of a building not supported by a foundation wall for the purposes of accommodating such things as a window, shelving units, closets, a fireplace or a portion of a bathroom. At no time shall a cantilevered wall section extend the entire length of the room.

CHANGE IN INTENSITY means, in the case of a Use, an increase or a decrease of fundamental

aspects of a particular use that may have land use implications or is otherwise regulated in this Bylaw. Such determinates that constitute a change in intensity may include, but are not limited to, a change in floor area, a change in seating, number of employees, a change in parking requirements, or similar.

CHARITABLE BINS means a container used for the collection and temporary storage of donated clothing and small household goods.

CHIEF ADMINISTRATIVE OFFICER means a person appointed to a position under the MGA, as amended.

CITY means the City of Fort Saskatchewan, in the Province of Alberta.

COMMON VESTIBULES means the entrance area before the lobby of any building that is accessed at street level.

COMMUNICATION TOWER means a structure for transmitting or receiving television, radio, telephone, internet or other electronic communications which is regulated by the Federal Government.

COMPATIBILITY means the characteristic of different uses or activities or designs which allow them to be located near or adjacent to each other in harmony. Some elements offering compatibility include height, scale, mass and bulk of buildings and structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. Other important characteristics that affect compatibility are landscaping, lighting, noise, odour and architecture. Compatibility does not mean “the same as”. Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing development.

CONDOMINIUM means a building or lot containing bare land units or other units and shared areas, as defined in the *Condominium Property Act*, as amended.

COPY means the letters, graphics or characters that make up the message on the Sign face.

CORNER means the intersection of any two property lines of a site.

CORNER SITE - see SITE, CORNER

COUNCIL means the Council of the Municipality of the City of Fort Saskatchewan, as defined in the MGA, as amended.

CLEARING AND GRUBBING means all activities required to remove vegetation, timber, undergrowth, roots, stumps, organic soils, and other natural or man-made materials from the land surface and shallow subsurface to allow for site grading, construction, or servicing. This includes disposal of removed material but does not include soil stripping beyond the removal of organic layers.

D

DANGEROUS OR HAZARDOUS GOODS means a product, substance or organism listed in the *Dangerous Goods Transportation and Handling Act*, as amended.

DAYHOME means an accessory use that may be licensed by the Province, in a dwelling unit that is

intended to provide temporary care, educational services and supervision to six or fewer children that shall follow the regulations of the Province.

DECK means an uncovered platform that is raised from finished grade.

DENSITY means the overall average number of dwelling units located on the net residential hectare (as applicable) contained within the development and calculated on a per-hectare basis.

DESIGNATED OFFICER means the Development Authority, Peace Officer, or any other official appointed by the Chief Administrative Officer to enforce the provisions of this Bylaw.

DEVELOPER means an owner, agent or any person, firm or company required to obtain or having obtained a Development Permit.

DEVELOPMENT means:

- a) An excavation or stockpile and the creation of either of them;
- b) A building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land;
- 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 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,

as defined in the MGA, as amended.

DEVELOPMENT AUTHORITY means a Development Authority established pursuant to the MGA, as amended.

DEVELOPMENT FOOTPRINT means the land area covered by buildings, streets, parking areas, and other typically impermeable surfaces on titled properties.

DEVELOPMENT PERMIT means a document authorizing a development pursuant to the provisions of this Bylaw and as defined in the MGA, as amended.

DEVELOPMENT WITH SHARED ACCESS means a land development that shares one or more vehicle access to a Street rather than each lot having their own separate access to a Street.

DIGITAL DISPLAY means a Sign that uses electronic technology to display Copy. A Digital Display may include static images, text, or message transition effects, and is capable of being changed remotely or automatically through electronic means. It does not include continuous video or full-motion imagery.

DISCONTINUED means the time at which, in the opinion of the Development Authority, substantial construction activity, a non-conforming use, or a conforming use has ceased.

DISCRETIONARY USE means those uses of land, buildings or structures for which permits may be issued only at the discretion of the Development Authority, Council or Subdivision and Development Appeal Board (SDAB), depending on the compliance of the proposed development with regulation, and applicable Statutory Plans and Compatibility with surrounding uses and development.

DRIVE-THROUGH SERVICE means the provision of rapid customer service to patrons in a motor vehicle and may include outdoor speakers. This includes, but is not limited to drive-through financial institutions, drive-in/through food services and similar developments providing drive-in/through service in which patrons generally remain within their vehicles.

DRIVEWAY means a private area that provides vehicle access from an individual lot or site to a public roadway.

DWELLING means a self-contained unit consisting of 1 or more rooms used as a bedroom, bathroom, kitchen, and has an independent entrance from the exterior. The Dwelling is not intended to be moveable, does not have towing apparatus or undercarriage, must be on a foundation, and connected to facilities.

E

EASEMENT means a documented and registered interest on private or public land, held by a person, government agency or public utility company, which entitles the holder to specific limited use of the land.

ELEVATION means a drawing made in projection on a vertical plane to show a building face.

EMPLOYEES means the total number of persons reasonably anticipated to be employed in a building or on a parcel of land during normal periods of use.

ESSENTIAL SERVICES means potable water, sanitary sewer and storm drainage systems as well as natural gas and electricity, streets, curbs, gutter and sidewalks as per the City's Engineering Standards.

EXCAVATION means any breaking of ground but does not include landscaping for a use for which a Development Permit has been issued, common ground care or agricultural cultivation.

EXTENT REASONABLY FEASIBLE means that, under the circumstances, reasonable efforts have been undertaken to comply with the regulation, that the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from noncompliance with the regulation.

F

FABRIC-COVERED STRUCTURE means an accessory development where the outer shell is made of artificial fabric material spanned over a rigid structural frame or trusses. This does not include temporary structures associated with a permitted Temporary Outdoor Event

FACADE means the exterior outward face of a building intended for occupancy.

FAÇADE IMPROVEMENT means the alteration or enhancement of the exterior face of a building. This includes but not limited to:

- (a) Additions on the façade
- (b) Change in building heights
- (c) Change in finishing materials
- (d) Change in roof styles

- (e) Change in transparency on the ground floor; or
- (f) Signage attached to the façade

FENCE means a vertical physical barrier constructed to prevent visual intrusion, sound transmission or unauthorized access.

FLOOD PLAIN means the area of land along a river, stream or creek that is potentially at risk of flooding from time to time, based on a 1:100 year event as established by the City and/or the Province of Alberta.

FLOOR AREA RATIO (FAR) means the numerical value of the gross floor area on all levels of all buildings on a lot, divided by the area of the lot.

FOUNDATION means the lower portion of a building, usually composed of concrete or masonry, and includes the footings that transfer the weight of loads on a building to the ground.

FRONT LOT LINE - see LOT LINE, FRONT

FRONT FLANKING LOT LINE - see LOT LINE, FRONT FLANKING

FRONT YARD - see YARD, FRONT

FRONT FLANKING YARD - see YARD, FRONT FLANKING

FRONTAGE means the length of a public roadway boundary measured along all sides of a site adjacent to public roadways.

G

GARAGE means an accessory building or part of the principal building, designed and used primarily for the storage of motor vehicles and includes a carport.

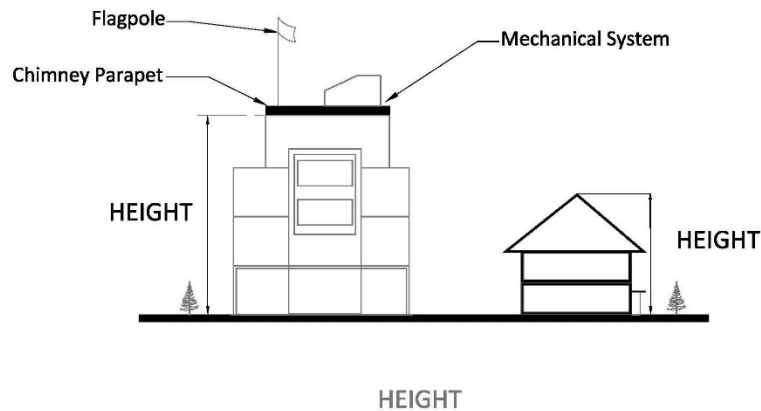
GRADE means the average elevation at the finished level of the ground at the corners of a site or at the foundation or as otherwise established by the City.

GROSS FLOOR AREA (GFA) means the sum of the areas of all above grade floors of a building measured to the glassline, or where there is no glassline, to the outside surface of the exterior walls, or where buildings are separated by firewalls, to the centre line of the common firewalls, and includes all mechanical equipment areas and all open areas inside a building, including atriums, elevator shafts, stairwells, basements, attached garages, sheds, open porches, breezeways and similar areas.

H

HARD SURFACING means asphalt, concrete, paving stone or similar material that is used in the construction of a driveway or parking area. Gravel is not considered hard surfacing.

HEIGHT means the vertical distance between Grade and the highest point of a structure at the front elevation, excluding an elevator housing, a mechanical housing, a roof stairway entrance, a ventilating fan, a steeple, a chimney, a smoke stack, a firewall, a flagpole or similar device not structurally essential to the building.



I

INTERIOR SITE - see SITE, INTERIOR

L

LANDSCAPE BUFFER means an area landscaped with permeable materials or any other soft landscaping elements to provide separation.

LANDSCAPING means the preservation or modification of the natural features of a site through the placement or addition of any or a combination of the following:

- a) Soft landscaping elements consisting of vegetation such as, but not limited to, trees, shrubs, plants, gardens, lawns, xeriscaping and ornamental plantings;
- b) Hard landscaping elements such as bricks, paving stones, shale, crushed rock or other suitable materials, excluding monolithic concrete and asphalt, in the form of driveways, patios, walkways and paths; and
- c) Architectural elements such as decorating fencing, walls and sculptures.

LANDSCAPING ACCEPTANCE CERTIFICATE (LAC) means a document issued by the City, upon verification by the City that the landscaping approved in a Landscaping Completion Certificate (LCC) has endured a warranty period, with respect to the overall landscaping condition as determined by the health of the individual plantings and grassed areas, and the quality of the appearance of landscaped areas. Landscaping Acceptance Certificates are not issued prior to one year following the date of a Landscaping Completion Certificate, or if the landscaping is incomplete, or is considered unhealthy in any manner, as determined by the City. A Landscaping Acceptance Certificate includes the release of any security deposit held by the City for the landscaping of the respective site.

LANDSCAPING COMPLETION CERTIFICATE (LCC) means a document issued by the City, upon verification by the City that a site has been landscaped in accordance with a specific landscaping condition on a Development Permit. Landscaping Completion Certificates are not issued for sites that have incomplete landscaping, or landscaping that is considered unhealthy in any manner, as determined by the City. A Landscaping Completion Certificate marks the commencement of a warranty period, which is typically dated the same as the date of the landscaping inspection by the City.

LAND USE means the purpose for which a piece of land, its buildings, or activities are designed, arranged, developed or intended, or for which it is occupied or maintained.

LANE means a narrow public roadway intended chiefly to give access to the rear of buildings and parcels of Land.

LOADING SPACE means a space provided on a site to accommodate a commercial vehicle on a temporary basis for loading and unloading of goods and materials.

LOT means:

- a) A quarter section;
- b) A river lot shown on an official plan, as defined in the *Surveys Act*, that is filed or lodged in a Land Titles Office;
- c) A settlement lot shown on an official plan, as defined in the *Surveys Act*, that is filed or lodged in a Land Titles Office ;
- d) A part of a parcel of Land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision; or
- e) A part of a parcel of Land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.

As defined in the MGA, as amended.

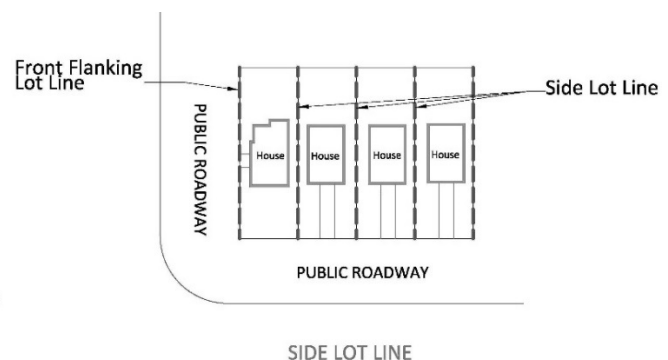
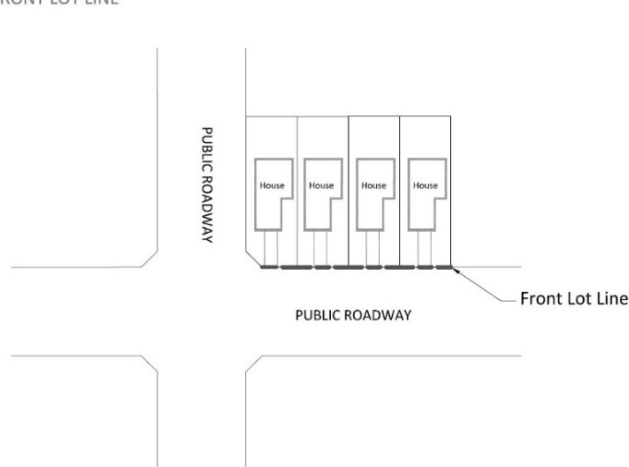
LOT AREA means the total area of a site.

LOT LINE, CORNER CUT OFF means the property line that is not used for any setbacks calculations unless the Development Authority determines it is necessary.

LOT LINE, FRONT means the property line separating a lot from abutting a Street other than a lane. In the case of a corner site or where there the site has three (3) or more property lines abutting Street, the front lot line is determined by the Development Authority based on how the lot was given a civic address to the Street. In the case of a corner site formed by a curved corner, the front lot line shall be the shorter of the two segments of the property line lying between the point determined to be the actual corner and the two points at the extremities of that property line.

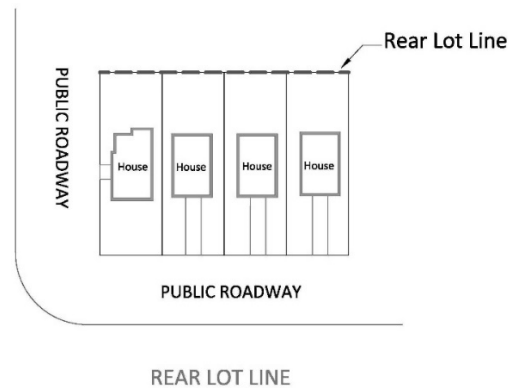
LOT LINE, FRONT FLANKING means, on a corner site, the property line separating a lot from an abutting Street other than a lane that is not the Lot Line, Front. In the case of a corner site formed by a curved corner, the front flanking lot line shall be the longer of the two segments of the property line lying between the point determined to be the actual corner and the two points at the extremities

FRONT LOT LINE



of that property line.

LOT LINE, REAR means the property line of a lot which is furthest from and opposite to the front lot line. For sites that have Streets on three or more sides, the Development Authority may determine there is no rear lot line.



LOT LINE, SIDE means the property line of a lot other than a front lot line, flanking front lot line, or rear lot line.

M

MOTOR VEHICLE SIGNS - Means a Sign that is attached to the body or frame of a vehicle. This does not include decals and wraps.

MOVED-IN BUILDING means a building or other occupied structure that existed off-site in its entirety, at some point in time, and is transported to a site for the intended placement and use thereof. This development includes, but not limited to, manufactured homes and modular construction trailers.

N

NATURAL FEATURE means any tree, plant life, water feature, natural open space, rock outcropping or view corridor which presents vistas to a natural feature. Natural features include wetlands, forests, ravines, rivers, valleys, and associated wildlife habitat areas along the edge of, or which support significant ecological functions within, the natural feature.

NEIGHBOURHOOD STRUCTURE PLAN means a detailed sub-plan contained within an Area Structure Plan that conforms with all Statutory Plans and is adopted by bylaw by Council which addresses the future development of areas of land at a conceptual level of detail.

NET FLOOR AREA (NFA) means the total floor area of the building or structure within the exterior and basement walls. The gross floor area does not include basement areas used exclusively for storage or service to the building; parking areas above or below grade; mechanical and equipment floor area; stairwells, elevator shafts, escalators, public washrooms, commercial kitchen and similar areas.

NON-CONFORMING BUILDING means a building:

- a) That is lawfully constructed or lawfully under construction at the date that a Land Use Bylaw or any amendment thereof affecting the building or land on which the building is situated becomes effective; and

- b) That on the date the Land Use Bylaw or amendment thereof becomes effective does not, or when constructed will not comply with the Land Use Bylaw.

As defined in the MGA, as amended.

NON-CONFORMING USE means a lawful specific use:

- a) Being made of land or a building or intended to be made of land or a building lawfully under construction, at the date a Land Use Bylaw or amendment thereof affecting the land or building, becomes effective; and
- b) That, on the date the Land Use Bylaw or any amendment thereof becomes effective does not, or in the case of a building under construction will not, comply with the uses permitted in the Land Use Bylaw.

As defined in the MGA, as amended.

O

OBJECTIONABLE means unpleasant or offensive.

OCCUPANCY means the use or intended use of a building or part thereof for the shelter and support of persons or property.

ORIENT means to bring into relation to, or adjust to, the surroundings, situation or environment; to place with the most important parts facing in certain directions; to set or arrange in a determinate position: to orient a building.

P

PARAPET WALL means that part of an exterior wall or firewall extending above the roof line of a building, or a wall that serves as a guard at the edge of a balcony or roof.

PARCEL OR PARCEL OF LAND means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office, as defined in the MGA, as amended.

PARTY WALL means either:

- a) a wall erected at, or upon, a line separating two parcels of land each of which is, or is capable of being, a separate legal parcel subdivided under the *Municipal Government Act*, or
- b) a wall separating two dwellings or rear detached garages, each of which is, or is capable of being, a separate legal parcel subdivided under the *Municipal Government Act*.

PATIO means a hard surfaced brick, concrete or wood outdoor area flush with or resting at grade.

PEDESTRIAN-PRIORITY FRONTAGE means prioritizing the safety, comfort, and convenience of pedestrians over vehicles and other modes of transportation in the design of urban spaces. Transportation modes will be prioritized in the following order: walking, cycling, and public transport over vehicle use in the development.

PEDESTRIAN ZONE means an area dedicated to the movement of pedestrians located between the building façade and street curb edge.

PERMITTED USE means those uses of land, buildings and structures for which Permits shall be issued if the Development conforms to all applicable provisions of this Bylaw, and for which conditions may or may not be imposed.

PLACETYPE means a designated area of the City with specific regulations for Subdivision and Development.

PLAN OF SUBDIVISION means a plan of survey prepared in accordance with the *Land Titles Act* for the purpose of effecting a subdivision, as defined in the MGA, as amended.

PORCH means an entrance structure typically attached to the front or sides of a residential dwelling at the ground floor entrance level, consisting of a roof and floor, where the front and sides of the structure are enclosed by solid walls and/or windows.

PRINCIPAL BUILDING OR ACTIVITY means the building(s) or activity(ies), in the opinion of the Development Authority:

- a) Occupies the major portion of the parcel;
- b) Is the main building(s)/activity(ies) on a parcel;
- c) is not subordinate or incidental to any other building or activity on the same parcel;.or
- d) Constitutes, by reason of its activity(ies), the primary purpose for which the parcel is used.

PRIVACY WALL means a structure that:

- a) Provides visual screening;
- b) Is located on a balcony, deck or patio; and
- c) Does not include a railing or balustrade.

PROJECTION means structures protruding from the wall of a building. Common structures include but not limited to balconies, raised terraces, fireplaces, bay windows, and decks.

PUBLIC UTILITY LOT means a lot owned by the City that is designated as a utility lot with the Land Titles Office and is designed to accommodate one or more public utilities, pedestrian walkways or multi-use trails.

R

REAR LOT LINE - see LOT LINE, REAR

REAR YARD - see YARD, REAR

RESERVE LAND means environmental reserve, municipal reserve, community services reserve, school reserve, or municipal and school reserves as defined in the MGA, as amended.

REVERSE FRONTING SITE means a Site that abuts two streets that are parallel or nearly parallel.

RIGHT-OF-WAY means an interest in land, most commonly granted for municipal utilities where there is a need for a continuous right-of-way under one or more parcels of Land, which is registered only against the land which is subject to the interest.

ROOM-ENHANCING CANTILEVER - see CANTILEVER, ROOM-ENHANCING

S

SATELLITE DISH means an antenna and associated components used to receive signals from orbiting satellites.

SCREENING means a separation tool including but not limited to fence, wall, berm, or landscaping feature used to visually separate areas or functions.

SETBACK means the distance that a development shall be from a lot line or any other features on a site as specified by this Bylaw. A setback is not a yard. A setback measurement shall be taken from the building foundation.

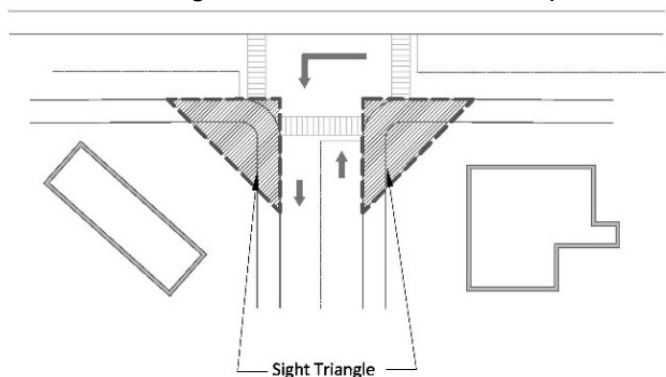
SHIPPING CONTAINER means an Accessory sealed unit (such as a sea can) used for the land and sea transport of goods and materials, which may also be used for storage, where permitted.

SIDE LOT LINE - see LOT LINE, SIDE

SIDE YARD - see YARD, SIDE

SIDEWALK means a paved or asphalted path for pedestrians.

SIGHT TRIANGLE means a triangular portion of land established at Street and Lane intersections in which nothing shall be erected, placed, planted or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists or pedestrians entering or leaving the intersection.



SIGN means a stand alone structure, not a building for occupancy, intended for the purpose of advertising or calling attention to any business, organization, person, matter, thing or event.

SIGN AREA means the entire area of the Sign on which Copy is intended to be placed. In the case of a double-faced or multi-faced Sign, each area of each face of the Sign used to display advertising Copy must be used in calculating the total Sign Area.

SIGN HEIGHT means the distance measured from the lowest point of finished ground directly under the Sign to the highest point of the Sign.

SIGN WIDTH means the distance measured as the furthest distance across the face of the Sign and perpendicular to the height of the Sign, including the structure and other component parts.

SIGNAGE means a visual medium attached to a building as part of a Façade Improvement intended for the purpose of advertising or calling attention to any business, organization, person,

STATUTORY PLAN means an Intermunicipal Development Plan, a Municipal Development Plan, an Area Structure Plan and an Area Redevelopment Plan adopted by a municipality under the

MGA, as amended. Neighbourhood Structure Plans are amendments to the Area Structure Plans, and therefore considered Statutory Plans.

STEP-BACK means a recession in the building façade from the building façade immediately below it.

STOREY means that portion of a building which is situated between the top of any floor and the top of the floor next above it. If there is no floor above, the storey is the portion of the building which is situated between the top of any floor and the ceiling above it. If the top of the floor directly above a basement is more than 1.8m above grade, such basement shall be considered a storey for the purpose of this Bylaw.



STREET means any public roadway other than a lane and may include boulevards, sidewalks, and street furniture.

STRUCTURE means a building (including eaves) or other thing erected or placed in, on, over or under land, whether or not it is so affixed to the land as to become transferred without special mention by a transfer or sale of the land, pursuant to the MGA, as amended.

STRUCTURAL ALTERATION means any change to the supporting members of a structure, including foundation bearing walls or partitions, columns, beams, or girders, or any structural change in the roof or in the exterior walls.

SUBDIVISION means the division of a parcel of Land into one or more parcels by a plan of subdivision or other instrument, or as defined in the MGA, as amended.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD means the Subdivision and Development Appeal Board appointed pursuant to the MGA, as amended.

SUBSEQUENT OFFENCE means an offence committed by a person after that person has been convicted for the same offence or has voluntarily paid a fine for the same offence within the past twenty- four (24) months.

SWIMMING POOL means a structure designed to retain a large volume of water, a minimum of 0.378 cubic metres.

I

TEMPORARY BUILDING/DEVELOPMENT means a development for which a permit has been issued for limited duration as determined by the Development Authority.

TEMPORARY SIGNS - Means any Sign that is that is intended to be removed from the site within a specific time limit or upon meeting a specific criteria.

TOP OF BANK means the line where the surrounding tableland is broken by a valley slope and forms the valley crest as determined by a geotechnical report as accepted by the Development Authority.

TRAFFIC ISLAND means an area of space set aside within a drive aisle or parking area located on the Site(Lot), prohibited for use by motor vehicles and is marked or indicated by paint or physical means, to be clearly visible at all times. Typically, islands are raised with perimeter concrete curbs and are landscaped within.

U

USE means the built form, and/or purpose for which a site, lot, and/or building(s) are designed, arranged, developed, or intended, or for which it is occupied or maintained.

UTILITY means a system or works used to provide or deliver one or more of the following for public consumption, benefit, convenience or use:

- a) Water or steam;
- b) Sewage disposal;
- c) Public transportation operated by or on behalf of the City;
- d) Irrigation;
- e) Drainage;
- f) Fuel;
- g) Electric power;
- h) Heat;
- i) Waste management;
- j) Residential and commercial street lighting; or
- k) Any building required to operate the utility as defined in the MGA, as amended.

V

VARIANCE means an alteration or change to a regulation prescribed by this Bylaw that is authorized by the Development Authority or the Subdivision and Development Appeal Board.

VERANDA means an entrance structure typically located at the front or sides of a residential dwelling at the ground floor entry level, consisting of a roof and floor, where the front and sides of the structure remain open to the outside elements.

VIDEO DISPLAY means a Sign that displays full-motion, moving, or continuous scrolling Copy. A Video Displays typically uses LED or similar technology and may include dynamic content beyond simple transitions. These signs are distinct from Digital Displays because they incorporate motion or video as a primary feature.

VIOLATION TAG means a tag or similar document issued by the City of Fort Saskatchewan pursuant to the MGA for the purposes of notifying a person that an offence has been committed for which a prosecution may follow.

VIOLATION TICKET means a ticket that is issued pursuant to the *Provincial Offences Procedure Act*.

W

WALKWAY means an off-street pedestrian path.

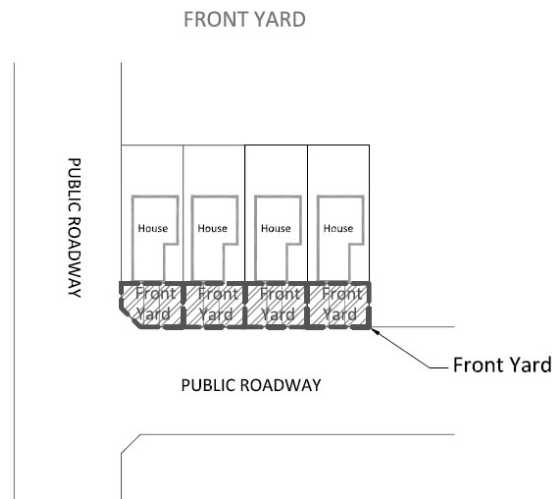
X

XERISCAPING means a method of landscaping that uses plants, soils and mulches whose natural requirements are appropriate to the local climate, resulting in a reduction or elimination of supplemental water, fertilizer or other maintenance.

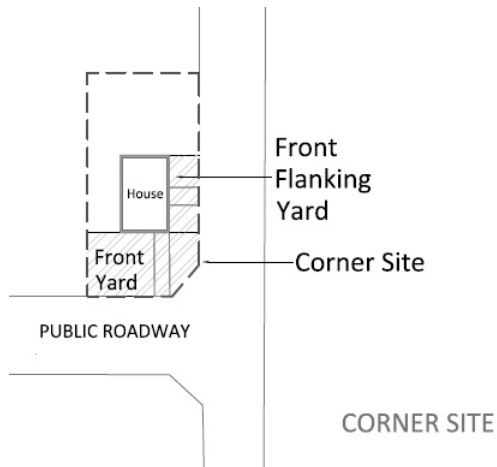
Y

YARD means a part of a site unoccupied by any portion of a principal building. A yard is not a setback. When there is no principal building located on a site the corresponding Yard from the Front, Rear and Sides shall be the area determined by the minimum setbacks as established in the applicable District.

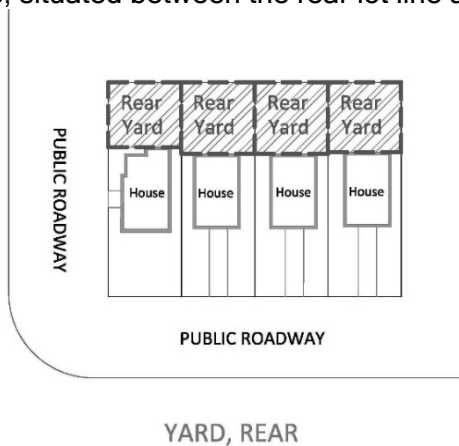
YARD, FRONT means the portion of a site abutting the front lot line extending across the full width of the site, situated between the front lot line and the nearest wall of the principal building.



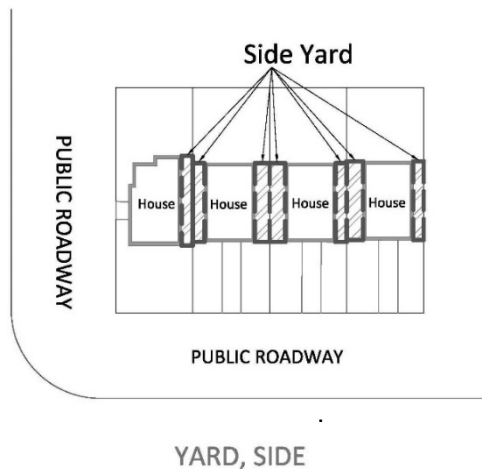
YARD, FRONT FLANKING means that portion of a site on a corner site abutting the front flanking lot line extending from the front yard to the rear yard. The front flanking yard is situated between the front flanking lot line and the nearest wall of the principal building.



YARD, REAR means the portion of a site abutting the rear lot line extending across the full width of the site, situated between the rear lot line and the nearest wall of the principal building.



YARD, SIDE means that portion of a site abutting a side lot line extending from the front yard to the rear yard. The side yard is situated between a side lot line and the nearest wall of the principal building.



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.
Fence Height	- Front: Max. 0.91 along the front yard property line. - Side: Max. 1.85m along a side yard. - Rear: Max. 1.85m along a rear.	- Front: Max. 1.0m within the front yard area - Side: Max. 2.0m within the side yard area. - Rear: Max. 2.0m within the rear yard area. This is to accommodate conversion errors and extra height for posts.
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. The same regulations apply in all districts unless otherwise stated within a district.
	Commercial: Min. one tree for each 35.0m ² . Min. one shrub for each 15.0m ² . Landscaping applies to 20% of site area.	Increased requirements: Min. one tree for each 30.0m ² . Min. one shrub for each 10.0m ² .
	Industrial: Min. one tree for each 3.0m of lot width. Tree planting adjacent to the public roadway frontage.	No change.
Room-enhancing Cantilever	Only permitted to project up to a maximum of 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: Max. 1.2m projection into setback area Side Yard: Max. 0.6m projection into setback area Rear Yard: Max. 0.6m projection into setback area. Front Flanking Yard: Max. 0.6m projection into 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.

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 or technical detail.

Part 4 – General Regulations for All Districts

4.1 ACCESS TO SITES

4.1.1. ALL USES AND ACTIVITIES

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

4.1.2. RESIDENTIAL USES AND ACTIVITIES

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

4.2 ACCESSORY DEVELOPMENT

4.2.1 ALL USES AND ACTIVITIES

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

4.2.2 RESIDENTIAL USES AND ACTIVITIES

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

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

4.2.3 COMMERCIAL USES AND ACTIVITIES

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

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

4.2.4 INDUSTRIAL USES AND ACTIVITIES

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

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

4.2.5 INSTITUTIONAL USES AND ACTIVITIES

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

4.3 BUILDING AND PROJECTIONS FOR RESIDENTIAL USES AND ACTIVITIES

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

Table XX: Maximum Residential Building and Structure Projections

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

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

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

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

4.4 DESIGN AND APPEARANCE

4.4.1 RESIDENTIAL USES AND ACTIVITIES

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

4.4.2 COMMERCIAL USES AND ACTIVITIES

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

providing a high degree of transparency on the ground floor;

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

4.5 EMERGENCY ACCESS TO BUILDINGS

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

4.6 ENVIRONMENTALLY CONSTRAINED LAND

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

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

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

4.7 FAÇADE IMPROVEMENT

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

4.8 FENCES, WALLS AND HEDGES

4.8.1 ALL USES AND ACTIVITIES

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

4.8.2 RESIDENTIAL USES AND ACTIVITIES

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

4.8.3 COMMERCIAL USES AND ACTIVITIES

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

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

4.8.4 INDUSTRIAL USES AND ACTIVITIES

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

4.8.5 INSTITUTIONAL USES AND ACTIVITIES

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

4.9 LANDSCAPING REQUIREMENTS

4.9.1. ALL USES AND ACTIVITIES

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

following specifications:

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

4.9.2. RESIDENTIAL USES AND ACTIVITIES

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

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

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

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

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

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

4.9.3. COMMERCIAL USES AND ACTIVITIES

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

4.9.4. INDUSTRIAL USES AND ACTIVITIES

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

4.9.5. INSTITUTIONAL USES AND ACTIVITIES

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

4.10 LIGHTING

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

4.11 LIMITED HOURS OF OPERATION

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

4.12 OUTDOOR STORAGE FOR INDUSTRIAL USES AND ACTIVITIES

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

4.13 RELOCATION OF BUILDINGS AND STRUCTURE

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

4.14 REMOVAL AND DEMOLITION OF BUILDINGS AND STRUCTURES

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

4.15 SITE PLANNING STANDARDS

4.15.1 GENERAL STANDARDS FOR ALL USES AND ACTIVITIES

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

4.15.2 RESIDENTIAL USES AND ACTIVITIES

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

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

4.15.3 COMMERCIAL USES AND ACTIVITIES

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

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

4.15.4 INDUSTRIAL USES AND ACTIVITIES

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

4.15.5 INSTITUTIONAL USES AND ACTIVITIES

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

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

4.16 CORNER SITE RESTRICTIONS

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

4.17 ENERGY AND WATER EFFICIENCY

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

4.18 GARBAGE AND RECYCLING ENCLOSURES

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

4.19 SAFE INTEGRATION OF ALL MODES OF TRANSPORTATION

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

4.20 SITE AMENITIES

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

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

4.21 SITE CONNECTIVITY

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

4.22 SUBDIVISION OF LAND

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

REGULATIONS FOR SPECIFIC USES AND ACTIVITIES

4.23 AMATEUR RADIO ANTENNA

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

4.24 BOARDING FACILITIES

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

4.25 BREWERIES, WINERIES, AND DISTILLERIES

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

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

4.26 HOME BUSINESS

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

4.27 HOME OFFICE

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

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

4.28 BACKYARD DWELLINGS

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

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

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

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

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

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

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

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

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

- 4.28.7 Provide parking in accordance with Part ??.

4.29 INTERNAL SECONDARY SUITES

- 4.29.1 Internal Secondary Suites shall:

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

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

4.30 SHOW HOMES

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

4.31 RENEWABLE ENERGY DEVICE

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

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

4.32 RENEWABLE ENERGY INSTALLATION

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

4.33 URBAN AGRICULTURE

- 4.33.1 Urban Agriculture shall be limited to a maximum of 50% of the total front yard and rear yard area.
- 4.33.2 Urban Agriculture shall not be the only activity located within a principal building or lot.
- 4.33.3 Urban Agriculture within Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing and Townhousing shall be limited to a maximum of 49% of the area within a Principal Building.
- 4.33.4 Urban Agriculture for personal use in accordance with 4.32.1 to 4.32.3 shall be considered permitted.

4.34 VEHICLE ORIENTED DEVELOPMENTS

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

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

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

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

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

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

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

4.35 VETERINARY CLINIC, KENNEL AND PET CARE SERVICE

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

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

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

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

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

4.36 PROHIBITED USES AND ACTIVITIES

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

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

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

PVD

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

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 building type. Only applies to 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 building type.
Institutional Parking Requirements	Based on minimum number of employees or Gross Floor Area.	Based on the minimum Gross Floor Area of the building type. Education (Public or Private), High School, or Post-Secondary to require parking study.
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.	- 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 (Backyard Dwelling or Internal Secondary Suite) to provide 1 additional on-site parking stall.
Residential Parking Stall Size	- Min. 3.1m in width by Min. 6.0m in depth for stall within single garage or carport - Min. 2.9m in width by Min. 6.0m in depth for each stall within a double garage or carport. - Min. 2.75m in width by Min. 5.8m in depth for parking pad not intended for garage or carport.	- Min. 3.0m in width by Min. 6.65m in depth for each stall within garage or carport. - Min. 2.75m in width by Min. 5.8m in depth for parking pad not intended for garage or carport.
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.

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 or technical detail.

Parking and Loading

1.1. GENERAL VEHICLE PARKING REGULATIONS

- 1.1.1. The requirements of this Section shall apply to all parking, loading facilities and drive aisles required by this Bylaw. Notwithstanding the requirements of this Section, specific standards specified in any Land Use District may supplement or supersede the parking and loading requirements of this Section. Parking spaces must be provided collectively for each use on a lot in an amount that complies with the regulations in this Section.
- 1.1.2. Where parking and/or loading facilities are required by this Bylaw, the applicant shall provide the required parking and/or loading space prior to the occupancy or commencement of the use for which they are required.
- 1.1.3. All off-street parking areas shall be designed to provide:
 - a) Adequate access to and egress from the parking area for the vehicle it is intended to serve by means of a clearly defined driveway; and
 - b) Adequate access to and egress from each parking space by means of a clearly defined maneuvering aisle designed to the satisfaction of the Development Authority.
- 1.1.4. The Development Authority may consider a reduction to the parking requirements of this Section, by considering a parking assessment prepared by an accredited professional which assesses the parking demand characteristics of a proposed development. Such an assessment shall be provided at the owner/applicant's expense. Such a reduction to the parking requirements is not a variance.
- 1.1.5. Except in Commercial sites, no direct access shall be permitted from a lane to a parking facility with more than three parking spaces unless special circumstances are determined by the Development Authority to warrant such access.
- 1.1.6. Unless otherwise specified in the Land Use District, structured parking facilities shall generally be provided at locations internal to the site. If such parking facilities are located fronting a public roadway, then the following design considerations shall be utilized:
 - a) Ground floor shall include retail uses positioned adjacent to the public realm with multiple entrances and very good to excellent permeability);
 - b) Entrance to the parking facility shall be designed with special architectural treatment to maintain the integrity of retail frontage; and
 - c) The façade of the upper storeys of the parking facility shall be designed to reflect residential or commercial building character.
- 1.1.7. All surface parking lots shall be hard surfaced.
- 1.1.8. For Apartment, Mixed-Use Building, and Commercial sites, parking shall be concealed within buildings with at grade active frontages, located at the rear of the building or located at the side of the building with decorative screening and increased landscaping.
- 1.1.9. Within Nodes, Parking located at the side of a building with decorative screening shall not exceed 40% parcel width at the front property line.

1.2. MINIMUM PARKING REQUIREMENTS

- 1.2.1. The minimum required number of vehicle parking spaces for a use shall be as set out in **Tables 13a, 13b, 13c and 13d**.
- 1.2.2. Where the calculation of the required number of parking spaces results in a fraction, the next higher number shall apply.
- 1.2.3. Where a proposed development does not directly correlate with the land uses/activities listed in this Section, the Development Authority shall determine a specific number of required parking spaces, having regard to requirements for similar uses provided herein.
- 1.2.4. Visitor parking for multi-unit residential developments shall be made readily visible, accessible, and available for visitors to the development, to the satisfaction of the Development Authority.
- 1.2.5. Designated parking spaces for persons with physical disabilities shall be provided in accordance with appropriate provisions of any other Provincial or Federal requirement and shall be included as part of, and not in addition to, the applicable minimum parking requirements.
- 1.2.6. Designated parking spaces for persons with physical disabilities shall be located as close as possible to wheelchair ramps, walkways and entrances. Parking spaces shall not be located within a wheelchair ramp access area.
- 1.2.7. Small car parking spaces may be permitted, provided that:
 - a) Small car parking spaces shall comprise a maximum of 20% of required parking for development in all Land Use Districts except when located on a residential site.
 - b) All small car parking spaces shall be clearly designated with signs reading: "Small car parking only", and
 - c) All small car parking spaces shall be a minimum of 2.4m by 5.0m.

Table 13X: Minimum Vehicle Parking Requirements

Built Form	Minimum Number of Parking Spaces
Apartments, Townhousing, and Stacked Townhousing with more than four (4) dwelling units	1 per Bachelor dwelling unit 1 per One Bedroom dwelling unit 1.5 per Two Bedroom dwelling unit 2 per Three Bedroom dwelling unit 1 visitor stall per six dwelling units One Bicycle Stall per 6 DUs
Assisted Living Facility	0.6 per dwelling unit for staff and visitor parking
Backyard Dwelling	1 per development
Commercial Block	5 per 100m ² of GFA
Commercial Office Building	4 per 100m ² of GFA
Detached Dwelling, Duplex, Stacked Duplex, Laneway Housing, Townhousing, and Stacked	2 per dwelling unit

Townhousing with up to four dwelling units	
Indoor Assembly	8 per 100m ² of GFA
Industrial Flex Building	4 per 100m ² of GFA
Industrial Office Building	4 per 100m ² of GFA
Internal Secondary Suite	1 per development
Large Scale Retail	5 per 100m ² of GFA
Light Industrial Building	3 per 100m ² of GFA
Medium Industrial Building	3 per 100m ² of GFA
Mixed Use Building	4 per 100m ² of GFA of commercial activities PLUS per bedroom residential parking requirement
Public Service	A parking study will be required to assess parking levels. The minimum parking utilization rate will be 70%.
School – Elementary or Junior High	1 per 100m ² of GFA PLUS 10 stalls for drop off Or A parking study will be required to assess parking levels. The minimum parking utilization rate will be 70%.
School – Senior High or Post-Secondary	0.6 per 100m ² of GFA PLUS 1 for every 8 students Or A parking study will be required to assess parking levels. The minimum parking utilization rate will be 70%.
Single Structure Commercial Pad	6 per 100m ² of GFA
Storefront	5 per 100m ² of GFA
Strip Mall	5 per 100m ² of GFA

Land Use Activity	Minimum Number of Parking Spaces
Boarding Facility	Minimum 4 parking stalls.
Breweries, Wineries, and Distilleries	5 stalls plus 1 per 9.6m ² of GFA
Business Support Service	2.2 per 100m ² of GFA
Cannabis Production and Distribution Facility	1 per 100m ² of GFA
Commercial School	3 per 100m ² of GFA
Community Service Facility	2.2 per 100m ² of GFA
Child Care Facility	4 per 100m ² of GFA
Eating & Drinking Establishment	7 per 100m ² of GFA

Education (Public or Private) Senior High School or Post-Secondary	A parking study will be required to assess parking levels. The minimum parking utilization rate will be 70%.
Entertainment Facility (Indoor and Outdoor)	10 per 100m ² of GFA
Funeral Home	10 per 100m ² of GFA
Health Services	2 per 45m ² of GFA
Hospital	At the discretion of the Development Authority
Hotel	1 per room for occupants, plus 1 per 10 rooms
Indoor Assembly	10 per 100m ² of GFA
Industrial Use, General	0.6 per 100m ² with minimum not less than 10
Industrial Use, Heavy	At the discretion of the Development Authority
Kennel	2.2 per 100m ² of GFA
Motel	1 per room for occupants, plus 1 per 10 rooms
Personal Service	2.2 per 100m ² of GFA
Pet Care Service	2.2 per 100m ² of GFA
Professional, Financial and Office Service	2 per 100m ² of GFA
Recreation Facility, Indoor	1 per 10m ² of GFA
Recreation Facility, Outdoor	At the discretion of the Development Authority
Retail Store (General), (Liquor) and (Cannabis)	2.2 per 100m ² of GFA
Service Station	
Service Station (Limited)	
Vehicle Repair Facility	2.2 per 100m ² of GFA
Vehicle Repair Facility (Limited)	
Vehicle Sales, Leasing and Rental Facility	
Vehicle Sales, Leasing and Rental Facility (Limited)	
Veterinary Clinic	2.2 per 100m ² of GFA
Warehouse, Distribution and Storage	1 per 100m ² of GFA
Warehouse Sales	2.2 per 100m ² of GFA

1.3. GENERAL BICYCLE PARKING REGULATIONS

- 1.3.1. Sites shall be designed and maintained to provide bicycle parking and amenities to the satisfaction of the Development Authority.
- 1.3.2. The bicycle station should be safely and conveniently located to ensure compatibility with the surrounding environment, to the satisfaction of the Development Authority.

- 1.3.3. The bicycle station shall be located close to the building entrance but shall not impede pedestrian circulation.
- 1.3.4. Bicycle stalls shall be highly visible and shall include a permanent rack or hook-up system.

1.4. ALTERNATIVE COMPLIANCE FOR MINIMUM PARKING REQUIREMENTS

- 1.4.1. Upon written request from the applicant and the submission of an Alternative Compliance Parking Plan (parking impact study) prepared by a qualified professional, the Development authority may consider an alternative parking requirement for residential and institutional land uses, which may be substituted in whole or in part for the requirements of this Section.
- 1.4.2. In reviewing an Alternative Compliance Parking Plan, the Development Authority shall consider:
 - a) The number of individuals occupying the building or land use and the number of expected visitors;
 - b) The availability of nearby on-street parking (if any), and/or the provision of purchased or leased parking spaces in a municipal or private parking lot meeting the requirements of the City; and
 - c) Any other factors that may be unique to the applicant's request.
- 1.4.3. The Development Authority shall only approve an Alternative Compliance Parking Plan if it:
 - a) Does not detract from continuity, connectivity, and convenient proximity for pedestrians between or among existing or future land uses in the vicinity;
 - b) Creates no negative physical impact on any facilities serving alternative modes of transportation;
 - c) Creates no detrimental impact on natural areas or features; and
 - d) Maintains or improves the ratio of parking spaces for persons with physical disabilities.

1.5. PARKING AND LOADING REQUIREMENTS FOR RESIDENTIAL SITES

- 1.5.1. All parking and loading spaces required by this Bylaw for residential purposes, including all maneuvering aisles and driveways shall be:
 - a) For Detached Dwelling, Duplex, Stacked Duplex and Laneway Housing:
 - I. Located on the same site as the use requiring them;
 - II. Hard surfaced prior to occupancy;
 - III. Where vehicular access is via a public roadway or lane, provided to the rear or side of the principal building;
 - IV. Where there is no lane present, provided to the rear, side or front of the principal dwelling; and
 - V. Where vehicular access is via the front only, one side yard shall be a minimum of 3.0m in width to accommodate a driveway for vehicular access to the rear of the property, except where an attached garage is provided.
 - b) For Townhousing, Stacked Townhousing and Apartments:
 - I. Paved prior to occupancy;

- II. Bordered and separated from adjacent areas with screening and landscaping; and
 - III. Not located within the required front yard setback area of a site.
- 1.6.1 In the event that seasonal conditions prevent the completion of paving in accordance with this Bylaw:
 - a) The parking and loading areas shall be compacted and maintained in a manner that allows reasonable access by emergency vehicles. In addition, the paving shall be completed at the earliest opportunity during the construction season of the following year; and
 - b) The owner/applicant shall be required to provide a Security Deposit to guarantee the completion of the paving in accordance with this Bylaw.
- 1.6.2 Parking stalls provided inside a garage or carport shall have the following minimum dimensions:
 - a) 3.0m in width by 6.10m in depth for each stall located within a garage or carport.
- 1.6.3 Hard surfaced parking pads intended to accommodate a garage in the future shall accommodate the minimum dimensions in **Section 1.6.2** above.
- 1.6.4 For single detached, semi-detached housing, and secondary suites, parking stall dimensions for stalls not inside a garage or carport and not on a parking pad intended to accommodate a future garage shall be 2.75m in width by 5.8m in depth.
- 1.7 **PARKING AND LOADING FOR NON-RESIDENTIAL SITES**
 - 1.7.1 Authorization to share parking spaces on non-residential sites may only be granted by the Development Authority in the following circumstances:
 - a) The development sites are within 100m of each other;
 - b) The demand for parking spaces generated by each development or use is not likely to occur at the same time; and
 - c) An agreement is signed between the owners of the sites that are sharing the parking spaces for a period of not less than 10 years, and the agreement is registered on the Titles of the properties that are subject to the agreement.
 - 1.7.2 Except in the LI – Light Industrial District, MI – Medium Industrial District, HI – Heavy Industrial District and PR – Parks and Recreation District, parking and loading spaces required by this Bylaw for non-residential uses, including manoeuvring aisles and driveways shall be:
 - a) Paved prior to occupancy or commencement of the use; and
 - b) Bordered and separated from adjacent areas with concrete curbing; and
 - c) Screened from public walkways with landscaping and/or architectural screening.
 - 1.7.3 Access to and egress from an unpaved area of an LI – Light Industrial District, MI – Medium Industrial District or HI – Heavy Industrial District site directly accessible from a public roadway shall have hard surfacing equal to the width of the access/egress and 15.0m in depth within the site. In addition, the off-site portion of the access/egress shall be hard surfaced to the satisfaction of the City.
- 1.8 **PARKING FACILITIES**

- 1.8.1 Parking facilities and interior stairwells shall be designed for easy observation from other, more visible areas. Mechanical rooms, HVAC systems, elevators, stairwells, columns, and other visual obstructions shall be located to maximize clear sightlines of the parking spaces and primary pedestrian circulation routes; and
- 1.8.2 Transparent panels shall be incorporated into all doors and walls that separate stairwells, corridors, and entrances to elevator lobbies from the main parking areas, to allow for clear sight lines.

1.9 PARKING LOTS AND SERVICE AREAS

- 1.9.1 A parking lot shall be designed and located such that it:
 - a) Is accessible to and appropriate for the types of vehicles using it, including but not limited to cars, trucks, buses, bicycles and emergency vehicles;
 - b) Does not interfere with, or potentially impact, pedestrian or traffic safety traveling on adjacent public roadways;
 - c) Provides appropriate separation between pedestrians and vehicles through the provision of raised sidewalks or walkways, bollards, special paving, or other means to clearly delineate and protect pedestrian areas;
 - d) Provides pedestrian drop-off areas where necessary, especially for land uses that serve children or the elderly;
 - e) Provides clearly demarcated and raised pedestrian crossing locations;
 - f) Provides well-defined circulation routes that prioritize bicycle and pedestrian safety and minimize vehicle circulation crossing bicycle and pedestrian circulation pathways;
 - g) Utilizes landscaped traffic islands, to the maximum extent feasible, with raised curbs to define parking lot entrances, the ends of parking sections, to delineate circulation routes and to aid in separating pedestrian areas. Parking lots containing 20 contiguous parking spaces shall incorporate landscaped traffic islands;
 - h) Large parking lots shall be divided by landscaped areas.
 - i) Parking spaces shall be clear of obstruction, other than wheel stops;
 - j) Parking spaces shall have suitable barriers, such as wheel stops, to prevent vehicles from encroaching off-site and into landscaped areas and to provide separation from fences, walls, pedestrian and bicycle circulation areas, and buildings, and;
 - k) Where wheel stops are provided, they may not exceed 100mm in height above the parking space surface and shall be placed perpendicular to the parking space depth, 0.6m from the front of the parking space.
- 1.9.2 The size of parking spaces and drive aisles shall be in accordance with **Figure 13:**

INSERT FIGURE:

1.10 ON-SITE LOADING SPACES

- 1.10.1 Non-residential buildings with a Gross Floor Area exceeding 4000 square metres shall provide a minimum of one (1) loading stall.

- 1.10.2 A loading space shall be designed and located so that the vehicles using it can be parked and maneuvered entirely within the bounds of the site to the satisfaction of the Development Authority.
- 1.10.3 A loading space shall be a minimum width of 3.1m and a minimum depth of 9.1m with a minimum overhead clearance of 4.3m.
- 1.10.4 At the discretion of the Development Authority, who shall have regard for the types of vehicles that are likely to use a loading space, the minimum loading space dimensions may be adjusted.
- 1.10.5 A loading space shall not be located within a required minimum yard.

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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: Signs and Façade Improvements
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 is determined by Street type (Local, Collector, Arterial, Highway) and the length of property along an abutting Street. • Local Street: 1.0m² per 20.0m of linear frontage • Collector Street: 5.0m² per 20.0m of linear frontage • Arterial Street: 10.0m² per 20.0m of linear frontage • Highway: 20.0m² per 20.0m of linear frontage
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 Min. 25.0m to Min. 100.0m Electronic signs must be separated by Min. 300.0m from any other electronic sign.	Signs must be separated from other sign based on the Street type. • Local Street: Min. 20.0m • Collector Street: Min. 40.0m • Arterial Street: Min. 80.0m • Highway: Min. 150.0m
Sign Illumination	Max. 500 nits from sunset to sunrise. Max. 7500 nits from sunrise to sunset.	Max. 400 nits from sunset to sunrise. Max. 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.

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 or technical detail.

Signage

1.0 General regulations:

- 1.1 A Sign must be constructed so that it does not:
- 1.1.1 Due to its position, shape, colour, format or illumination, obstruct the view of, or be confused with, official traffic signage, signals or devices;
 - 1.1.2 Interfere with site access or circulation;
 - 1.1.3 Display lights resembling the flashing lights associated with those used by police, fire rescue, ambulance and other emergency vehicles; or
 - 1.1.4 Create any such hazard where it may obstruct vision of vehicular or cycling traffic, use a spotlight or reflector light directed at on-coming traffic, or display moving or flashing messages that create a hazard to traffic on a Street where the Sign is visible, as determined by the Development Authority.
- 1.2 No person shall erect, enlarge, or relocate any Sign unless a development permit has been issued by the Development Authority or the Sign is specifically exempted from requiring a development permit.
- 1.3 Unless otherwise stated in this Bylaw, Signs are not allowed on Fences or Privacy Screens.
- 1.4 A Sign above a vehicle access, driveway, drive aisle or path of travel intended for pedestrians or other forms of travel, must maintain a minimum vertical clearance of 2.5 m, except that this does not apply to:
- 1.4.1 a Sign that is above a vehicle access, Driveway or Drive Aisle that is an emergency vehicle access route, in which case the minimum clearance must be 5.0 m; and
 - 1.4.2 A Temporary Sign.
- 1.5 Landscaping that is removed or damaged to erect or install a sign shall be replaced.
- 1.6 Signs shall be separated from other Signs in compliance with the separation distances based upon the abutting street listed in Table X.X below:

Table X.X Sign Separation Distance	
Place Type	Separation Distance
Local Road	20.0 m
Collector Road	40.0 m
Arterial Road	80.0 m
Highways	150.0 m

- 1.7 For every 20.0 m of linear frontage abutting a street not including a lane, a site shall be allowed to display a total amount of Sign Area based on the abutting street type in compliance with the below chart:

Table X.X Sign Area	
Place Type	Sign Area
Local Road	1.0 m ²
Collector Road	5.0 m ²
Arterial Road	10.0 m ²

Highway	20.0 m ²
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The amount of Sign Area allowed per site shall be prorated based on the total linear frontage of a site. Total Sign Area available to a site does not include the Sign Area of Temporary Signs or Signs identified under Section 5.0.

- 1.8 Signs must be setback a minimum 1.0 m from any property line.
- 1.9 A Sign shall not project into the required setback area.
- 1.10 Notwithstanding Table (Separation distance table), Signs identified under Section 5.0 shall be separated from other Signs by 10.0 m.
- 1.11 Signs identified under section 5.0 do not count towards the total allowable Sign Area per parcel under Table (Sign Area table).
- 1.12 Sign placement on the site will be to the satisfaction of the Development Authority, considering the Place Type and abutting development. The Development Authority, when considering a development permit application for a Sign, must have regard for the visual harmony and compatibility of the proposed Sign with the architectural character and finish of the development and with the design, location and appearance of other Signs and buildings.

2.0 Application for Signs:

2.1 Applicants shall provide the following information in addition to the requirements for a Development Permit Application when applying for a Development Permit for a sign:

- 2.1.1 All the dimensions of the Sign structure, including height and width;
- 2.1.2 Sign Area;
- 2.1.3 Design of the Sign Area;
- 2.1.4 Details of sign illumination;
- 2.1.5 Details of construction and finishing;
- 2.1.6 Method of support;
- 2.1.7 Site plan showing Sign location and distance in relation to property boundaries, buildings and other Signs on-site and the adjacent properties; and

3.0 Sign Structure:

Signs along local roads:

- 3.1 The maximum Sign Area for a Sign is 1.0 m².
- 3.2 The maximum height for a Sign is 1.0 m.
- 3.3 The maximum width for a Sign is 2.0 m.

Signs along collector roads:

- 3.4 The maximum Sign Area for a Sign is 4.0 m².
- 3.5 The maximum height for a Sign is 3.0 m.
- 3.6 The maximum width for a Sign is 3.0 m.

Signs along arterial roads on lots less than 15.0 m in width:

- 3.7 The maximum Sign Area for a Sign is 15.0 m².

3.8 The maximum height for a Sign is 6.0 m.

3.9 The maximum width for a Sign is 3.0 m.

Signs along arterial roads on lots greater than or equal to 15.0 m in width:

3.10 The maximum Sign Area for a Sign is 20.0 m².

3.11 The maximum height for a Sign is 10.0 m.

3.12 The maximum width for a Sign is 4.0 m.

Signs along highways:

3.13 The maximum Sign Area for a Sign is 30.0 m².

3.14 The maximum height for a Sign is 12.0 m.

3.15 The maximum width for a Sign is 8.0 m.

4.0 Sign Illumination and Digital Display Regulations:

4.1 The intensity of exposed bulbs on a Sign must not exceed 4000 lumens.

4.2 Signs must not exceed a brightness level of:

4.2.1 400 nits when measured from the Sign at its maximum brightness, between sunset and sunrise; and

4.2.2 7500 nits when measured from the Sign at its maximum brightness, between sunrise and sunset.

4.3 The design and character of an Illuminated or Digital Sign on any site shall be to the satisfaction of the Development Authority who may take into consideration any of the following aspects:

4.3.1 Compatibility with the general architectural character and theme of the area; and

4.3.2 Streetscape improvements.

4.4 An illuminated or Digital Sign must not:

4.4.1 Face, shine or reflect light onto abutting or adjacent uses; or

4.4.2 Be flashing or strobing.

4.5 Where a Sign is Illuminated or digital it must be located a minimum of 30.0m from any residential sites. The lighting or Sign shall be directed away from the residential site to the greatest extent possible, to the satisfaction of the Development Authority.

4.6 The separation between two signs with digital displays shall be a minimum of 300m. The Development Authority may require more separation distance, in the opinion of the Development Authority, if the signs have significant impacts on surrounding land uses and traffic.

4.7 Signs located adjacent or abutting local or collector roads may be illuminated, except that illumination sources must be external to the Sign and must be directed towards the Sign.

4.8 Signs that display a message or change shall not change more frequently than once every 8 seconds.

4.9 Signs must not display motion picture projections or animations.

4.10 Signs shall not negatively impact safety due to illumination, location, or other factors that may be determined by the Development Authority.

4.11 Digital Signs must be directed towards an arterial road or collector road.

4.12 Digital Signs shall not be allowed on any site where residential is the primary use.

4.13 Digital Signs shall not be rotating or revolving.

6.0 Prohibited Signs:

6.1 A Sign that displays copy that is full motion video, motion picture, moving picture experts' group (MPEG), or any other digital video format.

6.2 Motor Vehicle Signs.

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