CITY OF
FORT SASKATCHEWAN

Land Use Bylaw

C14-26



TABLE OF CONTENT

PART 1. ADMINISTRATIVE AND INTERPRETIVE PROVISIONS 4

1.1. Introduction 5
1.2. Purpose 5
1.3. Compliance with Legislation 6
1.4. Applicability 6
1.5. Terminology Interpretation 6
1.6. Land Use District Map Interpretation 7
1.7. Districts and Regulating Map Interpretation 7
1.8. Interpretation of Built Form and Activity Defintions 8
1.9. Application of Development Regulations and Built Form Provisions 8
1.10. Authority and Responsibilities of the Development Authority 9
1.11. Acknowledgement of Complete Development Permit Application and Notice Requirements 10
1.12. Development Permit Review Process 10
1.13. Intermunicipal Referrals 11
1.14. Notification and Community Consultation for Proposed Development 11
1.15. Variance Powers Granted to the Development Authority 12
1.16. Tests for Authorizing Variances 12
1.17. Tests for Exercising Discretion 12
1.18. Responsibility Concerning Appeals 13
1.19. Reapplication for a Development Permit 13
1.20. Subdivision Application and Notice Requirements 13
1.21. Land Use Bylaw Amendments 13
1.22. Application of Direct Control Districts 14
1.23. Enforcement – General Procedures 14
1.24. Stop Orders 15
1.25. Violation Tags and Tickets 15
1.26. Penalties for Contraventions 16

PART 2. DEVELOPMENT PROCESS 18

2.1. Control of Development 19
2.2. Deemed Approvals 19
2.3. Requirements for Development Permit Applications 25
2.4. Development Permit Issuance and Validity 28
2.5. Suspension, Expiry and Cancellation of a Development Permit 29
2.6. Types of Development 30
2.7. Conditions Attached to Development Permits 30
2.8. Guaranteed and Landscape Securities 31
2.9. Notification of Development Permit Decisions 32
2.10. Public Notification 33
2.11. Discretionary, Direct Control, Variance Notification 33
2.12. Mail Delivery Stoppage 33
2.13. Bylaw Amendment Applications 34
2.14. Bylaw Amendment Review 35
2.15. Non-Conforming Development 36
2.16. Appeals 36

PART 3. LAND USE MAP 38

PART 4. GENERAL REGULATIONS 40

4.1. Access to Sites 41
4.2. Accessory Built Form 41
4.3. Amateur Radio Antenna 44
4.4. Building and Structure Projections for Residential Built Forms and Activities 45
4.5. Clearing and Grubbing 46
4.6. Corner Site Restrictions 46
4.7. Design and Appearance 46
4.8. Emergency Access to Buildings 47
4.9. Energy And Water Efficiency 47
4.10. Lands Requiring Environmental Studies 47
4.11. Façade Improvement 48
4.12. Fences, Walls and Hedges 49
4.13. Garbage and Recycling Enclosures 51
4.14. Landscaping Requirements 51
4.15. Lighting 55
4.16. Limited Hours of Operation 55
4.17. Outdoor Storage for Commercial and Industrial Built Forms and Activities 55
4.18. Parking and Loading 55
4.19. General Bicycle Parking Regulations 59
4.20. Alternative Compliance for Minimum Parking Requirements 59
4.21. Relocation of Buildings and Structures 64
4.22. Removal and Demolition of Buildings and Structures 64
4.23. Safe Integration of All Modes of Transportation 64
4.24. Site Planning Standards 65
4.25. Site Connectivity 68

4.26. Stripping and Grading 68
4.27. Subdivision of Land 68
4.28. Assisted Living Facility and treatment centre 69
4.29. Backyard Dwelling 69
4.30. Boarding House 70
4.31. Business Residential 70
4.32. Continuing Care Home 72
4.33. Data Centre 72
4.34. Internal Secondary Suite 72
4.35. Light Industrial Building and Medium Industrial Building 73
4.36. Sign 74
4.37. Single Structure Commercial Pad 77
4.38. Storefront 78
4.39. Strip Mall 79
4.40. Renewable Energy Installation 80

PART 5. DISTRICTS 82

5.1. CND – Conventional Neighbourhood District 83
5.2. DCD – Downtown Core District 108
5.3. DFD – Downtown Fringe District 132
5.4. DGD – Downtown Gateway District 149
5.5. HND – Holistic Neighbourhood District 169
5.6. MUCD – Mixed-Use Corridor District 191
5.7. PVD – Pineview District 205
5.8. AG – Agricultural General District 222
5.9. EP - Environmental Protection District 225
5.10. ESD – Estate District 226
5.11. HI – Heavy Industrial District 230
5.12. IB – Industrial Buffer District 233
5.13. IR – Industrial Reserve District 234
5.14. LI – Light Industrial District 235
5.15. MI – Medium Industrial District 238
5.16. PR – Parks and Recreation District 241
5.17. PS – Public Service District 243
5.18. UR – Urban Reserve District 245
5.19. DC(A)-01 Direct Control – Commercial Centre (HWY 21 at Pineview) 247
5.20. DC(A)-02 Direct Control – Recreation and Tourism 251
5.21. DC(A)-03 Direct Control – 101 Street Multi-Unit Residential 254

PART 6. DEFINITIONS 258

6.1. Built Form Definitions 259
6.2. Activity Definitions 270
6.3. General Definitions 278

LUB

1.1. Introduction
1.2. Purpose
1.3. Compliance with Legislation
1.4. Applicability
1.5. Terminology Interpretation
1.6. Land Use District Map Interpretation
1.7. Districts and Regulating Map Interpretation
1.8. Interpretation of Built Form and Activity Defintions
1.9. Application of Development Regulations and Built Form Provisions
1.10. Authority and Responsibilities of the Development Authority
1.11. Acknowledgement of Complete Development Permit Application and Notice Requirements
1.12. Development Permit Review Process
1.13. Intermunicipal Referrals
1.14. Notification and Community Consultation for Proposed Development
1.15. Variance Powers Granted to the Development Authority
1.16. Tests for Authorizing Variances
1.17. Tests for Exercising Discretion
1.18. Responsibility Concerning Appeals
1.19. Reapplication for a Development Permit
1.20. Subdivision Application and Notice Requirements
1.21. Land Use Bylaw Amendments
1.22. Application of Direct Control Districts
1.23. Enforcement – General Procedures
1.24. Stop Orders
1.25. Violation Tags and Tickets
1.26. Penalties for Contraventions

1 Part ADMINISTRATIVE AND INTERPRETIVE PROVISIONS

1.1. INTRODUCTION

1.1.1. This Land Use Bylaw (Bylaw) provides the framework to regulate land use and Development in the City of Fort Saskatchewan (City). The Bylaw is place-based, with consideration given to the unique Development characteristics in each part of the City. The Bylaw establishes distinct Districts, each with its own regulations tailored to the area it covers.

1.1.2. The municipality is divided into Districts, based on common Development styles, characteristics, and guiding vision from the Municipal Development Plan (MDP). Unlike traditional land use bylaws that are use-specific, this Bylaw regulates Development based on the Built Form.

1.1.3. Each District reflects the desired Development outcomes of its respective area. These Districts are area-specific, focusing on the form and design of Buildings within the District, with Activities occupying the Built Form.

1.1.4. The Land Use Bylaw regulates land and Buildings based on their Built Form, with general regulations in place to regulate Activities within the Built Form. Each District identifies the Built Forms that are Permitted or Discretionary, and each Building definition identifies the Activities allowable within each Built Form. Each District outlines:

- **a.** Which Built Forms are Permitted or Discretionary;
- **b.** The Locations that determine the situation in which each Built Form is Permitted or Discretionary; and
- **c.** Development regulations for Activities within each Built Form.

1.2. PURPOSE

1.2.1. This Bylaw prioritizes a place-based approach, recognizing and enhancing the unique attributes of each District within the City. Districts focus on urban design, place-making, and Development of complete communities that meet the needs of current and future generations.

1.2.2. 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 District description and intent of each District.
- **b.** Sustainability: Development should contribute to environmental, social, and economic sustainability, fostering resilience for future generations.
- **c.** Connectivity and Accessibility: Development will support 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: Direction provided through Statutory Plans is followed, including the MDP.

1.2.3. This Bylaw is consistent with the Municipal Government Act (MGA), as amended.

1.3. COMPLIANCE WITH LEGISLATION

1.3.1. A Person applying for, or in possession of, a valid Development Permit is not relieved from full responsibility for ascertaining and complying with, or carrying out and shall ascertain, comply or carry out Development in accordance with:

a. The requirements of any other federal, provincial or municipal enactment or any other law; and

b. The conditions of any caveat, covenant, Easement or other instrument affecting a Building or land.

1.4. APPLICABILITY

1.4.1. This Bylaw shall:

a. Apply to all lands contained within the corporate limits of the City of Fort Saskatchewan; and

b. Be applied in a manner that serves to implement statutory planning documents and other planning documents adopted by the City of Fort Saskatchewan.

1.4.2. Where there is a conflict, the Bylaw shall prevail over any statutory planning document.

1.4.3. Administration shall not submit any recommendations to Council for the adoption of a Direct Control District, or the authorization of a Development Permit within a Direct Control District, where such a provision or permit conflicts with any provision, policy, regulation, or objective contained in any Statutory Planning document.

1.4.4. For the purposes of 1.4.3 above, a conflict shall be deemed to exist if the proposed Direct Control District or Development Permit contravenes or is inconsistent with any provision, policy, regulation, or objective in the Statutory Planning document.

1.5. TERMINOLOGY INTERPRETATION

1.5.1. Provisions of this Bylaw are interpreted as “shall” when required and “may” when optional.

1.5.2. Words and terms used in this Bylaw have the same meaning as given to them in the MGA unless otherwise defined in Part 6. Where no definition is provided in the MGA, the Alberta Interpretation Act, or this bylaw, the commonly understood meaning shall be used. Should further interpretation be required, the Canadian Oxford Dictionary shall be used.

1.5.3. This Bylaw uses graphic depictions, specific wording, and graphic metrics. In the event of a conflict, text and numeric metrics shall take precedence over graphic depictions and graphic metrics.

1.5.4. Measurements shall be in metric and take precedence over imperial measurements.

1.5.5. 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 this Bylaw.

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 Bylaw Map or a Regulating 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 Site, the Site 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; or

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 Built Form.

i. Where a District boundary does not conform to the criteria above, and results in dividing or splitting a Site, 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

Some districts have a Regulating Map associated with them which regulate the specific locations for Built Forms within those Districts.

1.7.1. Districts:

a. The Land Use Bylaw divides the City into Districts.

b. Each District prescribes one or more Built Forms that are Permitted or Discretionary.

c. Permitted and Discretionary Built Forms in Comprehensive Districts are determined having regard to the following:

i. Where the Site is located in accordance with the Regulating Map. Each Comprehensive District includes a Regulating Map; and

ii. Any Built Form provision within the District.

1.7.2. Regulating Map:

a. The Regulating Map is a detailed plan of the Comprehensive District or portion of the Comprehensive District designating the locations in which Built Forms and specific Development regulations apply;

b. The Regulating Map must be consistent with applicable Area Structure Plans and Neighbourhood Structure Plans or outline plans; and

c. Where applicable, any amendments to the Regulating Map within a Comprehensive District shall require an amendment to the corresponding Neighbourhood Structure Plan or Outline Plan.

1.8. INTERPRETATION OF BUILT FORM AND ACTIVITY DEFINTIONS

1.8.1. For greater clarity, the term Built Form is used in this bylaw in the same manner that the term "use" is used in section 640(2)(b) of the Municipal Government Act. An Activity does not constitute a separate "use", but rather, encompasses Activities and Developments which the City has deemed to be appropriate within a Built Form.

1.8.2. Where applicable, this Bylaw establishes Permitted and Discretionary Built Forms which determine the specific Activities that may be conducted within a Built Form.

1.8.3. Each Built Form identifies Activities that are associated with the Built Form, ensuring that these Activities align with the function, character, and impacts of the Built Form.

1.8.4. The Activities allowed within each Built Form, as outlined in Part 6 of this Bylaw, contemplate shared and consistent Built Form impacts, ensuring the Activities are in alignment with the character and function of the Built Form.

1.8.5. A permit application must comprehensively address the proposed Activity, the applicable Built Form, the associated Built Form impacts, and the overall form and design of the Built Form.

1.9. APPLICATION OF DEVELOPMENT REGULATIONS AND BUILT FORM PROVISIONS

1.9.1. The General and Specific Development Regulations in Part 4 apply to all Development on all Sites except where the regulations of a District, Direct Control District, or Special District specifically exclude or modify these regulations with respect to a Development.

1.9.2. Built Form provisions within the Built Form table in each District govern the determination of whether a Built Form is permitted or discretionary. Built Form provisions:

a. Limit or restrict the availability of a Permitted or Discretionary Built Form to ensure alignment with the objectives of the District;

b. Ensure that Built Forms fulfill specific planning goals that are characteristic of and tailored to the Land Use District;

c. Determine whether a Built Form is permitted or discretionary on specific Sites or in certain areas, as shown in the Regulation Map; and

d. Are not Development regulations, and therefore cannot be relaxed, varied, or waived.

1.10. AUTHORITY AND RESPONSIBILITIES OF THE DEVELOPMENT AUTHORITY

1.10.1. The Development Authority shall administer this Bylaw and decide all Development Permit applications except those in Direct Control Districts, for which Council acts as 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, subject to applicable privacy legislation;

c. Must review each application to determine whether it is complete in compliance with the information requirements and Section 2.3;

d. Must confirm in writing that an application has been received if requested by the Applicant;

e. Must review each application to determine the applicable Built Form, regardless of the information provided by the Applicant. In this respect, the Development Authority must specify in the Development Permit decision the scope of the Built Form that was applied for and the Built Form that was authorized;

f. Must approve an application for a Permitted Built Form, with or without conditions provided the Development complies with the regulations of this Bylaw;

g. Must refuse an application for a Permitted Built Form 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 Section 1.15;

h. May vary, relax, or waive a general regulation in accordance with Section 1.15;

i. When considering an application for a Discretionary Built Form, may approve the application with or without conditions in accordance with this Bylaw, or with or without changes in the design of the Development;

j. May refuse an application for a Discretionary Built Form in accordance with Section 1.17 even if it meets the requirements of this Bylaw; and

k. Must give notice of their decision on applications in accordance with Section 2.9 and 2.11.

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 issue a written acknowledgment to the Applicant advising that the application is complete in compliance with Section 1.11.5.

1.11.2. 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.

1.11.3. 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.

1.11.4. 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.

1.11.5. 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. 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; and

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 planning review of the application and, based on the results of technical studies, may approve or refuse the application and/or impose conditions 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 1.11, the Applicant may deem the application refused unless the Applicant chooses to enter into an agreement with the Development Authority to extend the timeline for a decision.

1.12.4. For a Development Permit application in a Direct Control District:

a. The Development Authority shall be Council, except where Council has expressly delegated its authority to a Development officer in a specific Direct Control District in which case the Development officer shall be the Development Authority;

b. Where the Development Authority is Council, the Development officer shall make a recommendation to Council and Council shall make a decision on the application consistent with the provisions of the applicable Direct Control District;

c. Where the Development Authority is the Development officer, the Development officer shall consider the application and may approve the application provided it meets the requirements established by Council in the Direct Control District. A Development officer may not approve a Variance of any regulations within a Direct Control District; and

d. Where a Variance is requested in relation to the regulations of a Direct Control District, the application must be referred to Council for decision.

1.13. INTERMUNICIPAL REFERRALS

1.13.1. The following applications shall be referred to Strathcona County, Sturgeon County and the City of Edmonton:

a. All redistricting applications Adjacent to the respective municipal boundary; and

b. Any other application and Development Permit that, in the opinion of the Development Authority, may result in impacts to an Adjacent municipality.

1.13.2. In making a decision on an application, the Development Authority shall give consideration to any recommendations or comments received from the municipality or municipalities to which it was referred.

1.14. NOTIFICATION AND COMMUNITY CONSULTATION FOR PROPOSED DEVELOPMENT

1.14.1. Prior to the consideration of a Development Permit application for a Discretionary Built Form or for a Development in a Direct Control District, the Development Authority may provide notification to Adjacent landowners setting out the proposed Built Form and Development in a notice prescribed by the Development Authority.

1.14.2. The notice given by the Development Authority pursuant to Section 1.14.1 above shall state:

a. The proposed Built Form of the Site;

b. That an application respecting the proposed Built Form will be considered by the Development Authority;

c. That any Person who objects to the proposed Built Form of the Site may deliver to the Development Authority a written statement of objection to such Built Form indicating;

d. Full name and address for service of any notice to be given in respect of the objection; and

e. The reasons for the objection to the proposed Built Form. The statement of objection must be received by the Development Authority not later than the day specified in the notice.

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 Section 1.16.

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 Section 1.16.

1.15.3. Variances, relaxations, or waivers may only be applied 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 regulation 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 definition, Built Form, or Regulating Plan prescribed for that land or Built Form 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 in any Statutory Plan; and

b. Conforms with the purpose and Built Forms of the applicable District.

1.16.4. In considering a Variance request, the Development Authority shall have regard to any undue physical hardships concerning the land such as Grade, topography, or Site shape, that make it challenging for the Development to comply with the General Regulations in this Bylaw.

1.17. TESTS FOR EXERCISING DISCRETION

1.17.1. The Development Authority may exercise discretion in the following circumstances:

a. Discretionary Built Forms: determining whether a Discretionary Built Form is reasonably Compatible with neighbouring Built Forms.

1.17.2. The Development Authority shall determine reasonable compatibly, as referenced in 1.17.1, based on the following:

a. Discretionary Built Forms are considered generally appropriate for the District and the Development Authority must identify a valid planning reason for a Built Form to be considered incompatible with neighbouring Built Forms;

b. Alignment with the purpose of the District;

c. If the Built Form unduly detracts from the amenities of the neighbourhood;

d. If the Built Form materially interferes with or affects the use, enjoyment or value of neighbouring properties; and

e. If the Built Form would create an intensity of use that is uncharacteristic of neighbouring Sites or Built Forms.

1.18. RESPONSIBILITY CONCERNING APPEALS

1.18.1. The Development Authority shall state on any Development Permit decision whether an appeal lies to the Subdivision and Development Appeal Board or to the Land and Property Rights Tribunal, 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 by the Development Authority, or if a refusal is upheld by the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal, the submission of another application for the same or similar Built Form or Development on the same Site 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 Built Form or Development shall be at the discretion of the Development Authority.

1.20. SUBDIVISION APPLICATION AND NOTICE REQUIREMENTS

1.20.1. When an application for a Subdivision application is submitted it will be processed and decided in accordance with the MGA and the Regulations.

1.21. LAND USE BYLAW AMENDMENTS

1.21.1. Any amendments concerning the geographic Location of the Districts shall comply with the MDP and other Statutory Planning documents. 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 amendment for six (6) months after the initial date of refusal.

1.21.2. Any text amendments to this Bylaw shall align with all Statutory Plans and provide a rationale for the amendment at the discretion of the Development Authority.

1.22. APPLICATION OF DIRECT CONTROL DISTRICTS

1.22.1. Council may, where specific control over the Built Form 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.

1.22.2. 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 in accordance with the regulations of the Direct Control District and this Bylaw.

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.

1.22.3. When Council has delegated its authority to the Development Authority, in accordance with Section 1.22.2(a), the Development Authority shall ensure that the proposed Development adheres strictly to the requirements established by Council in the Direct Control District.

1.22.4. Only Council may consider a Variance, relaxation, or waiver of any Development standards or regulations within the Direct Control District.

1.23. ENFORCEMENT – GENERAL PROCEDURES

1.23.1. A Person, whether an owner or occupant of a Building, Structure, or land, is guilty of an offence when they cause or allow any Development:

a. That contravenes or does not comply with the provisions of this Bylaw;

b. That requires a Development Permit and for which one has not been issued, has been suspended, or has been 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. In contravention of a Stop Order issued under section 645 of the MGA.

1.23.2. As per the MGA, if this Bylaw authorizes or requires anything to be inspected, remedied, enforced, or actioned by the City, a Designated Officer of the City may, after giving reasonable notice to the owner or occupant 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 any information or action to assist in the inspection, remedy, enforcement or action; and

c. Make copies of anything related to the inspection, remedy, enforcement or action.

1.23.3. 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.

1.23.4. The Designated Officer must display or produce on request identification showing that the Person is authorized to make the entry.

1.23.5. The minimum penalties for contraventions of this Bylaw shall be the amount specified in Section 1.26. Subsequent Offences shall have a specified penalty of double the previously issued penalty amount.

1.24. STOP ORDERS

1.24.1. A Stop Order may be issued in writing by the Development Authority pursuant to the MGA.

1.25. VIOLATION TAGS AND TICKETS

1.25.1. 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.

1.25.2. A Violation Tag may be issued:

a. In Person; or

b. By mailing a copy to such Person at their last known post office address.

1.25.3. A Violation Tag issued for 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 7 days of the issuance; and

e. Any other information as may be required by the City Manager.

1.25.4. Where a Violation Tag is issued pursuant to this Bylaw, the Person to whom the tag is issued may, instead of being prosecuted for the offence, pay the City the penalty specified on the tag within the time period indicated.

1.25.5. If a Violation Tag has been issued and if the specified penalty has not been paid in the prescribed time, a Violation Ticket may be issued pursuant to the Provincial Offences Procedure Act.

1.25.6. Notwithstanding the option for voluntary payment, a Designated Officer is authorized and empowered to immediately issue a violation ticket pursuant to the Provincial Offences Procedure Act to any Person who the Designated Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.

1.25.7. If a Violation Ticket is issued pursuant to this Bylaw, and the Violation Ticket specifies a penalty amount for the offence, a voluntary payment can be made by submitting the specified fine set out on the Violation Ticket to a Provincial Court Clerk, on or before the initial appearance date indicated on the Violation Ticket.

1.26. PENALTIES FOR CONTRAVENTIONS

Minimum Fine: $100.00

Maximum Fine: $10,000.00

OFFENCE	SECTION	FIRST OFFENCE	SECOND OFFENCE
Commence Development without a valid Development Permit (Business)	1.23	1000.00	2500.00
Contravene a Development Permit Condition (Individual)	1.23	250.00	500.00
Contravene a Development Permit Condition (Business)	1.23	1000.00	2500.00
Commence Development without a valid Development Permit (Individual)	1.23	250.00	500.00
Fail to comply with a Stop Order	1.23	1000.00	2000.00
Obstruct or hinder any Person in the exercise or performance of their duties, pursuant to the Land Use Bylaw	1.23	500.00	1000.00
Provide a Designated Officer with false or misleading information	1.23	500.00	1000.00

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2.1. Control of Development
2.2. Deemed Approvals
2.3. Requirements for Development Permit Applications
2.4. Development Permit Issuance and Validity
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. Public Notification
2.11. Discretionary, Direct Control, Variance Notification
2.12. Mail Delivery Stoppage
2.13. Bylaw Amendment Applications
2.14. Bylaw Amendment Review
2.15. Non-Conforming Development
2.16. Appeals

2 Part
DEVELOPMENT PROCESS

2.1. CONTROL OF DEVELOPMENT

2.1.1. No Person may:

a. Undertake, or cause or allow to be undertaken, a Development;

b. Carry on, or cause or allow to carried on, a Development; or

without a Development Permit issued under this Bylaw.

2.1.2. Despite Section 2.1.1, a Development Permit is not required where a Development is in compliance with Section 2.2.

2.1.3. An issued Development Permit means that a proposed Development has been reviewed against the provisions of this Bylaw. It does not remove obligations to conform with other legislation or bylaws.

2.1.4. No Development Permit for a Permitted or Discretionary Built Form shall be issued in any undeveloped Subdivision until a Construction Completion Certificate (CCC) on all Essential Services has been issued by the City, or a Substantial Completion Certificate has been received and accepted by the City for that Subdivision.

2.2. DEEMED APPROVALS

2.2.1. A Built Form or Development described in Table 2.2.1 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 Built Form or Development described in Table 2.2.1.

2.2.2. An additional Development Permit is not required for Activities that fall within the definition of a Built Form provided that:

a. The Applicant holds a valid and subsisting Development Permit for that Built Form;

b. The Activities are consistent with the Built Form impacts as established in the original Development Permit, and do not demonstrate an intensification of the impacts;

c. The Activities adhere to the siting and design of the Built Form as approved in the original Development Permit;

d. The Activities do not introduce significant new impacts or modifications that deviate from the Built Form; and

e. The Activities comply with Part 4.

TABLE 2.2.1. **Development and Built Form for which a Development Permit is Not Required**

	DEVELOPMENT OR BUILT-FORM	QUALIFIER UNDER WHICH A DEVELOPMENT PERMIT IS NOT REQUIRED
a	Accessory Buildings	Less than 10.0m^2 in area.
b	Amateur Radio	
c	Charitable Bins	Not located in any required Setback area.
d	Community Garden	Maximum area does not exceed 0.25ha.
e	Construction of public infrastructure authorized by Development Agreement	
f	Day Home	Not located within an Apartment.
g	Decks	i. Height must be less than or equal to 0.6m; and ii. Must not be included in calculation of Site Coverage.
h	Development subject to a valid Development Agreement.	
i	Fence, wall, or gate	Must be less than 2.00m in Height and in compliance with Section 4.12
j	Flag Poles, Towers, and other Poles.	i. Must be a maximum of 15m in Height on any residential parcel; and ii. Limit of 3 flags poles on any residential property.
k	Hard Surfacing	i. Must be part of a Development for which a Development Permit or Development Agreement has been issued; ii. Must comply with the Development regulations; and iii. Must 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; and iii. Can include Landscaping other than what is required by this Bylaw or a Development Permit.

	DEVELOPMENT OR BUILT-FORM	QUALIFIER UNDER WHICH A DEVELOPMENT PERMIT IS NOT REQUIRED
m	Façade Improvement	i. Shall be routine maintenance (i.e. painting, replacing windows, re-roofing, etc.) and not include Structural Alterations; (See Section 2.2.3) ii. Shall be same or similar finishing materials for Detached Dwelling, Duplex, Stacked Duplex and Townhousing; (See Section 2.2.3) or iii. Changing the message of Signage 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; or 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	When developed by the City, Provincial or Federal Governments.
p	Play Equipment	Must meet the required Setbacks and maximum Height regulations.
q	Public Improvements	Including 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 Gross Floor Area.
s	Shipping Containers/Moving Pods	Shall be allowed on any residential parcel for a maximum of 14 consecutive 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. v. An emergency or warning Sign placed on a Lot or Utility Right-of-Way. vi. Municipal address identification. A Sign on private property indicating on-Site traffic circulation or parking regulations, less than 2.00m^2 in Sign Area and with a maximum Height of 2.00m. vii. A Sign on private property indicating on-Site traffic circulation or parking regulations, less than 2.00m^2 in Sign Area and with a maximum Height of 2.00m. viii. Changing the text for which a valid Development Permit has been issued. ix. A Sign set upon the ground which has no external supporting Structure, which:

	DEVELOPMENT OR BUILT-FORM	QUALIFIER UNDER WHICH A DEVELOPMENT PERMIT IS NOT REQUIRED
t	Sign	a. Does not exceed 1.0m in Height; b. Does not exceed 0.6m in width; c. Is made of weather resistant materials; and d. Is only displayed during the business hours of the applicable business. x. A Sign constructed of a strip of fabric or plastic and which is: a. Not permanently anchored and can be readily removed; b. Not taller than 3.0m; c. Not wider than 1.0m; d. Placed on a flag pole structureStructure not exceeding 15.0m in Height; and e. Displayed for a maximum of 28 days. xi. A Sign for on-Site construction of a Development to direct, notify, or advertise construction, and which: a. Does not exceed 2.0m^2 in Sign Area; b. Does not exceed 6.0m in Height; and c. Is removed after construction is completed. xii. A Sign for Garage sales and the advertising of household goods from a Garage or Yard and which: a. Does not exceed 0.6m^2 in Sign Area; and b. May be displayed for no more than 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 which: a. Is 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; b. Is allowed only on Sites where there is an approved Development Permit issued; c. Does not exceed 3.0m in Height; d. Does not exceed 0.5m in width; and e. Cannot be displayed if faded, torn or tattered. xiv. A Sign indicating the intention of land to be subdivided and which: a. Does not exceed 4.0m^2 in Sign Area; b. Does not exceed 3.0m in Height; c. Does not exceed 3.0m in width; d. Does 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 e. Does not exceed 1 Sign per Subdivision area.

	DEVELOPMENT OR BUILT-FORM	QUALIFIER UNDER WHICH A DEVELOPMENT PERMIT IS NOT REQUIRED
t	Sign	xv. A Sign used to display the sale, lease, or rent of a Building or lot, and which: a. Does not exceed 1.0m² in Sign Area; b. Does not exceed 2.0m in Height; c. Does not exceed 1.0m in width; and d. May be displayed for no more than 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 which: a. Does not exceed 1.0m² in Sign Area; b. Does not exceed 2.0m in Height c. Does not exceed 1.0m in width; and d. Must be removed 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 which: a. Does not exceed 0.5m² in Sign Area; b. Does not exceed 1.0m in Height; and c. Does not exceed 1.0m 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)	i. Shall not exceed 1.70m³; ii. Base shall be no higher than 0.61m from finished Grade; and iii. Must be located no lesss than 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)	i. Shall be incidental to construction for which a Development Permit has been issued; and ii. 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 elections, referendums or censuses.
z	Temporary Modular Building (Commercial or Industrial)	Shall be removed from Site within 28 days or less.

	DEVELOPMENT OR BUILT-FORM	QUALIFIER UNDER WHICH A DEVELOPMENT PERMIT IS NOT REQUIRED
aa	Temporary outdoor event and associated temporary structures	i. Shall be incidental to the Principal and permitted use of the Site. ii. Shall last for no longer than 5 consecutive days including the time needed to erect and dismantle any temporary structures.
bb	Temporary Retail Sales	Exemption does not apply to larger-scale temporary retail activities including but not limited to: i. Temporary garden centres; ii. Stands typically operated by children for selling items such as lemonade or similar goods; iii. Volunteer operated stands for fundraising purposes, such as hot dog stands; iv. 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; v. Retail operations conducted from a vehicle, such as the sale of produce, food, flags, blankets, or other goods; and vi. Other temporary retail setups that involve significant space, vehicular presence, or extended operations.
cc	Those Developments, Activities and Built Forms exempt under the MGA and regulations thereto.	

2.2.3. Notwithstanding the qualifiers herein (Table 2.2.1), 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 of any District;

b. The Built Form or Development is not listed in Table 2.2: m(ii); or

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 MGA – 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 Built Form or Occupancy of all parts of the land and Building(s);

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 Streets and significant physical features with implications for the Development.

iv. A map showing the designated Built Form of the Site and all properties within 90.0m 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:

a) North arrow;

b) Scale of the plan, to the satisfaction of the Development Authority;

c) Legal description of the property;

d) Municipal address;

e) Property lines with dimensions;

f) Front, Side, and Rear Yard Setback areas with dimensions;

g) Dimensioned layout of existing and proposed parking areas, driveways, paved areas, entrances, and exits Abutting Street, shown and labeled;

h) Location of Sidewalks and curbs;

i) Location of existing and proposed municipal and private local improvements;

j) Location, dimensions, and Height of the Principal Built Form and other Structures, including Accessory Developments, Garages, Carports, and Fences;

k) Location of major Landscaped areas, including retaining walls and existing trees;

l) Site topography, drainage patterns, Grade, and special conditions; and

m) 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 be consistent with neighbouring Developments.

ix. A description of how the exterior finish of the Building will relate to existing or planned Façades of neighboring Buildings.

x. A detailed Landscaping plan in accordance with Section 2.3.2.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.

xviii. A Plan of Survey prepared by an Alberta Land Surveyor showing:

a) The Site to be developed; and

b) 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 Streets, Built Forms, 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. and/or

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 2.3.2.a & 2.3.2.b of this Bylaw, an Applicant for a Development Permit within a Node or a Development With Shared Access Site may have a phased approach and must submit to the satisfaction of the Development Authority:

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 Built Forms, and their 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.

d. Landscape Plans

i. Where Landscaping is required to be provided for an area in excess of 500m^2 by this Bylaw, 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:

a) 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;

b) Existing and proposed Buildings and structures;

c) Calculations of the total Landscaping area and plant quantities;

d) Existing and proposed topography and Site Grading;

e) Existing vegetation on the Site and whether it is to be retained or removed;

f) Proposed Landscaping, including the type, species, sizes and number of plant materials and the types of Hard Surfaced Landscaped areas; and

g) 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 approved only when one or more of the following conditions apply:

a) The Site has space limitations or an unusual shape;

b) Topography, soil, or other Site conditions are such that full compliance is impossible or impractical;

c) It can be demonstrated that the alternative proposal will result in better environmental or aesthetic quality and conditions; or

d) Safety considerations are involved and no other alternative exists to reduce potential hazards.

2.4. DEVELOPMENT PERMIT ISSUANCE AND 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 the appellant is granted permission to appeal, the date the Court of Appeal issues its decision on the merits, 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 approved 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.

2.5. SUSPENSION, EXPIRY AND CANCELLATION OF A DEVELOPMENT PERMIT

2.5.1. The Development Authority may, in its sole discretion, 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 permission to appeal application to the Alberta Court of Appeal has expired without a permission to appeal application being filed;

b. The Alberta Court of Appeal denies permission to appeal, and any subsequent appeal from that denial has been resolved;

c. The Alberta Court of Appeal grants permission 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. 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 of the Development Permit, 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.

2.5.3. 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

c. It is suspended, in accordance with Section 2.5.1.

2.5.4. The Development Authority may cancel a Development Permit if:

a. The application for the Development Permit contained a material misrepresentation;

b. Material facts were not disclosed at any time during the application process for the Development Permit;

c. If the physical aspects or Built-Forms of the Developments cannot exist simultaneously;

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.

2.5.5. 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.

2.5.6. 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 and subsisting in accordance with this Bylaw.

2.6. TYPES OF DEVELOPMENT

2.6.1. This Bylaw contains the following categories of Development:

a. A Permitted Built Form;

b. A Discretionary Built Form; or

c. Accessory Built Form.

2.7. CONDITIONS ATTACHED TO DEVELOPMENT PERMITS

2.7.1. The Development Authority may impose conditions on the approval of a Permitted Built Form 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 Built Form 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. The Development Authority may impose such conditions on both Permitted Built Forms and Discretionary Built Forms where the Development Permit is temporary in nature.

2.7.3. The Development Authority may, with respect to a Discretionary Built Form 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 applicable Statutory Plans, and the regulations of this Bylaw.

2.7.4. 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.

2.7.5. The Development Authority may, as a condition of issuing a Development Permit, require that an Applicant enter into an agreement pursuant to the MGA 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.

g. Provide security to ensure the terms of the agreement are carried out.

2.7.6. 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 MGA.

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. If security is required, the Applicant shall deliver said security to the City as an irrevocable letter of credit or via 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. 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 the same to the City as an irrevocable letter of credit or via certified cheque.

2.8.5. 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.

2.8.6. For Development Permits where Landscaping security was a condition of approval, 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 September 5; 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.

2.8.7. 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 (LCC):

a. Installation of missing or damaged Landscaping;

b. Replacement of Landscaping that does not meet size specifications; and

c. Replacement of unhealthy plantings.

2.8.8. The owner shall request that the City conduct a Landscaping Acceptance Inspection, no earlier than one year following the date of a LCC. A Landscaping acceptance inspection will be conducted as follows:

a. Between the dates of June 1 and September 5; or

b. Subject to non-dormant conditions.

2.8.9. 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 (LAC):

a. Installation of missing or damaged Landscaping;

b. Replacement of Landscaping that does not meet size specifications; or

c. Replacement of unhealthy plantings.

2.8.10. 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.

2.8.11. 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 LCC; with

b. The remainder of the security deposit, upon the issuance of a LAC.

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 the decision was made; and

iii. whether an appeal lies to the Subdivision and Development Appeal Board or Land and Property Rights Tribunal.

2.10. PUBLIC NOTIFICATION

a. Within 7 days of a Development Permit being issued, the Development Authority will endeavor to publish the information specified in Section 2.9.1 on a publicly accessible web page.

2.11. DISCRETIONARY, DIRECT CONTROL, VARIANCE NOTIFICATION

2.11.1. Within 7 days of a Development Permit application for a Discretionary Built Form, a Development in a Direct Control District, or any Variance being approved, the Development Authority must send a notice by ordinary mail or electronic mail to:

a. Each property owner of the Site, or part of the Site, that is the subject of the Development Permit;

b. The assessed property owners that are wholly or partially Adjacent to the boundaries of the Site which is the subject of the Development Permit; and

c. The Development Authority may increase the notification boundary if they determine, in their sole discretion, that Sites beyond the minimum notification area are likely to experience any impact attributable to the proposed Development.

2.11.2. The notice specified in this subsection must contain:

a. A description of the Development;

b. The date of the decision;

c. The right to appeal that decision; and

d. The appeal body (Subdivision and Development Appeal Board or Land and Property Rights Tribunal) to which the appeal can be made.

2.11.3. 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.

2.12. MAIL DELIVERY STOPPAGE

2.12.1. During any ordinary mail delivery stoppage, the notice of any Development Permit decision must be given by alternative means as determined by the Development Authority.

2.13. BYLAW AMENDMENT APPLICATIONS

2.13.1. Any amendment may be made to this Bylaw by:

a. an Applicant making an application to amend;

b. by the Development Authority bringing an amendment to Council; and

c. Council directing an amendment be brought before Council.

2.13.2. An 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.

2.13.3. 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 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 Built Forms on Adjacent properties.

2.13.4. In addition to the information required in Section 2.13.3, 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 MDP 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.

2.13.5. Special Districts can only be established through an amendment to the Land Use Bylaw. Special Districts may be appropriate in the following circumstances:

a. Inadequacy of Standard District: It has been determined that the use of a Standard District would not satisfactorily achieve the intended Development outcomes or could result in conflicts with surrounding uses.

b. Support for District Vision: The Development supports the intended character, scale, and design objectives of the underlying District.

c. In addition to the application requirements detailed in Section 2.13.3 and 2.13.4, a Special District application must include:

i. a map of the Special District boundary;

ii. the purpose of the Special District;

iii. a statement explaining why a Standard District could not implement the special or unique Development objectives of the specified geographic area;

iv. a statement explaining how the proposed Special District complies with the applicable Statutory Plans and purpose and intent of the underlying District;

v. A Structure and regulating scheme that is in accordance with the underlying District.

vi. a name that would not be confused with any Standard District;

vii. a list of Permitted or Discretionary Built Form(s), or both;

viii. Development regulations related to the listed Developments;

ix. any additional Development regulations that may be necessary; and

x. the same Structure and regulating scheme as the underlying District.

2.13.6. Fees payable for Bylaw amendment applications shall be established in the City of Fort Saskatchewan Fees and Charges Bylaw.

2.13.7. A Land Use Bylaw amendment application deemed complete prior to Council giving first reading to this Bylaw may be evaluated under the provisions of the preceding Bylaw. If approved, the new Land Use Bylaw will be updated by the Development Authority to reflect the Council's decision and no further Council consideration is required for the same application.

2.14. BYLAW AMENDMENT REVIEW

2.14.1. 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.

2.14.2. The Development Authority or Council may require, prior to considering a proposed amendment to this Bylaw, that a landowner prepare an Area Structure Plan or Area Redevelopment Plan in accordance with the MGA or a Neighbourhood Structure 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.

2.14.3. 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.

2.14.4. Comprehensive Districts are specifically designed and intended for particular areas of the City. Any amendments to the Land Use Bylaw that propose the redesignation of land within a Comprehensive District to a different District must align with the designations shown on the Future Land Use Map (Part 3).

2.14.5. Following the adoption of a Neighbourhood Structure Plan, the applicable District(s) within the Land Use Bylaw shall be amended to incorporate the corresponding District's Regulating Map.

2.15. NON-CONFORMING DEVELOPMENT

2.15.1. 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 non-conforming, the Development Permit shall continue to be in effect despite the Bylaw or amendment coming into force.

2.15.2. A non-conformance may be continued, but if it is Discontinued for a period of 6 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.

2.15.3. A non-conformance on 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-conformance 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.

2.15.4. The conformity of a Built Form or an Activity shall not be affected by a change in ownership or tenancy of the land or Building.

2.16. APPEALS

2.16.1. 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, as applicable, by filing a written notice of appeal with the appropriate body within 21 days after the date a decision regarding the Development Permit application was given.

2.16.2. 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.

2.16.3. Subject to the provisions of the MGA, if a Development Permit application is deemed to be refused in accordance with Section 1.11 or Section 1.12, 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, as applicable.

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LUB

3 Part
LAND USE MAP

LAND USE MAP

CIty Boundary

COMPREHENSIVE DISTRICTS

- CND - Conventional Neighbourhood District
- DCD - Downtown Core District
- DFD - Downtown Fringe District
- DGD - Downtown Gateway District
- HND - Holistic Neighbourhood
- MUCD - Mixed-Use Corridor District
- PVD - Pineview District

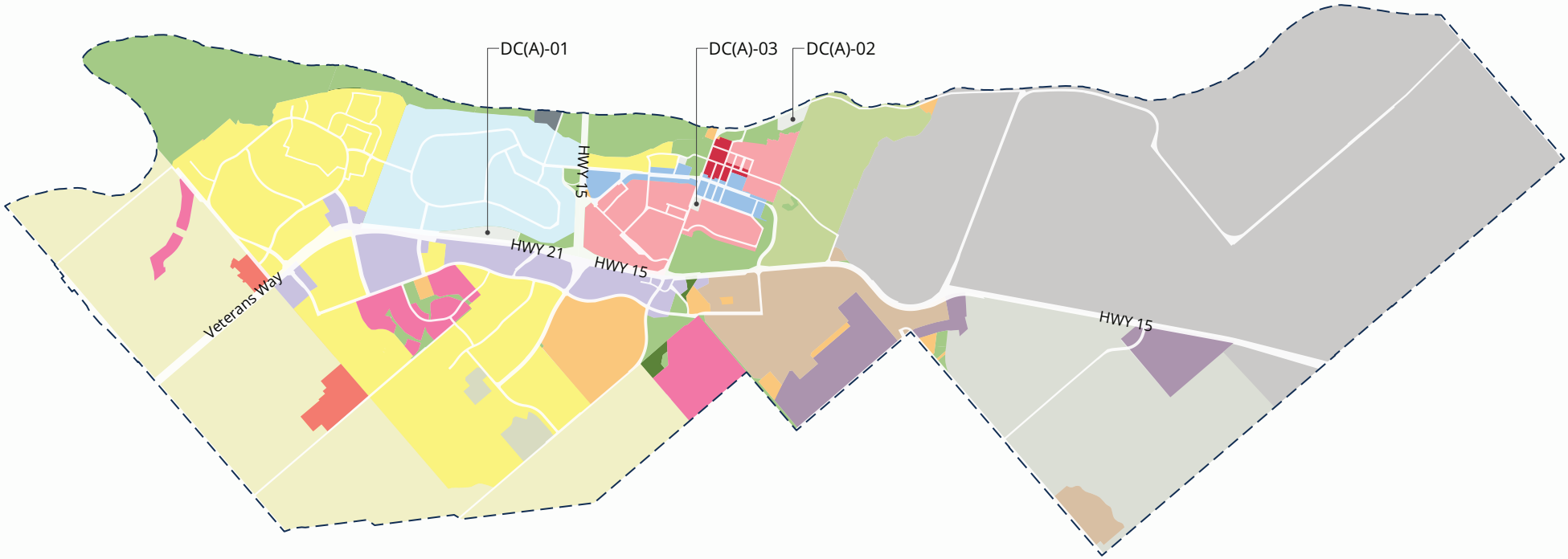
STANDARD DISTRICTS

- AG - Agricultural General District
- EP - Environmental Protection District
- ESD - Estate District
- HI - Heavy Industrial District
- IB - Industrial Buffer District
- IR - Industrial Reserve District
- LI - Light Industrial District
- MI - Medium Industrial District
- PR - Parks & Recreation District
- PS - Public Service District
- 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)-03 Direct Control – 101 Street Multi-unit Residential



LUB

4.1. Access to Sites
4.2. Accessory Built Form
4.3. Amateur Radio Antenna
4.4. Building and Structure Projections for Residential Built Forms and Activities
4.5. Clearing and Grubbing
4.6. Corner Site Restrictions
4.7. Design and Appearance
4.8. Emergency Access to Buildings
4.9. Energy And Water Efficiency
4.10. Lands Requiring Environmental Studies
4.11. Façade Improvement
4.12. Fences, Walls and Hedges
4.13. Garbage and Recycling Enclosures
4.14. Landscaping Requirements
4.15. Lighting
4.16. Limited Hours of Operation
4.17. Outdoor Storage for Commercial and Industrial Built Forms and Activities
4.18. Parking and Loading
4.19. General Bicycle Parking Regulations
4.20. Alternative Compliance for Minimum Parking Requirements
4.21. Relocation of Buildings and Structures
4.22. Removal and Demolition of Buildings and Structures
4.23. Safe Integration of All Modes of Transportation
4.24. Site Planning Standards
4.25. Site Connectivity
4.26. Stripping and Grading
4.27. Subdivision of Land
4.28. Assisted Living Facility and treatment centre
4.29. Backyard Dwelling
4.30. Boarding House
4.31. Business Residential
4.32. Continuing Care Home
4.33. Data Centre
4.34. Internal Secondary Suite
4.35. Light Industrial Building and Medium Industrial Building
4.36. Sign
4.37. Single Structure Commercial Pad
4.38. Storefront
4.39. Strip Mall
4.40. Renewable Energy Installation

4 Part GENERAL REGULATIONS

4.1. ACCESS TO SITES

4.1.1. All Built Forms and Activities

a. All access and/or egress Locations and curb crossings require the approval of the City.

i. City approval is subject to the discretion of the Development Authority, in consultation with appropriate City Departments, who may determine the most suitable access and egress point onto a Street 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 Space, Drive-Through Service queuing spaces and outdoor trash storage/collection areas.

c. No direct vehicle access shall be permitted from a designated arterial or collector Street that, in the opinion of the Development Authority, is designed to accommodate major vehicular traffic flow to:

i. Any residential Site, unless the access serves three or more Dwellings;

ii. Any Site, unless turning space is provided on the Site such that vehicles entering upon the Site may turn before re-entering the Street; or

iii. Any Site, where in the opinion of the Development Authority, there would be an excessive number of access points onto the Street.

4.1.2. Residential Built Forms and Activities

a. Not more than one access point shall be permitted for lots less than 4000m^2, unless otherwise provided for in a specific District.

b. Where the Site is Abutting a Lane, vehicular access shall only be from the Lane.

c. Abutting attached Garages and driveways for Duplex, Stacked Duplex, Townhousing and Stacked Townhousing must be paired together to maximize separation between driveways to allow on-Street parking and operational functionality.

4.2. ACCESSORY BUILT FORM

4.2.1. All Built Forms and Activities

a. Accessory Built Forms 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 District.

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

c. Where a Building or Structure is attached to a Principal Built Form 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 Built Form, it shall be considered part of the Principal Built Form.

4.2.2. Residential Built Forms and Activities

a. Unless otherwise provided for a specific District, Accessory Built Forms 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 Lot Line;

iv. No closer than 1.0m from the Side Lot Line;

v. No closer than 1.0m from the Front Flanking Lot Line;

vi. A maximum of 5.0m in Height;

vii. A maximum of 3.0m in Height if the Accessory Building has a vertical exterior wall;

viii. Be finished with an exterior treatment complementing that of the Principal Building with respect to colour, finish, materials and texture;

ix. Have Hard Surfaced access from the Street to the Accessory Built Form when intended for vehicular use; and

x. Attached and detached Garages shall meet the minimum parking stall size requirements of Section 4.18. Parking and Loading.

b. Unless otherwise provided in a specific District, detached Garages shall be located:

i. No closer than 1.0m from a Rear Lot Line or Side Lot Line, unless:

a) Located on a Corner Site, in which case in conformity with the Front Flanking Lot Line 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 Front Flanking Lot Line provided that:

a) The Rear Lot 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 Lot Line.

c. Where a Site requires vehicular access from the front Street to a detached Garage at the rear of the Site, one Side Lot Line Setback to the Principal Building shall be a minimum of 3.0m.

d. An Accessory Built Form 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 and Air-Supported Structures shall not be permitted.

f. Where a Party Wall exists for Duplex, Stacked Townhousing, or Townhousing the Setback to the shared Lot line may be 0.0 metres.

4.2.3. Commercial Built Forms and Activities

a. Where an Accessory Built Form 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 District, Accessory Built Forms shall:

i. Not be within the minimum Front Yard and Front Flanking Yard Setback area of the Principal Building;

ii. Be 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 Lot Line;

iv. No closer than 1.0m from the Side Lot Line;

v. No closer than 2.0m from the Front Flanking Lot Line;

vi. Such that eaves and Foundations do not encroach onto Public Utility Lots or Easements.

vii. Not exceed 5.0m in Height;

viii. Not exceed 3.0m in Height if the Accessory Built Form has a vertical exterior wall;

ix. Be finished with an exterior treatment complementing that of the Principal Building with respect to colour, finish, materials and texture; and

x. Have Hard Surfaced access from the Street to the Accessory Built Form when intended for vehicular use.

c. Covered Decks, covered terraces and/or covered Patios shall not be located in any minimum Front Yard 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 Yard 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 Abutting 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; 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 Built Forms and Activities

a. Where an Accessory Built Form 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 District does not specify a Height or Setback, the Height and Setbacks for industrial Accessory Built Forms shall be at the discretion of the Development Authority.

c. Accessory Built Forms shall not be located within the minimum Front Yard and Front Flanking Yard Setback area of the Principal Building.

d. Where permitted, Air-Supported Structures or Fabric-Covered Structures shall:

i. Not exceed the maximum Height permitted in the 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.

4.2.5. Institutional Built Forms and Activities

a. Where an Accessory Built Form 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 Built Forms shall be at the discretion of the Development Authority.

c. Accessory Built Forms 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 Yard 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; 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. AMATEUR RADIO ANTENNA

4.3.1. 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 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.

4.3.2. Amateur Radio Antenna shall be no higher than 15.0m from Grade in any residential Site.

4.4. BUILDING AND STRUCTURE PROJECTIONS FOR RESIDENTIAL BUILT FORMS AND ACTIVITIES

4.4.1. Subject to the approval of the Development Authority, the following maximum Projections into required Yard Setback areas may be permitted (Table 4.4.1):

TABLE 4.4.1. **Maximum Residential Building and Structure Projections**

PROJECTION	FRONT LOT LINE SETBACK AREA	REAR LOT LINE SETBACK AREA	SIDE LOT LINE 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 Building	0.3m max	0.3m max	0.3m max
Landing less than 2.5m2 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

4.4.2. A Cantilever that projects into Setback areas shall:

a. Have a maximum Projection of 1.2m into Front Lot Line Setback area and Rear Lot Line Setback area, including any eaves;

b. Have a maximum projection of 0.6m into Side Lot Line Setback area and Front Flanking Lot Line Setback area, including any eaves;

c. Have a length that does not exceed 20% of the Building Façade on the side where it is located;

d. Not extend the entire length of the room;

e. Not be permitted to Project into more than one Side Lot Line Setback area on an interior Lot; and

f. Not be permitted to Project into an Easement or a Right-of-Way.

4.5. CLEARING AND GRUBBING

4.5.1. Clearing and Grubbing shall be Compatible with and shall occur in accordance with the applicable Area Structure Plan.

4.5.2. Clearing and Grubbing shall not occur unless a Development Permit has been issued:

a. for overall Site Development; or

b. authorizing Clearing and Grubbing in accordance with Section 4.5.1.

4.6. CORNER SITE RESTRICTIONS

4.6.1. 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.

4.7. DESIGN AND APPEARANCE

4.7.1. Residential Built Forms and Activities

a. Residential Dwellings containing more than one Dwelling shall be designed so that at least one entrance to a Dwelling faces and has direct pedestrian access from an Abutting Street.

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 Street.

c. The design, character and appearance of a Building, including but not limited to all Accessory Built Forms 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 regulation of the District in which the Building is located.

d. The exterior finish of a Building, including but not limited to Detached Dwelling, must be completed within 2 years of the date the Development Permit is issued unless otherwise stipulated by the Development Permit.

4.7.2. Commercial Built Forms and Activities

Buildings and Structures should be designed to:

a. Complement and be Compatible with Adjacent Development(s);

b. Have common characteristics and design to provide a Compatible visual identity throughout the Development;

c. Provide interesting Façades, generally avoiding Blank Walls over 30.0m in length, and providing a high degree of transparency on the ground floor;

d. Provide a similar level of architectural and design treatment on Corner Sites for all Street frontages;

e. Provide appropriate transitions in Height, scale and massing to Adjacent lower intensity or residential Built Forms; and

f. Provide highly visible, barrier-free entrances with direct access from pedestrian Walkways and Sidewalks.

4.8. EMERGENCY ACCESS TO BUILDINGS

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

4.9. ENERGY AND WATER EFFICIENCY

4.9.1. 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.

4.9.2. 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 systems for the treatment of water such as those that allow the recycling of rainwater, stormwater, and Building grey water.

4.10. LANDS REQUIRING ENVIRONMENTAL STUDIES

4.10.1. The Subdivision and/or 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 Subdivision and/or 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. Such reports shall be obtained at the sole cost of the Applicant.

4.10.2. The Subdivisio and/or Development Authority may, based on the results of a geotechnical analysis or any other study, impose 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.

4.10.3. In addition to the powers listed above, and without limiting such powers, the Development Authority may require a restrictive covenant or any other environmental protection tool for the protection of the land, pursuant to the provisions of the MGA, that they deem appropriate in the circumstances.

4.10.4. Buildings or Structures proposed for a Development 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.

4.10.5. 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 or a rejection thereof, and may require revised Setbacks where deemed necessary by the Development Authority.

4.10.6. With the exception of the permitted and Discretionary Built Forms 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 and where such measures are to be taken at the sole cost of the Applicant.

4.10.7. 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.

4.10.8. 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.

4.10.9. The foregoing provisions shall not apply to the construction of Fences, gates or other means of enclosures less than 1.8m in Height.

4.11. FAÇADE IMPROVEMENT

4.11.1. 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.

4.11.2. Fixtures on the Façade shall be designed and built at a scale suitable for pedestrian interaction.

4.11.3. Façade Improvements shall be designed to visually integrate with the Building on which they are located to the satisfaction of the Development Authority.

4.11.4. A Façade Improvement shall not Project more than 0.3m from the wall to which it is attached unless specified in Table 4.4.1: 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.

4.11.5. Façade Improvement for the purpose of installing Signage must be in accordance with the following standards:

- **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 Street; and
- **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.

4.11.6. An awning or Canopy must:

- **a.** Have a clearance of not less than 2.4m between the Grade and the bottom of the awning or Canopy.
- **b.** Notwithstanding Section 4.11.4., it has a maximum Projection from the Building Façade of 1.2m.

4.11.7. Any Signage affixed to the interior of a window within a Building shall:

- **a.** Not exceed 20% of the window area.
- **b.** Notwithstanding Section 4.11.7.a., the maximum coverage can be increased to a maximum of 50%, if the window area is less than 1.0m^2.

4.11.8. Façade Improvements for Signage shall not:

- **a.** exceed 40% of the Building Façade or 4.0m^2 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.

4.12. FENCES, WALLS AND HEDGES

4.12.1. All Built Forms 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.** Any Fence shall be erected in accordance with Engineering Standards on private lands Adjacent to arterial or collector Streets and Public Open Spaces.

4.12.2. Residential Built Forms 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 Fences capable of electrification nor barbed wire.

d. Notwithstanding anything in this section, no Fence is permitted in the Front Yard or Flanking Front Yard of a Corner Lot if, in the opinion of the Development Authority, the Fence will block or impede traffic sightlines.

e. Unless otherwise referenced in the regulation of 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 Façade of the Principal Building and the Front Lot 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 Façade of the Principal Building and the Front Lot 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.

4.12.3. Commercial Built Forms and Activities

a. Fences, walls or hedges on Interior Sites shall be no higher than:

i. 1.0m within the Front Yard area; and

ii. 2.0m within all other Yards.

b. 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 Street and Lane if, in the opinion of the Development Authority, it will not prejudice the safety or amenities of the Abutting Lot.

c. There shall be no Fences capable of electrification and no barbed wire.

4.12.4. Industrial Built Forms and Activities

a. Fencing above 2.5m in Height shall only be permitted if so decided by the Development Authority under their sole discretion.

b. No Fencing under 2.0m in Height shall be equipped with barbed wire.

c. No Fences capable of electrification shall be permitted.

4.12.5. Institutional Built Forms 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. 1.0m within the Front Yard area; and

ii. 2.0m within all other Yards.

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 Street 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 Fences capable of electrification or barbed wire, except for the Urban Reserve District, Agricultural General District, and Detention and Correctional Service Built Form.

d. For Sites located in Agricultural General District and Urban Reserve District, except for on a Lot line Adjacent to a Residential Built Form, 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.

4.13. GARBAGE AND RECYCLING ENCLOSURES

4.13.1. 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 in public view shall contain Screening 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.

4.14. LANDSCAPING REQUIREMENTS

4.14.1. All Built Forms and Activities

a. Landscaping required pursuant to Sections 4.14.2, 4.14.3, 4.14.4, and 4.14.5 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 zone 3A hardiness 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 plants through methods including, but not limited to size and spacing of plants, depth and quality of soil and access to light and air.

c. Any Landscaping required by this Bylaw must be in accordance with the following specifications at the time of planting:

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 Permit 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 use and enjoyment 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.

4.14.2. Residential Built Forms 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:

i. the natural portion of the Site consists of a body of water, swamp, gully, ravine, coulee, natural drainage course, or

ii. land is subject to flooding, or

iii. land is unstable, or

iv. a strip of land, not less than 6 metres in width, Abutting the bed and shore of any body of water.

b. A minimum of 20% of the Front Yard shall be covered in permeable or soft Landscaping for Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Townhousing, Stacked Townhousing with front vehicular access.

c. Landscaping on any residential Site shall be completed to the satisfaction of the Development Authority within thirty (30) months from the date of the Occupancy Certificate is issued.

d. One tree per 100.0m^2 of Lot area and one shrub for each 40.0m^2 of Lot area shall be included:

i. In case of an irregular Lot or a Lot with physical constraints, the Development Authority may accept five shrubs in lieu of one tree.

e. Notwithstanding 4.14.2.d., the following requirements shall apply to Development With Shared Access:

i. A minimum of 20% of the total Site area shall be Landscaped;

ii. One tree per 30.0m^2 and one shrub per 10.0m^2 of Landscape area shall be included. In case of an irregular Site or a Site with physical constraints, the Development Authority may accept five shrubs in lieu of one tree.

iii. Parking areas may not contain more than 20 contiguous parking spaces without incorporating Traffic Islands;

iv. Landscaped Buffers between parking, loading or other Hard Surfaced areas and Adjacent Streets shall be a minimum of 2.0m in width;

v. 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;

vi. 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

vii. Traffic Islands within parking areas must be in accordance with the following standards:

a) Traffic Islands shall be located at the beginning and end of each row of parking stalls;

b) Traffic Islands shall be located with no more than 20 parking stalls between islands; and

c) Traffic 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.

4.14.3. Commercial Built Forms and Activities

a. Landscaped Buffers are required Abutting a Street, other than a Lane, and/or Residential Developments. Landscaped Buffer shall be used for Screening of parking, loading and other Hard Surfaced areas. Screening may include 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 30.0m^2 and one shrub for each 10.0m^2 of Landscaped 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 Streets 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 Lot 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. Traffic Islands within parking areas must be in accordance with the following standards:

i. Traffic Islands shall be located at the beginning and end of each row of parking stalls.

ii. Traffic Islands shall be located with no more than 20 parking stalls between islands; and

iii. Traffic 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.

4.14.4. Industrial Built Forms 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 Street Frontage. The Development Authority may 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 Streets 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 4.14.4.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 Lot 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.

4.14.5. Institutional Built Forms 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. Traffic Islands within parking areas must be in accordance with the following standards:

i. Traffic Islands shall be located at the beginning and end of each row of parking stalls.

ii. Traffic Islands shall be located with no more than 20 parking stalls between islands; and

iii. Traffic 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.

4.15. LIGHTING

4.15.1. 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 such that they might interfere with the effectiveness of any traffic control device.

4.15.2. 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.

4.15.3. 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.

4.15.4. Flashing lights, other than those associated with traffic control devices, are prohibited within 30.5m of a residential Site.

4.15.5. Red, green, amber or blue lights that flash, strobe or revolve are prohibited where they are visible to a motorist or Street, except Christmas decorations which, in the opinion of the Development Authority, are not distracting to motorists.

4.16. LIMITED HOURS OF OPERATION

4.16.1. 4.16.1. The Development Authority, taking into account the nature of the Built Form and potential impact of its hours of operation, may limit the hours of any activities occurring on the Site. Impacts may include, but are not limited to, noise, traffic, and safety concerns.

4.17. OUTDOOR STORAGE FOR COMMERCIAL AND INDUSTRIAL BUILT FORMS AND ACTIVITIES

4.17.1. Outdoor Storage shall only be permitted on a permanent basis in conjunction with another listed Permitted or Discretionary Built Form in the District.

4.17.2. Outdoor Storage must be visually Screened from Adjacent roadways and Adjacent Districts through the use of Building orientation and design, Landscaping, berm and Fencing.

4.17.3. Notwithstanding Section 4.17.2., 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.

4.18. PARKING AND LOADING

4.18.1. General Vehicle Parking Regulations

a. 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 Built Form and Activity on a Site in an amount that complies with the regulations in this section.

b. 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 Development for which they are required.

c. All off-Street parking areas shall be designed to provide:

i. 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

ii. 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.

d. The Development Authority may consider a reduction to the parking requirements in accordance with Section 4.20.2, 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.

e. Except in Commercial sites, no direct access shall be permitted from a Lane to a parking with more than three parking spaces unless special circumstances are determined by the Development Authority to warrant such access.

f. Unless otherwise specified in the Land Use District, structured parking spaces shall generally be provided at Locations internal to the Site. If such parking spaces are located fronting a Street, then the following design considerations shall be utilized:

i. Ground floor shall include retail Built Forms positioned Adjacent to the public realm with multiple entrances and very good to excellent permeability;

ii. Entrance to the parking space shall be designed with special architectural treatment to maintain the integrity of retail Frontage; and

iii. The façade of the upper Storeys of the parking space shall be designed to reflect residential or commercial Building character.

g. All surface parking lots shall be Hard Surfaced.

h. 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.

i. Within Nodes, parking located at the side of a Building with decorative Screening shall not exceed 40% parcel width at the Front Lot Line.

4.18.2. Minimum Parking Requirements

a. The minimum required number of vehicle parking spaces for a Built Form shall be as set out in Table 4.18.1.

b. Where the calculation of the required number of parking spaces results in a fraction, the next higher number shall apply.

c. Visitor parking for Developments With Shared Access shall be made readily visible, accessible, and available for visitors to the Development, to the satisfaction of the Development Authority.

d. Small car parking spaces may be permitted, provided that:

i. Small car parking spaces shall comprise a maximum of 20% of required parking for Development in all Districts except when located on a residential Site.

ii. All small car parking spaces shall be clearly designated with Signs reading: “Small car parking only”, and

iii. All small car parking spaces shall be a minimum of 2.4m by 5.0m.

TABLE 4.18.1. **Minimum Vehicle Parking Requirements**

BUILT FORM	MINIMUM NUMBER OF PARKING SPACES
Apartments, Townhousing, and Stacked Townhousing with more than four (4) Dwellings on a Development With Shared Access	1 per Bachelor Dwelling 1 per One Bedroom Dwelling 1.5 per Two Bedroom Dwelling 2 per Three Bedroom Dwelling 1 visitor stall per six Dwellings 1 One Bicycle Stall per 6 Dwellings
Assisted Living Facility	0.6 per Dwelling for staff and visitor parking
Backyard Dwelling	1 per Development
Boarding House	4 parking stalls
Commercial Block	5 per 100m^2 of GFA
Commercial Office Building	4 per 100m^2 of GFA
Continuing Care Home	2 parking stalls
Detached Dwelling, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing with up to four Dwellings	2 per Dwellings

BUILT FORM	MINIMUM NUMBER OF PARKING SPACES
Heavy Industrial Building	At the discretion of the Development Authority
Heavy Industrial Development	At the discretion of the Development Authority
Indoor Assembly	8 per 100m^2 of GFA
Industrial Flex 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
Light Industrial Development	At the discretion of the Development Authority
Medium Industrial Building	3 per 100m^2 of GFA
Medium Industrial Development	At the discretion of the Development Authority
Mixed-Use Building	4 per 100m^2 of GFA of commercial activities PLUS per bedroom residential parking requirement
Office Industrial Building	4 per 100m^2 of GFA
Public Service Building	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%.

BUILT FORM	MINIMUM NUMBER OF PARKING SPACES
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
Treatment Centre	0.6 per Dwelling for staff and visitor parking

4.19. GENERAL BICYCLE PARKING REGULATIONS

4.19.1. Sites shall be designed and maintained to provide Bicycle Parking and amenities to the satisfaction of the Development Authority.

4.19.2. Bicycle Parking should be safely and conveniently located to ensure Compatibility with the surrounding environment, to the satisfaction of the Development Authority.

4.19.3. Bicycle Parking shall be located close to the Building entrance but shall not impede pedestrian circulation.

4.19.4. Bicycle Parking shall be highly visible and shall include a permanent rack or hook-up system.

4.20. ALTERNATIVE COMPLIANCE FOR MINIMUM PARKING REQUIREMENTS

4.20.1. 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 Built Forms, which may be substituted in whole or in part for the requirements of this Section.

4.20.2. In reviewing an Alternative Compliance Parking Plan, the Development Authority shall consider:

a. The number of individuals occupying the Built Form 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.

4.20.3. 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 Developments 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.

4.20.4. Parking and Loading Requirements for Residential Sites

a. All parking and Loading Spaces required by this Bylaw for residential purposes, including all maneuvering Aisles and driveways shall be:

i. For Detached Dwelling, Duplex, Stacked Duplex and Backyard Dwelling:

a) Located on the same Site as the Built Form requiring them;

b) Hard surfaced prior to Occupancy;

c) Where vehicular access is via a Street or Lane, provided to the rear or side of the Principal Building;

d) Where there is no Lane present, provided to the rear, side or front of the Principal Building; and

e) 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.

ii. For Townhousing, Stacked Townhousing and Apartment:

a) Paved prior to Occupancy;

b) Bordered and separated from Adjacent areas with Screening and Landscaping; and

c) Not located within the required Front Yard area of a Site.

b. In the event that seasonal conditions prevent the completion of paving in accordance with this Bylaw:

i. 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

ii. The owner/Applicant shall be required to provide a security deposit to guarantee the completion of the paving in accordance with this Bylaw.

c. Parking stalls provided inside a Garage or carport shall have the following minimum dimensions:

i. 3.0m in width by 6.10m in depth for each stall located within a Garage or carport.

Hard Surfaced parking pads intended to accommodate

a Garage in the future shall accommodate the minimum dimensions in Section 4.20.4.c above.

d. For Detached Dwelling, Duplex, Stacked Duplex, Backyard Dwelling, and Internal 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.

4.20.5. Parking and Loading for Non-Residential Sites

a. Authorization to share parking spaces on non-residential Sites may only be granted by the Development Authority in the following circumstances:

i. The Development sites are within 100m of each other;

ii. The demand for parking spaces generated by each Development or Built Form is not likely to occur at the same time; and

iii. 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.

b. 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 sites, including maneuvering Aisles and driveways shall be:

i. Paved prior to Occupancy or commencement of the Built Form; and

ii. Bordered and separated from Adjacent areas with concrete curbing; and

iii. Screened from public Walkways with Landscaping and/or architectural Screening.

c. 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 Street 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.

4.20.6. Parking Spaces and Service Areas

a. A parking lot shall be designed and located such that it:

i. Is accessible to and appropriate for the types of vehicles using it, including but not limited to cars, trucks, buses, bicycles and emergency vehicles;

ii. Does not interfere with, or potentially impact, pedestrian or traffic safety traveling on Adjacent Streets;

iii. 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;

iv. Provides pedestrian drop-off areas where necessary, especially for Built Forms that serve children or the elderly;

v. Provides clearly demarcated and raised pedestrian crossing locations;

vi. Provides well-defined circulation routes that prioritize bicycle and pedestrian safety and minimize vehicle circulation crossing bicycle and pedestrian circulation pathways;

vii. Utilizes Traffic Islands, to the Extent Reasonably 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 Traffic Islands;

viii. Large parking spaces shall be divided by Landscaping.

ix. Parking spaces shall be clear of obstruction, other than wheel stops;

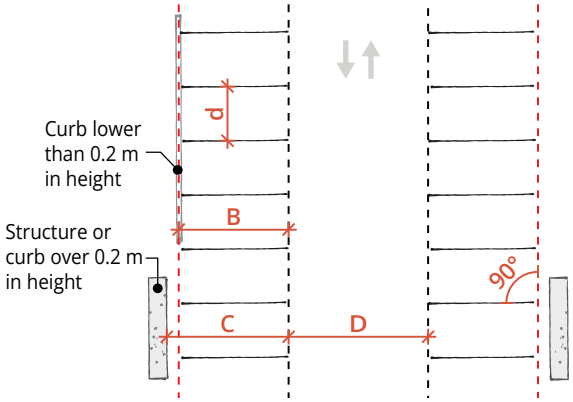
x. Parking spaces shall have suitable barriers, such as wheel stops, to prevent vehicles from encroaching off-Site and into Landscaping and to provide separation from Fences, walls, pedestrian and bicycle circulation areas, and Buildings, and;

xi. 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.

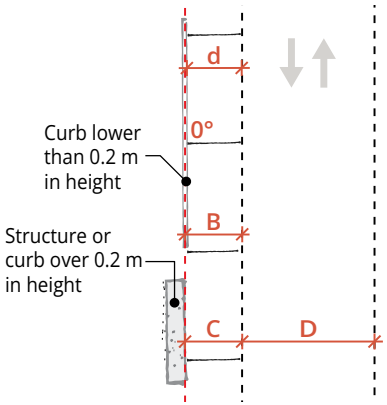
The size of parking spaces and drive Aisles shall be in accordance with Figure 4.20.6.

FIGURE 4.20.6. **Parking Space and Drive Aisle Specifications**

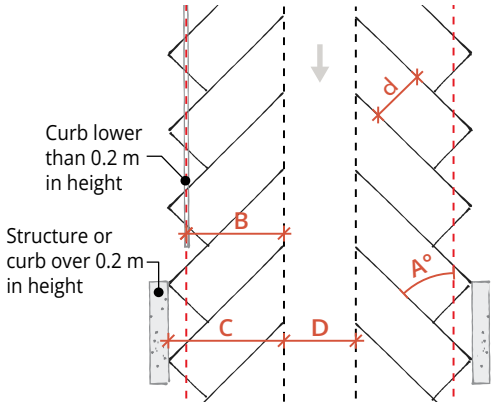
90° Parking



0° Parking



A° Parking



PARKING STALL WIDTH - d = 2.75m or 9.0ft

A	B	C	D	
Parking Angle Derees	**Depth of Stall** Curb Overhanging, m (ft)	**Depth of Stall** Abutting Structure or Curb Over 2m (6.6 ft) in Height, m (ft)	**Aisles Width One Way**, m (ft)	**Aisles Width Two Way**, m (ft)
0 °	2.8 (9.2)	2.8 (9.2)	3.4 (11.2)	6.7 (22.0)
30 °	3.9 (12.8)	4.9 (16.1)	3.6 (11.8)	-
45 °	4.9 (16.1)	5.8 (19.0)	3.6 (11.8)	-
50 °	5.1 (16.7)	6.0 (19.7)	4.3 (14.1)	-
55 °	5.3 (17.4)	6.1 (20.0)	4.9 (16.1)	-
60 °	5.5 (18.0)	6.2 (20.3)	5.5 (18.0)	-
90 °	5.5 (18.0)	5.5 (18.0)	7.0 (23.0)	7.0 (23.0)

4.20.7. On-Site Loading Spaces

a. Non-residential Buildings with a Gross Floor Area exceeding 4000 square metres shall provide a minimum of 1 Loading Space.

b. 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.

c. 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.

d. 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.

e. A Loading Space shall not be located within a required minimum Yard.

4.21. RELOCATION OF BUILDINGS AND STRUCTURES

4.21.1. A Development Permit shall be required for the relocation of any Building or Structure with a Gross Floor Area of 10.0m^2 or larger, either within a Site or from one Site to another.

4.21.2. 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.

4.22. REMOVAL AND DEMOLITION OF BUILDINGS AND STRUCTURES

4.22.1. A Development Permit shall be required for the demolition of any Building or Structure with a Gross Floor Area of 10.0m2 or larger.

4.22.2. A Development Permit required pursuant to this Section may be subject to conditions and/or 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.

4.22.3. 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.

4.22.4. 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 Built Form and/or redevelopment of the existing Building. The resulting Building and Built Form shall be subject to the provisions of this Bylaw.

4.23. SAFE INTEGRATION OF ALL MODES OF TRANSPORTATION

4.23.1. 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.

4.24. SITE PLANNING STANDARDS

4.24.1. General Standards for All Built Forms and Activities

a. Development should be designed to retain significant existing Natural Feature(s) 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 Landscaping features to minimize the Heat Island Effect.

4.24.2. Vehicle Oriented Developments

a. Vehicle oriented Developments shall include:

i. car attendant services, Drive-Through Services, Service Station (limited), Service Station; or

ii. 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.

b. Queuing spaces shall be provided on-Site and be of sufficient width for the maneuvering of vehicles intended to use the facility.

c. A Vehicle-oriented Development shall provide queuing space(s) to facilitate vehicular use of the Drive-Through Service(s) as per the following:

i. For drive-in or Drive-Through Services, including food services or 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;

ii. For Drive-Through Services for 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

iii. For all 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.

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

e. 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.

f. Drive-Through Services shall not disrupt access and circulation functions within the Site. Such facilities shall be located inside 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:

i. Avoid potential pedestrian/vehicle conflicts;

ii. Provide adequate stacking spaces for automobiles before and after use of the facility; and

iii. Provide adequate directional signs to ensure a free flow through the facility.

4.24.3. Residential Built Forms and Activities

a. Residential Developments shall, to the Extent Reasonably 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 Extent Reasonably Feasible, Sidewalks and trail systems shall be designed to:

i. Provide a direct connection to 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 Area 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

4.24.4. Commercial Built Forms and Activities

a. Sites shall be planned and designed to:

i. Ensure a coordinated and coherent pattern of Streets, outdoor spaces, Landscaping, Built Forms with Adjacent commercial Developments;

ii. Provide appropriate transitions in scale and intensity to Adjacent residential Built Forms 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 Streets 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 Built Form will be located on a Site Adjacent to a Residential Built Form, the Development Authority may require mitigation of potential Development impacts on the Residential Built Form, including:

i. Provision of noise attenuation walls;

ii. Increased Landscaping, including a Landscape Buffer in addition to the Landscaping required in Section 4.14;

iii. Relocation of parking areas, Walkways, business entrances or other high Activity areas away from residential Lot lines;

iv. Screening or relocating on-Site lighting to avoid spillage onto residential Sites;

v. Restricting the Location of outdoor speakers; and

vi. Any other change to the proposed Building or Structure to mitigate noise, light or glare impact.

4.24.5. Industrial Built Forms and Activities

a. To the Extent Reasonably Feasible, the Sites shall be designed to:

i. Minimize the visual impact on Adjacent Streets by locating mechanical equipment, waste collection areas, outdoor storage areas, work operations and vehicle servicing areas in Rear Yards or Side Yards and Screening these areas from Adjacent non-industrial sites; and

ii. Take advantage of coordinated planning, access and Screening with Adjacent industrial Development.

b. Where a proposed industrial Built Forms will be located on a Site Adjacent to a non-industrial Built Forms, 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 Landscape Buffer;

iii. Relocation of parking areas, Walkways, business entrances or other high Activity areas away from residential Lot 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.

4.24.6. Institutional Built Forms 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, Built Forms with Adjacent commercial Developments;

ii. Provide appropriate transitions in scale and intensity to Adjacent residential Built Forms;

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 Streets and trails; and

v. Provide for Bicycle Parking 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.

4.25. SITE CONNECTIVITY

4.25.1. Walkways for pedestrians shall be accompanied throughout the Site and shall connect to the City's public pedestrian network.

4.25.2. 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.

4.26. STRIPPING AND GRADING

a. Stripping and Grading shall be Compatible with and shall occur in accordance with the applicable Area Structure Plan.

b. Stripping and Grading shall not occur unless a Development Permit has been issued:

i. for overall Site Development;

ii. in industrial Districts in advance of the overall Site Development; or

iii. authorizing Stripping and Grading in accordance with Section 4.26.a.

4.27. SUBDIVISION OF LAND

4.27.1. 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 BUILT FORMS

4.28. ASSISTED LIVING FACILITY AND TREATMENT CENTRE

4.28.1. An Assisted Living Facility or Treatment Centre must provide communal indoor Amenity Areas within the Building for use by residents to the satisfaction of the Development Authority. Such Amenity Area may include but not be limited to library, fitness, games, music, arts and crafts, swimming pool and meeting rooms.

4.28.2. The minimum Landscaped area shall be 20% of the Site and shall be subject to applicable provisions under Section 4.14.

4.28.3. Landscaping shall consider the seasonal appearance of the Site.

4.28.4. Developments must provide a minimum Amenity Area of 2.5m^2 per Sleeping Unit or Dwelling to be developed as outdoor communal Amenity Area with a total not less than 100m^2 for the benefit of the residents.

4.28.5. Rooftop gardens shall be considered a Landscaped area.

4.28.6. The Amenity Area may include such elements as Street furniture, Hard Surfacing, plantings, art and sculpture, and architectural features to create a communal gathering place, to the approval of the Development Authority.

4.28.7. The Amenity Area must also provide for an area of overhead weather protection as a portion of the Amenity Area.

4.28.8. Parking areas shall be Screened from Amenity Areas to the satisfaction of the Development Authority.

4.28.9. Pedestrian circulation plan shall be provided to the satisfaction of the Development Authority.

4.29. BACKYARD DWELLING

4.29.1. A Backyard Dwelling shall be accessory to the Principal Built Form and shall:

- **a.** Be located in a Rear Yard or Side Yard;
- **b.** Be a minimum Setback of 1.0m from the Streetwall of the Principal Building;
- **c.** Have a minimum Net Floor Area of 30.0m^2 and a maximum Net Floor Area of 75.0m^2;
- **d.** Include Façades that incorporate Building materials, architectural style and treatment Compatible with the Principal Built Form when Abutting a public Street, Lane, park and/or open space; and
- **e.** Not exceed the footprint of the Principal Built Form.

4.29.2. Consideration shall be given to the privacy of the suite, the Principal Built Form and Dwellings on Adjacent properties through the placement of windows, Decks and Balconies.

4.29.3. Windows contained within a Backyard Dwelling shall be appropriately placed and sized such that they minimize overlook into the Yards and windows of Adjacent properties through one or more of the following methods:

a. Off-setting window placement to limit direct views of Adjacent Rear Yard 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 Built Forms; and

c. Placement of larger windows to face a Lane, a flanking Street or the larger of any Side Yard Adjacent to another property.

4.29.4. A Backyard Dwelling must have a minimum 4.0m separation space from the Principal Built Form.

4.29.5. Balconies may be allowed as part of a Backyard Dwelling only where the Balcony faces the Lane or Front Flanking Yard.

4.29.6. Provide parking in accordance with Section 4.18.

4.30. BOARDING HOUSE

4.30.1. The maximum tenant Occupancy of a Boarding House shall be 3.

4.30.2. No Internal Secondary Suite shall be permitted as part of a Boarding House.

4.30.3. Boarding House shall be of a size, scale, and outward appearance that is typical of surrounding Residential Development, as determined by the Development Authority.

4.30.4. The Development Authority may impose conditions on the Development Permit to the extent the Development Authority believes such conditions are necessary to achieve the specific planning objectives taking into consideration the level of traffic generation, parking demand, and any other potential effects in relation to or on the use and character of the surrounding area in which the Boarding House is proposed.

4.30.5. Boarding House shall:

a. Have a Site Width of no less than 11.0m;

b. Be within 50m of a Site with commercial Built Form; and

c. Not be within 400m of any other Boarding House.

4.31. BUSINESS RESIDENTIAL

4.31.1. If a Business Residential contains the Activity of Home Business, then

a. Any entity or Person conducting a Home Business shall not:

b. Produce Objectionable noise, vibration, smoke, dust, odour, heat, glare, electrical or radio disturbance;

c. Generate pedestrian or vehicular traffic or parking which, in the opinion of the Development Authority, is uncharacteristic of the District in which it is located;

d. Store materials, commodities or finished products associated with the Home Business outside the Dwelling or Accessory Built Form; and

e. Use mechanical equipment in connection with the Home Business, unless the equipment is commonly used in a home.

4.31.2. It shall not employ more than one non-resident employee or business partner working on-Site at any one time.

4.31.3. The Home Business shall be operated secondarily to the use of the Building as a home such that the operation of the Home Business shall not change the principal character or external appearance of the Dwelling or Accessory Built Form involved.

4.31.4. The Home Business may have Signs only in accordance with Section 4.36.

4.31.5. The 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.

4.31.6. The Development Authority may impose conditions on the approval of an application that are, in the opinion of the Development Authority, necessary to ensure that Home Businesses do not create adverse impacts for the surrounding neighbourhood or community.

4.31.7. If a Business Residential contains the Activity of Show Home, then

a. A Development Permit is required for the operation of 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.

b. Application for a Development Permit to allow the use of a Building as a Show Home shall be accompanied by a Site plan indicating:

i. The Location of the area intended for use as a Show Home;

ii. Description of parking provisions on or near the Site of the proposed Show Home;

iii. Any exterior lighting intended for installation on or near the Site of the proposed Show Home; and

iv. Any Signs, flags or other methods of identification intended for installation on or near the Site of the proposed Show Home.

c. Where a Development Permit is approved, the Show Home for which the Development Permit was issued shall be subject to the following provisions:

i. 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;

ii. 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 conversion of either Show Home to a residential home in preparation of the Occupancy of either Show Home by any Person.

d. Signs on Show Homes shall be subject to the following regulations:

i. Signs shall be located on Site and follow the regulations in Section 4.36.

ii. There may be no more than 2 Signs associated with each Show Home for which a Development Permit was issued.

iii. Signs shall be removed and properly disposed of at the sole expense of either the Developer or builder upon expiry of the Development Permit.

4.32. CONTINUING CARE HOME

4.32.1. The maximum Occupancy of a Continuing Care Home shall be 6 residents.

4.32.2. Continuing Care Home shall be of a size, scale, and outward appearance that is typical of surrounding Residential Development, as determined by the Development Authority.

4.32.3. The Development Authority may impose conditions on the Development Permit to the extent the Development Authority believes such conditions are necessary to achieve the specific planning objectives taking into consideration the level of traffic generation, parking demand, and any other potential effects in relation to or on the use and character of the surrounding area in which the Continuing Care Home is proposed.

4.33. DATA CENTRE

4.33.1. Comprehensive plans shall be submitted to the satisfaction of the Development Authority as part of a Development Permit Application.

4.33.2. Data Centre must include appropriate environmental controls, as determined by the Development Authority, to manage heat, noise, and emissions.

4.33.3. The Development Authority may require the Applicant for a Data Centre to provide a plan addressing proposed mitigation measures for any off-Site nuisances, including dust, traffic, noise and visual impact of the Development.

4.33.4. A noise attenuation study conducted by a qualified professional may be required by the Development Authority. If deemed necessary, a noise mitigation plan that may include a noise monitoring system may also be required.

4.33.5. The Development Authority may require additional Landscaping and Screening in addition to the regulations described in Part 4 and Part 5 of this Bylaw.

4.33.6. A Data Centre shall be a maximum of 4.0ha in facility footprint or operating area. The operating area includes Buildings, parking areas and areas dedicated to Utility Service, Major.

4.34. INTERNAL SECONDARY SUITE

4.34.1. Internal Secondary Suites shall:

a. Be subordinate, incidental to, and exclusively devoted to a Principal Built Form;

b. Be developed in such a manner that the exterior of the Principal Built Form containing the Internal Secondary Suite shall appear as a single Dwelling;

c. Provide a minimum Net Floor Area of not less than 30.0m^2 and not more than the Net Floor Area of the Principal Built Form;

d. Not be separated from the Principal Built Form through a Condominium conversion or Subdivision;

e. Have a separate entry from the Principal Built Form, either from a common indoor landing or from the exterior.

f. Provide parking in accordance with Section 4.18.

4.35. LIGHT INDUSTRIAL BUILDING AND MEDIUM INDUSTRIAL BUILDING

4.35.1. If a Light Industrial Building or Medium Industrial Building contains the Activity of Kennel, then it shall:

a. Not be within 150.0m of any Residential Development.

b. Be equipped with an adequate number of indoor exercise runs relative to the maximum number of animals that can be housed overnight.

c. Be adequately designed and located to suppress Objectional noise, smell, or other disruptions on the surrounding area and uses of that area. Pens, rooms and runs shall be adequately soundproofed;

d. Meet the following regulations where a Kennel includes outside enclosures, pens, runs or exercise areas:

i. It is not located within a Front Yard or Front Flanking Yard;

ii. It is visually and acoustically Screened to the satisfaction of the Development Authority; and

iii. It is not 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.

4.35.2. If a Light Industrial Building or Medium Industrial Building contains the Activity of Pet Care Service or Veterinarian Clinic, then it shall:

a. Be adequately designed and located to suppress Objectional noise, smell, or other disruptions on the surrounding area and uses of that area. Pens, rooms and runs shall be adequately soundproofed;

b. Meet the following regulations where a Pet Care Service or Veterinarian Clinic includes outside enclosures, pens, runs or exercise areas:

i. It is not located within a Front Yard or Front Flanking Yard;

ii. It is visually and acoustically Screened to the satisfaction of the Development Authority; and

iii. It is not 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;

iv. It is only permitted within industrial Districts.

4.36. SIGN

4.36.1. General Sign Regulations

a. A Sign must be constructed in such a way that the Development Authority is satisfied that it does not:

i. Obstruct the view of, or be confused with, official traffic signage, signals or devices, whether such obstruction is due to its position, shape, colour, format or illumination, or otherwise.

ii. Interfere with Site access or circulation;

iii. Display lights resembling the flashing lights associated with those used by police, fire rescue, ambulance and other emergency vehicles; or

iv. Obstruct the view 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.

b. 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.

c. Unless otherwise stated in this Bylaw, Signs are not allowed on Fences or Privacy Walls.

d. A Sign above any access to Sites, Driveway, drive Aisle, or path of travel intended for pedestrians or other forms of travel, must maintain a minimum vertical clearance of 2.5m, with the exception of:

i. A Sign that is above any access to Sites, Driveway, drive Aisle that is an emergency vehicle access route, in which case the minimum clearance must be 5.0m.

e. Landscaping that is removed or damaged in the process to erect or install a Sign shall be replaced by the Applicant.

f. Signs shall be separated from other Signs in compliance with the separation distances based upon the Abutting Street listed in Table 4.36.1 below:

TABLE 4.36.1. **Sign Separation Distance per Street**

STREET TYPE	SEPARATION DISTANCE
Local Street	20.0m
Collector Street	40.0m
Arterial Street	80.0m
Highways	150.0m

g. For every 20.0m 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 Table 4.36.2. 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 Signs identified under Table 2.2.1.

TABLE 4.36.2. **Maximum Sign Area**

STREET TYPE	SIGN AREA
Local Street	1.0m^2
Collector Street	5.0m^2
Arterial Street	10.0m^2
Highway	20.0m^2

h. Signs must be Setback a minimum 1.0m from any Lot line.

i. A Sign shall not form a Projection into the required Setback area.

j. Notwithstanding Table 4.36.1, Signs identified under Table 2.2.1 shall be separated from other Signs by a minimum of 10.0m.

k. Signs identified under Table 2.2.1. do not count towards the total allowable Sign Area per parcel under Table 4.36.2.

l. Sign placement on the Site will be to the satisfaction of the Development Authority, considering the Built Form 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.

m. Signs within a Node shall be classified as a Sign Adjacent to a Collector Street.

4.36.2. Application for Sign

a. 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:

i. All the dimensions of the Sign Structure, including Height and width;

ii. Sign Area;

iii. Design of the Sign Area;

iv. Details of Sign illumination;

v. Details of construction and finishing;

vi. Method of support; and

vii. Site plan showing Sign Location and distance in relation to property boundaries, Buildings and other Signs on-Site and surrounding properties.

4.36.3. Sign Structure

a. Signs along local roads must conform to the following standards:

i. The maximum Sign Area for a Sign is 1.0m^2.

ii. The maximum Height for a Sign is 1.0m.

iii. The maximum width for a Sign is 2.0m.

b. Signs along collector roads must conform to the following standards:

i. The maximum Sign Area for a Sign is 4.0m^2.

ii. The maximum Height for a Sign is 3.0m.

iii. The maximum width for a Sign is 3.0m.

c. Signs along arterial roads on lots less than 15.0m in width must conform to the following standards:

i. The maximum Sign Area for a Sign is 15.0m^2.

ii. The maximum Height for a Sign is 6.0m.

iii. The maximum width for a Sign is 3.0m.

d. Signs along arterial roads on lots greater than or equal to 15.0 m in width must conform to the following standards:

i. The maximum Sign Area for a Sign is 20.0m^2.

ii. The maximum Height for a Sign is 10.0m.

iii. The maximum width for a Sign is 4.0m.

e. Signs along highways must conform to the following standards:

i. The maximum Sign Area for a Sign is 30.0m^2.

ii. The maximum Height for a Sign is 12.0m.

iii. The maximum width for a Sign is 8.0m.

4.36.4. Sign Illumination and Digital Display Regulations

a. The intensity of exposed bulbs on a Sign must not exceed 4000 lumens.

b. Signs must not exceed a brightness level of:

i. 400 nits when measured from the Sign at its maximum brightness, between sunset and sunrise; and

ii. 7500 nits when measured from the Sign at its maximum brightness, between sunrise and sunset.

c. The design and character of an illuminated Sign or Digital Display on any Site shall be to the satisfaction of the Development Authority who may take into consideration any of the following aspects:

i. Compatibility with the general architectural character and theme of the area; and

ii. Streetscape improvements.

d. An illuminated Sign or Digital Display must not:

i. Face, shine or reflect light onto Abutting or Adjacent Buildings; or

ii. Be flashing or strobing.

e. Where a Sign is illuminated or a Digital Display, 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 Extent Reasonably Feasible, to the satisfaction of the Development Authority.

f. The separation between two Signs with Digital Displays shall be a minimum of 300m. The Development Authority may require more separation distance if, in the opinion of the Development Authority, the Signs are likely to have significant impacts on surrounding land uses and traffic.

g. 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.

h. Signs that display a message or Signs that change the message displayed shall not change more frequently than once every 6 seconds.

i. Signs must not display motion picture projections or animations.

j. Signs shall not negatively impact safety due to illumination, Location, or other factors that may be determined by the Development Authority.

k. Digital Displays must be directed towards an arterial road or collector road.

l. Digital Displays shall not be allowed on any Site where a residential Built Form is the Principal Built Form.

m. Digital Displays shall not be rotating or revolving.

4.36.5. Prohibited Signs

a. A Sign that displays Copy that is full motion video, motion picture, moving picture experts' group (MPEG), or any other digital video format.

b. Motor Vehicle Signs.

4.37. SINGLE STRUCTURE COMMERCIAL PAD

4.37.1. If a Single Structure Commercial Pad contains the Activity of Brewery, Winery, And Distillery, then

a. Any outdoor space associated with the operation or enjoyment of the Brewery, Winery, And Distillery shall not be approved if such a space would be Adjacent to a residential Site.

b. It must be of a size and scale that is characteristic of the District and the area in which it is proposed.

c. It 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.

4.37.2. If a Single Structure Commercial Pad contains the Activity of Pet Care Service or Veterinary Clinic, then

a. It shall be adequately designed and located to suppress Objectional noise, smell, or other disruptions on the surrounding area and uses of that area. Pens, rooms and runs shall be adequately soundproofed;

b. Outside enclosures, pens, runs or exercise areas shall:

i. Not be located within a Front Yard or Flanking Front Yard;

ii. Be visually and acoustically Screened to the satisfaction of the Development Authority; and

iii. 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;

iv. Only be permitted within Industrial Districts or Agricultural General District.

4.37.3. If a Single Structure Commercial Pad contains the Activity of Retail Store (Cannabis), then

a. It shall meet the separation criteria required in Province of Alberta Gaming, Liquor and Cannabis Act, as amended

4.37.4. If a Single Structure Commercial Pad contains the Activity of Service Station (Limited), then

a. A minimum Setback of 6.0m from any Lot line is required for:

i. A pump island;

ii. An above-ground storage tank.

b. A minimum Setback of 3.0m from any Lot line is required for:

i. A Canopy over a pump island;

ii. A Drive-Through Service.

c. Pump islands must be separated by minimum 6.0m to allow through-traffic Lane.

4.38. STOREFRONT

4.38.1. If a Storefront contains the Activity of Brewery, Winery, And Distillery, then

a. Any outdoor space associated with the operation or enjoyment of the Brewery, Winery, And Distillery shall not be approved if such a space would be Adjacent to a residential Site.

b. It must be of a size and scale that is characteristic of the District and the area in which it is proposed.

c. It 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.

4.38.2. If a Storefront contains the Activity of Pet Care Service or Veterinary Clinic, then

a. It shall be adequately designed and located to suppress Objectionable noise, smell, or other disruptions on the surrounding area and uses of that area. Pens, rooms and runs shall be adequately soundproofed;

b. Outside enclosures, pens, runs or exercise areas shall:

i. Not be located within a Front Yard or Front Flanking Yard;

ii. Be visually and acoustically Screened to the satisfaction of the Development Authority; and

iii. 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;

iv. Only permitted within Industrial Districts or Agricultural General District.

4.38.3. If a Storefront contains the Activity of Retail Store (Cannabis), then

a. It shall meet the separation criteria required in Province of Alberta Gaming, Liquor and Cannabis Regulation.

4.38.4. If a Storefront contains the Activity of Service Station (Limited), then

a. A minimum Setback of 6.0m from any Lot line is required for:

i. A pump island;

ii. An above-ground storage tank.

b. A minimum Setback of 3.0m from any Lot line is required for:

i. A Canopy over a pump island;

ii. A Drive-Through Service.

c. Pump islands must be separated by minimum 6.0m to allow through-traffic Lane.

4.39. STRIP MALL

4.39.1. If a Strip Mall contains the Activity of Brewery, Winery, And Distillery, then

a. Any outdoor space associated with the operation or enjoyment of the Brewery, Winery, And Distillery shall not be approved if such a space would be Adjacent to a residential Site.

b. It must be of a size and scale that is characteristic of the District and the area in which it is proposed.

c. It 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.

4.39.2. If a Strip Mall contains the Activity of Pet Care Service or Veterinary Clinic, then

a. It shall be adequately designed and located to suppress Objectionable noise, smell, or other disruptions on the surrounding area and uses of that area. Pens, rooms and runs shall be adequately soundproofed;

b. Outside enclosures, pens, runs or exercise areas shall:

i. Not be located within a Front Yard or Front Flanking Yard;

ii. Be visually and acoustically Screened to the satisfaction of the Development Authority;

iii. 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; and

iv. Only permitted within Industrial Districts or Agricultural General District.

4.39.3. If a Strip Mall contains the Activity of Retail Store (Cannabis), then

a. It shall meet the separation criteria required in Province of Alberta Gaming, Liquor and Cannabis Regulation.

4.39.4. If a Strip Mall contains the Activity of Service Station (Limited), then

a. A minimum Setback of 6.0m from any Lot line is required for:

i. A pump island;

ii. An above-ground storage tank.

b. A minimum Setback of 3.0m from any Lot line is required for:

i. A Canopy over a pump island;

ii. A drive-through Aisle.

c. Pump islands must be separated by minimum 6.0m to allow through-traffic Lane.

4.40. RENEWABLE ENERGY INSTALLATION

4.40.1. Where Federal legislation, regulation, or law making ("Federal Rules") regarding renewable energy directly conflict with the description or regulation of this Bylaw, the Federal Rules will prevail.

4.40.2. 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.

4.40.3. A Renewable Energy Installation shall not be located in a Front Yard.

4.40.4. Appropriate security measures shall be taken to protect the device and deter unauthorized access.

4.40.5. A Renewable Energy Installation shall not be illuminated, nor have any advertising, graphics, flags or other elements unrelated to its function unless required by Regulating bodies.

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LUB

5.1. CND – Conventional Neighbourhood District
5.2. DCD – Downtown Core District
5.3. DFD – Downtown Fringe District
5.4. DGD – Downtown Gateway District
5.5. HND – Holistic Neighbourhood District
5.6. MUCD – Mixed-Use Corridor District
5.7. PVD – Pineview District
5.8. AG – Agricultural General District
5.9. EP - Environmental Protection District
5.10. ESD – Estate District
5.11. HI – Heavy Industrial District
5.12. IB – Industrial Buffer District
5.13. IR – Industrial Reserve District
5.14. LI – Light Industrial District
5.15. MI – Medium Industrial District
5.16. PR – Parks and Recreation District
5.17. PS – Public Service District
5.18. UR – Urban Reserve District
5.19. DC(A)-01 Direct Control – Commercial Centre (HWY 21 at Pineview)
5.20. DC(A)-02 Direct Control – Recreation and Tourism
5.21. DC(A)-03 Direct Control – 101 Street Multi-Unit Residential

5 Part DISTRICTS

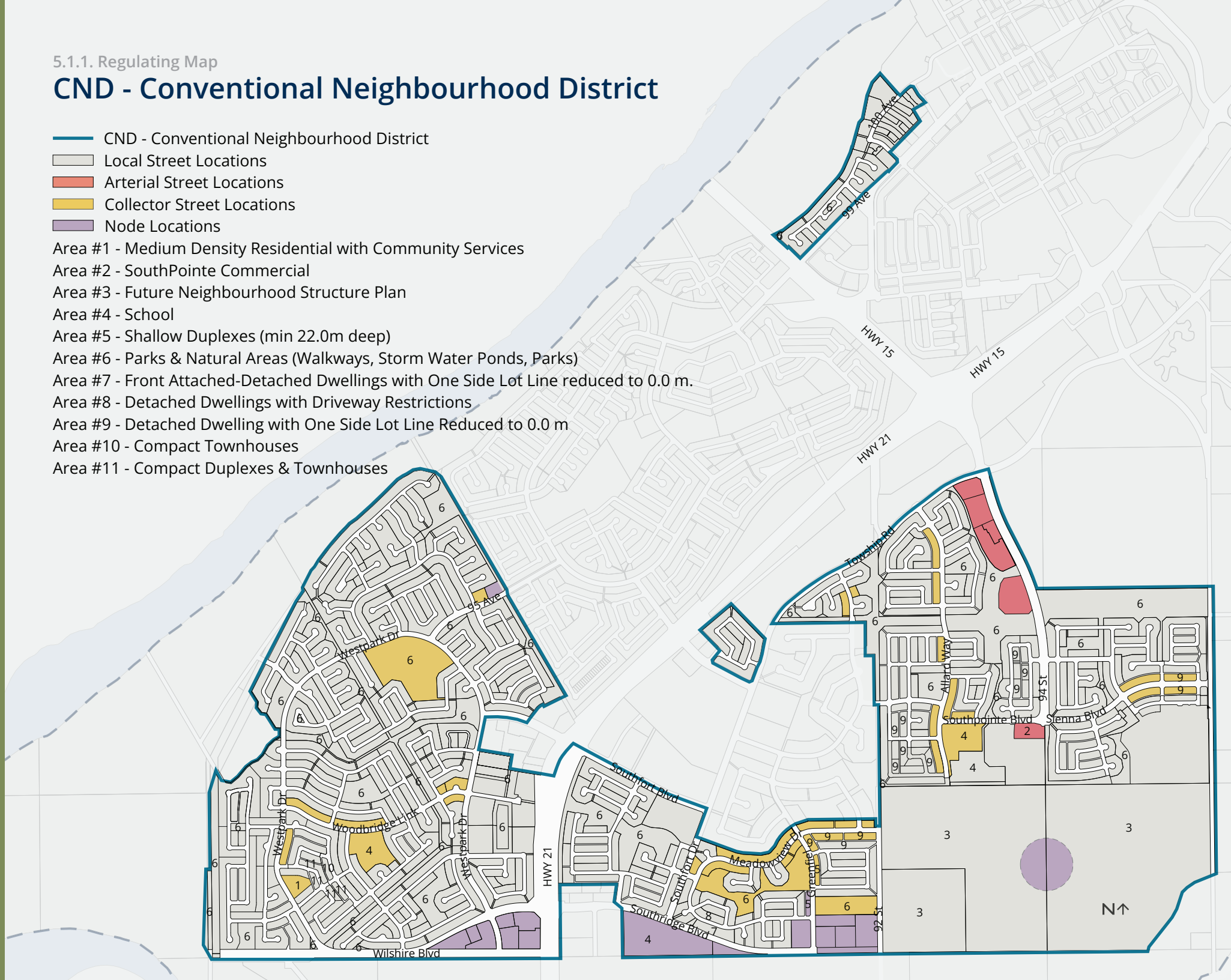
COMPREHENSIVE DISTRICTS

5.1. CND – CONVENTIONAL NEIGHBOURHOOD DISTRICT

5.1.1. Regulating Map

5.1.1. Regulating Map

CND - Conventional Neighbourhood District



5.1.2. District Description

This District applies to suburban style Development within Sherridon North, Southfort and Westpark. It is characterised by low Density housing including Detached Dwellings, Duplexes, and Townhousing while allowing for limited integration of Apartments. The Built Form 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 District serves as a framework for both the existing and greenfield Development within the above-mentioned neighbourhoods, the existing developed areas will not be impacted unless redevelopment or alteration to the existing Development is undertaken. This District will guide future new Development, i.e. greenfield Development. The overarching goal this District is to incorporate greater housing diversity to create inclusive, multi-generational communities when opportunities arise.

5.1.3. District Purpose

a. General Purpose

The intent of this District is to promote housing diversity, enhance inclusivity, support multiple modes of transportation, and improve urban design in alignment with the MDP. 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 District 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.

b. Built Form Mix

New Development within this District 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 Built Forms 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.

c. Form of Development and their Locations

Nodes and Arterial Streets will accommodate mixed-use, non-residential, 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. From these locations, Building Height, Density, and intensity will transition gradually, moving towards low Density Built 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.

5.1.4. Block Standards

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

b. Where the Block Frontage exceeds 200.0m, a mid-Block pedestrian connection shall be dedicated as a Right-of-Way to create pedestrian friendly connectivity and walkability to the satisfaction of the Subdivision Authority.

c. Housing orientation and architectural elements will be maintained throughout Built Forms along a Block Face.

d. Block standards may be varied to the satisfaction of the Subdivision Authority to address constraints, such as but not limited to Nature Features, transportation Rights-of-Way, parks or open space, or existing utilities.

e. A Reverse Fronting Site is not permitted in Nodes, to create a welcoming urban condition with Buildings framing and fronting onto the Street.

5.1.5. Built Forms

a. Front attached Garages and Driveways for Continuing Care Home, 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 unless the shape, size or other physical constraints restricts the feasibility.

i. Front attached Garages and/or driveways for Continuing Care Home, Detached Dwellings, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing shall not be permitted off Collector Streets unless identified on the Neighbourhood Structure Plan and the Regulating Map.

b. Not withstanding 5.1.5.a.i 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.

c. Where a non-residential Activity is proposed in a Built Form previously developed as a Duplex, Stacked Townhousing, or Townhousing, the entire Building must conform with Mixed-Use Building regulations.

TABLE 5.1.1. **Built Forms**

BUILT FORM	LOCATION							
	Nodes	Arterial Street		Collector Street		Local Street		Built Form Provision (BFP)
		Lane	Without Lane	Lane	Without Lane	Lane	Without Lane	
Apartment	P	P	P	P	P	-	P	Along a Collector Street, one or more of the following BFPs must be met: a) Only on Area #1; or b) Only on Area #3 in accordance with the approved Neighbourhood Structure Plans and Regulating Maps. Along a Local Street, the following BFP must be met: a) That a Development Permit for an Apartment was approved prior to the adoption of this Bylaw. Neither a Permitted or Discretionary on Area #2.

BUILT FORM	LOCATION							
	Nodes	Arterial Street		Collector Street		Local Street		Built Form Provision (BFP)
		Lane	Without Lane	Lane	Without Lane	Lane	Without Lane	
Assisted Living Facility	D	D	D	D	D	-	-	Along a Collector Street, the following BFP must be met: a) Located on a Corner Lot. Neither a Permitted or Discretionary Built Form on Area #2.
Backyard Dwelling	-	D	-	D	D	D	D	
Boarding Housing	D	D	D	D	D	D	D	
Business Residential	D	D	D	D	D	D	D	
Continuing Care Home	D	D	D	D	D	D	D	Neither a Permitted or Discretionary Built Form on Area #2.
Detached Dwelling	-	P	-	P	P	P	P	Along a Collector Street without Lane, the following BFP must be met: a) Only on Area #3 in accordance with the approved Neighbourhood Structure Plans and Regulating Maps. Neither a Permitted or Discretionary Built Form on Area #2.

BUILT FORM	LOCATION							
	Nodes	Arterial Street		Collector Street		Local Street		Built Form Provision (BFP)
		Lane	Without Lane	Lane	Without Lane	Lane	Without Lane	
Detached Dwelling (with one Side Lot Line Setback reduced to 0.0m)	-	P	-	P	-	P	P	Along a Collector or Local Street, the following BFPs must be met: a) Only on the following Areas #7 or #9. Neither a Permitted or Discretionary Built Form on Area #2.
Duplex	D	P	P	P	P	P	P	Along a Collector Street without Lane access, one or more of the following BFPs 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 BFP must be met: a) That it is a Development with Shared Access. Neither a Permitted or Discretionary Built Form on Area #2.
Internal Secondary Suite	P	P	-	P	P	P	P	Within a Duplex, the following BPF must be met: a) Only on Area #5
Stacked Duplex	D	P	-	P	-	P	P	Neither a Permitted or Discretionary Built Form on Area #2.

BUILT FORM	LOCATION							
	Nodes	Arterial Street		Collector Street		Local Street		Built Form Provision (BFP)
		Lane	Without Lane	Lane	Without Lane	Lane	Without Lane	
Stacked Townhousing	P	P	P	D	D	-	-	Along an Arterial Street or Collector Street with Lane access, one or more of the following BFP 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 Lot is abutting to a Street or Lane; c) That a Lot is Adjacent to a Lot with a developed Stacked Townhousing; d) Only on Area #1; or e) Only on Area #3 in accordance with the approved Neighbourhood Structure Plans and Regulating Maps Along an Arterial Street or a Collector Street without Lane access, the following BFP must be met: a) That it is a Development With Shared Access. Neither a Permitted or Discretionary Built Form on Area #2.

BUILT FORM	LOCATION							
	Nodes	Arterial Street		Collector Street		Local Street		Built Form Provision (BFP)
		Lane	Without Lane	Lane	Without Lane	Lane	Without Lane	
Townhousing	P	P	P	P	P	P	P	Along Local Streets, one or more of the following BFPs must be met: a) When a Development Permit and/or Subdivision for Townhousing was approved prior to the adoption of this Bylaw; b) No more than 4 units in a townhouse shall be allowed and Townhousing shall be limited to no more than 4 Buildings along the Block Front unless identified as Medium Density Residential an approved Outline Plan; or c) Only on Area #3 in accordance with the approved Neighbourhood Structure Plans and Regulating Maps. Along an Arterial Street or a Collector Street with Lane access, one or more of the following BFPs 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 Lot abuts a Street or Lane; c) That a Site is Adjacent to a Site with a developed Townhousing; or d) Only on Area #1; or e) Only on Area #3 in accordance with the approved Neighbourhood Structure Plans and Regulating Maps

BUILT FORM	LOCATION							
	Nodes	Arterial Street		Collector Street		Local Street		Built Form Provision (BFP)
		Lane	Without Lane	Lane	Without Lane	Lane	Without Lane	
								Along an Arterial Street or a Collector Street without Lane access, the following BFP must be met: a) That it is a Development With Shared Access. Neither a Permitted or Discretionary Built Form on Area #2.
Commercial Block	P	-	-	-	-	-	-	Along a Collector Street, one or more of the following BFPs must be met: a) Only on Areas #1, or #2; or b) Only on Area #3 in accordance with the approved Neighbourhood Structure Plans, and Regulating Maps
Inn	D	D	D	-	-	-	-	
Mixed-Use Building	P	D	D	D	D	-	-	Along a Collector Street, one or more of the following BFPs must be met: a) Only on Areas #1, or #2; or b) Only on Area #3 in accordance with the approved Neighbourhood Structure Plans and Regulating Maps

BUILT FORM	LOCATION							
	Nodes	Arterial Street		Collector Street		Local Street		Built Form Provision (BFP)
		Lane	Without Lane	Lane	Without Lane	Lane	Without Lane	
Single Structure Commercial Pad	-	P	P	P	P	-	-	Along a Collector Street, one or more of the following BFPs must be met: a) When a Development Permit for Single Structure Commercial Pad was approved prior to the adoption of this Bylaw; b) Only on Areas #1, or #2; c) Only on Area #3 in accordance with the approved Neighbourhood Structure Plans and Regulating Maps
Strip Mall	-	D	D	D	-	-	-	Along a Collector Street, the following BFPs must be met: a) Only on Areas #2 or #3 in accordance with the approved Neighbourhood Structure Plans and Regulating Maps
Storefront	P	-	-	D	D	-	-	
Indoor Assembly	P	P	P	P	P	-	-	Along a Collector Street, one or more of the following BFPs must be met: a) That a Development Permit for a Indoor Assembly was approved prior to the adoption of this Bylaw; b) That it is a Development With Shared Access; or c) Only on Areas #2 or #3 in accordance with the approved Neighbourhood Structure Plans and Regulating Maps

BUILT FORM	LOCATION							
	Nodes	Arterial Street		Collector Street		Local Street		Built Form Provision (BFP)
		Lane	Without Lane	Lane	Without Lane	Lane	Without Lane	
Public Service Building	D	D	D	D	D	D	D	
School	P	P	P	P	P	-	-	Only on: a) Lots registered as MR, SR, or MSR; or b) Area #4.
Parks and Natural Areas	P	P	P	P	P	P	P	Only on: a) Lots registered as MR; or b) Area #6.
Sign	D	D	D	D	D	D	D	

5.1.6. Subdivision Standards

a. Site Widths and / or Building Forms along a Block Frontage should be varied to allow for a variety of Site Widths.

b. Sites 9.1m or less in width with front attached Garages shall be situated across from Lane-accessed housing that is 6.1m or wider, a Front Flanking Yard, Parks and Natural Area, and/or Developments with Shared Access or Lots over 11.7m wide with front attached Garages.

c. Front accessed housing on Sites 9.1m to 11.7m in width shall be across from Lane accessed housing, other front accessed housing with Sites greater than 9.1m in width, a Front Flanking Yard, or Parks and Natural Areas.

d. Lane accessed Sites 6.1m or less in width shall be situated across from front accessed housing on Sites over 9.1m wide, a Front Flanking Yard, Parks and Natural Area, and/or Lane accessed housing that is 6.1m or wider.

e. Each Subdivision must adhere to the Density thresholds, housing types and land use designations identified in the relevant Neighbourhood Structure Plan.

TABLE 5.1.2. **Subdivision Standards**

	BUILT FORM	LOCATION				
		Node / **Arterial Street**		**Collector Street**	**Local Street (with Lane)**	**Local Street (without Lane)**
Site Width	Continuing Care Home, 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. 8.5m Corner Lot: Min. 9.1m	Min. 9.1m Corner Lot: Min. 10.3m
	Detached Dwelling (with one Side Lot Line Setback 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 Area #9 – Min. 6.9m – Max. 8.9m Corner Lot: Min. 8.4m	Min. 8.3m Max. 10.3m Corner Lot: Min. 11.8m
	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 On Area #10 and #11 Internal Site: Min.3.6m End Lot: Min.4.8 m Corner Lot: Min. 5.6m	Min. 7.3m Corner Lot: Min. 8.5m
	Stacked Townhousing, Townhousing,	Internal Lot: Min. 3.6m End Lot: Min. 5.4m Corner Lot: Min. 6.6m			Internal Lot: Min. 5.5m End Lot: Min. 6.7m Corner Lot: Min. 7.9m On Area #10 and #11 Internal Lot: Min.3.6m End Lot: Min.4.8m Corner Lot: Min. 5.6m	Internal Lot: Min. 6.1m End Lot: Min. 7.2m Corner Lot: Min. 8.5m

	BUILT FORM	LOCATION				
		Node	**Arterial Street**	**Collector Street**	**Local Street (with Lane)**	**Local Street (without Lane)**
	Apartment, Assisted Living Facility, Commercial Block, Indoor Assembly, Inn, Mixed-Use Building, Public Service Building, School, Single Structure Commercial Pad, Storefront, Strip Mall	At the discretion of the Subdivision Authority				
Site Depth	Detached Dwelling, Duplex, Continuing Care Home, Stacked Duplex, Stacked Townhousing, Townhousing,	Min. 30.0m Lesser depth will be allowed on the following areas in accordance with the applicable Neighbourhood Structure Plan and Regulating Map of this Bylaw for the following: Area # 5 – Min. 22.0m Area #10 and 11 – Min.26.0m				
	Apartment, Assisted Living Facility, Commercial Block, Indoor Assembly, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall	Min. 30.0m				At the discretion of the Subdivision Authority
	Public Service Building, School	At the discretion of the Subdivision Authority				

5.1.7. Built Form and Siting

a. The Development Authority at their discretion may authorize a Duplex on a Local Street that 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.

TABLE 5.1.3. **Development Regulations**

	BUILT FORM	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 Lot Line Setback	Continuing Care Home, 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. 7.0m Min. 7.0m – Max. 8.0m for Area # 7
	Apartment, Assisted Living Facility, Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, 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.						

	BUILT FORM	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)**
Rear Lot Line Setback	Continuing Care Home, 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/ or carport is attached to Principal Building) Min.10.5m (where Garage or carport is detached)	Min. 7.0m	Min. 6.0m (where Garage or/ carport is attached to Principal Building) Min.10.5m (where Garage or carport is detached)	Min. 7.0m
		Min. 1.0 m where Site Depth is less than 30.0m and accessed from a Lane.						
	Apartment, Assisted Living Facility, Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall	Min. 4.5m for Buildings up to 15.0m in Height. Min. 5.0m plus 0.5m for every additional 3.0m increase of Height for Buildings over 15.0m Height.	Min. 7.0m	Min. 4.5m for Buildings up to 15.0m in Height. Min. 5.0m plus 0.5m for every additional 3.0m increase of Height for Buildings over 15.0m Height.	Min. 4.5m	Min. 8.0m		

	BUILT FORM	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, School	At the discretion of the Development Authority.						
	Accessory Building, Backyard Dwelling	Min. 1.0m						
Side Lot Line Setback	Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	Min. 1.2m Min. 1.5m for Detached Dwelling, Continuing Care Home, and Stacked Duplex where one or more Setback is 0.0m.						
	Apartment, Assisted Living Facility, Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, 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, Continuing Care Home, Duplex, Stacked Duplex, Stacked Townhousing, and/or Townhousing; 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, Continuing Care Home, Stacked Duplex, Stacked Townhousing, Townhousing and/or an Apartment.						
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.						

	BUILT FORM	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 Lot Line Side Yard Setback for Principal Dwelling is reduced to 0.0m. On Site #11 - Min. 0.6m						
Front Flanking Lot Line Setback	Apartment, Assisted Living Facility, Commercial Block, Continuing Care Home, Detached Dwelling, Duplex, Mixed-Use Building, Stacked Duplex, Stacked Townhousing, Storefront, Townhousing	Min. 2.4m – Max. 3.0m	Min. 3.0m – Max. 4.5m Development With Shared Access		Min. 2.4m – Max. 3.0m			Min. 2.0m - Max. 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						

	BUILT FORM	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)**
Building Height	Apartment, Assisted Living Facility, Commercial Block, Continuing Care Home, Detached Dwelling, Duplex, Inn, Mixed-Use Building, Single Structure Commercial Pad, Stacked Duplex, Stacked Townhousing, Storefront, Strip Mall, Townhousing	Min. 5.0m – Max. 40.0m	Max. 18.3m		Max. 13.1m		Max. 11.0m Max. 13.0 m for Sites designated as Areas #10 and #11.	
	Indoor Assembly, Public Service Building	At the discretion of the Development Authority						
	School	Max. 15.0m			Max. 13.0m		-	
	Backyard Dwelling	Max. 7.5m and not to exceed the Height of Principle Building						
Density per Lot	Detached Dwelling	Max. 1 Principal Dwelling; plus up to a Max. 1 Backyard Dwelling; plus up to a Max. 1 Internal Secondary Suite						
	Stacked Duplex	Max. 2 Principal Dwellings						
	Stacked Townhousing	Max. 2 Principal Dwellings						
	Continuing Care Home, Duplex, Townhousing	Max. 1 Principal Dwelling						

	BUILT FORM	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)**
Density per Development With Shared Access Site	Apartment Mixed-Use Building Stacked Townhousing Townhousing	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 Site Depth is under 30.0m			
	Apartment, Assisted Living Facility, Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall	To the discretion of the Development Authority.					Max. 60% of all Buildings and Structures on Site (including accessory)	
	Indoor Assembly, Public Service Building, Schools	At the discretion of the Development Authority						
	Accessory Buildings	Max. 15%						
Common Amenity	Apartment and Mixed-Use	Min. 4.5m^2 per Dwelling						

	BUILT FORM	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	Min. 3.0m² per Dwelling Area # 5 - a front Porch min. 9m² per Dwelling with min. width and length of 2.0m.						

5.1.8. General Building Character and Design

a. Buildings shall have the same and/or complementing materials, colours, and architectural details on all Façades exposed to public Streets (excluding Lane), Parks and Natural Area, and open spaces.

b. Building Façades Abutting a Public Open Space and/or 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 Façade and eliminate continuous Blank Walls.

c. 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.

d. 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.

5.1.9. Detached Dwellings with one Side Lot Line Setback reduced to 0.0m.

a. Detached Dwellings Development with reduced and/or 0.0m Side Lot Line Setback on one side shall adhere to the following regulations:

i. All roof drainage from Principal and Accessory Buildings are directed towards a Street, Lane, or private drainage system, and no roof leader discharge is directed to the Easement area;

ii. Fences and gates are not permitted in the Front Yard;

iii. The owners of impacted Lots must register on title a minimum 1.5m private Easement on title along the entire distance of the shared Lot line. The Easement shall ensure:

a) Construction of a drainage swale and an unobstructed drainage path with a minimum width of 0.3m to be free and clear of all objects;

b) Soft Landscaping within the Easement area;

c) 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;

d) A 0.3m eave encroachment Easement with the requirement that the eaves must not be closer than 0.9m to the eaves of a Building on an Abutting Lot;

e) A 0.6 m footing encroachment Easement;

f) Permission to access the Easement area for maintenance of the properties;

g) Adequate access for Utility maintenance, where applicable; and

h) That an Accessory Building must not encroach within the Easement area.

5.1.10. Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing along Collector Streets, Arterial Streets, and Nodes

a. To ensure architectural interest, Principal Buildings shall incorporate a minimum 3 of the following design elements on the Façades to the satisfaction of the Development Authority:

i. Use of bold window trims, soffits, muntin bars;

ii. 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;

iii. 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;

iv. Use of accent colour and/or contrast in finishing materials;

v. Use of high quality soffits for roof overhang, vibrant coloured front entry doorways, enhanced railing detailing on Balconies and Patios.

5.1.11. Apartment and Assisted Living Facility

a. To ensure architectural interest, Principal Buildings shall incorporate a minimum 4 of the following design elements on the Façades to the satisfaction of the Development Authority:

i. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, Canopies and lighting fixtures;

ii. Use of bold window trims, soffits, muntin bars;

iii. 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;

iv. 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;

v. Use of accent colour and/or contrast in finishing materials;

vi. Use of high-quality soffits for roof overhang, vibrant coloured front entry doorways, enhanced railing detailing on Balconies and Patios.

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. Within Nodes, a minimum of 70% of a Building length shall be within the permitted Setback range along the Abutting Street.

5.1.12. Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, and Strip Mall

a. 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 (Figure 5.1.1.).

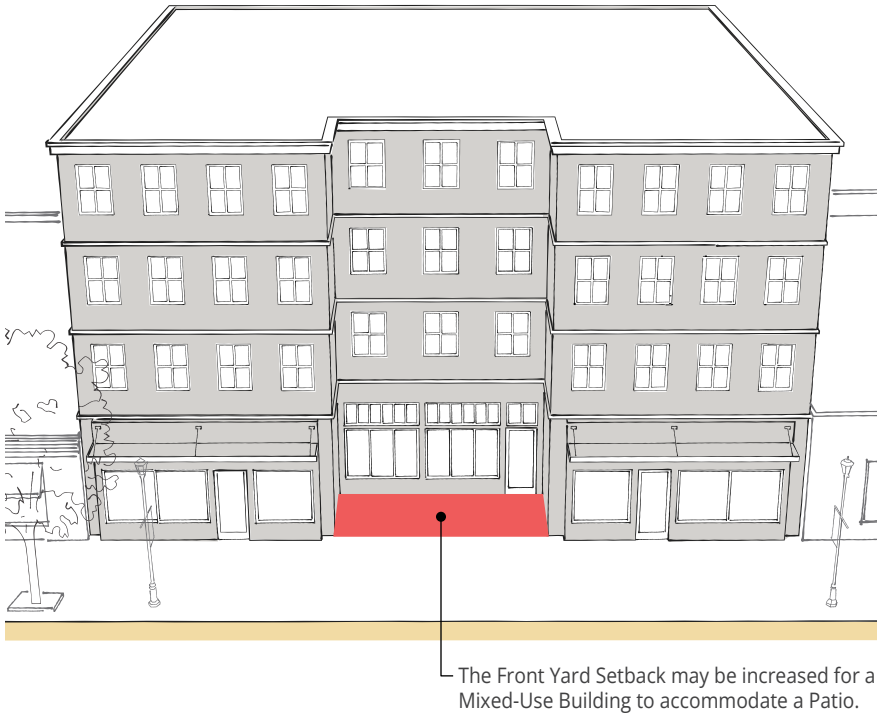
FIGURE 5.1.1. **Ground Floor Treatment between 1.0m – 2.0m**



b. 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.

c. At the discretion of the Development Authority, the Front Yard Setback may be increased for a Mixed-Use Building to accommodate a Patio (Figure 5.1.2).

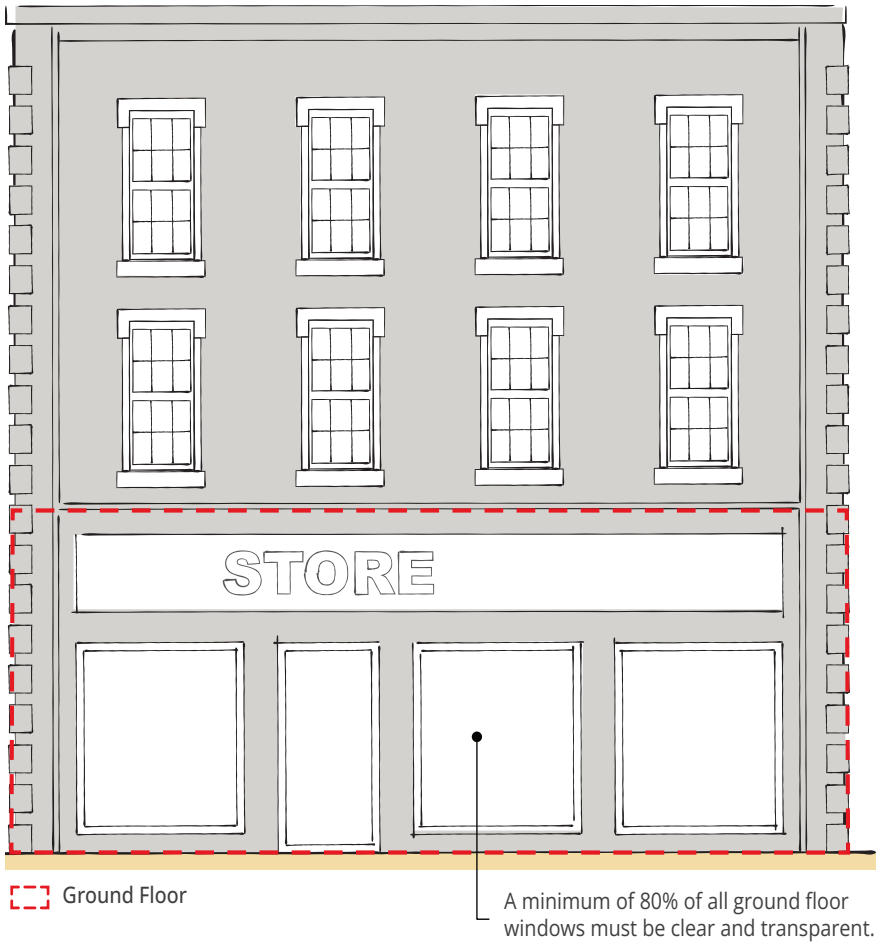
FIGURE 5.1.2. **Patio Setback**



d. To promote pedestrian interactions and safety, ground floor Façades must comply with the following:

i. A minimum of 80% of all ground floor windows facing a Street, Park, or along Façades 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 (Figure 5.1.3.);

FIGURE 5.1.3. **Ground Floor Transparency**



ii. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam, Canopies and lighting fixtures;

iii. 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 3 of the following design elements must be utilized on the Façades to the satisfaction of the Development Authority (Figure 5.1.4):

i. Use of bold window trims, soffits, muntin bars;

ii. Use of Building features such as dormer window, Bay Windows, window shutters, Balcony, Porch, Veranda, chimney shaft, promenades, to create articulation and interest;

iii. 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;

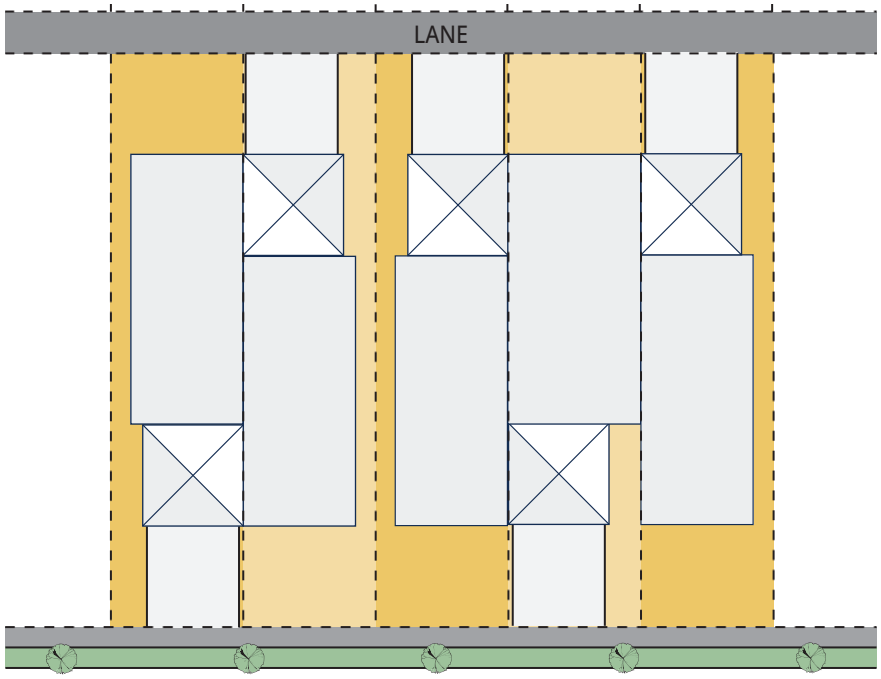
iv. Use of accent colour and/or contrast in finishing materials;

v. Use of premium soffits for roof overhang, vibrant coloured front entry doorways, enhanced railing detailing on Balconies and Patios.

FIGURE 5.1.4. **Architectural Treatment**



FIGURE 5.1.5. **Vehicle Access**



5.1.13. Other Regulations

All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations, as well as the regulations below.

a. Access

i. Vehicle accesses may be from a Street for a maximum of 50% of the Principal Dwellings per Site (Figure 5.1.4); and

ii. On Area #8, Driveway at the front property line shall not exceed 6.2m. in width.

b. Applicability of the Regulations

i. The regulations of this District apply to new Developments and significant redevelopments of existing Buildings. As such, existing Buildings developed prior to the adoption of this Land Use Bylaw will be considered lawfully Non-conforming.

ii. For this District "significant redevelopment" refers to any Development that includes an addition to the Building's Gross Floor Area or improvements to the Façade facing a public Street that exceed 50% of the Façade's surface area

c. Landscaping

i. Sites accommodating Residential Development with fewer than four Dwellings shall maintain a minimum 20% of the total Site area as permeable Landscaping.

d. Parking

i. On Area #11, minimum parking requirement is reduced to 1 stall per Dwelling for two-Storey Townhousing and Duplexes.

e. Signs

i. Sites accommodating a Sign, the Street designation applicable to a Site shall be determined in accordance with the Table below.

TABLE 5.1.4. **Sign Location Street Designations**

LOCATION	STREET DESIGNATION
Local Street	Local Street
Collector Street	Collector Street
Arterial Street	Arterial Street

f. Site Connectivity

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

5.2. DCD – DOWNTOWN CORE DISTRICT

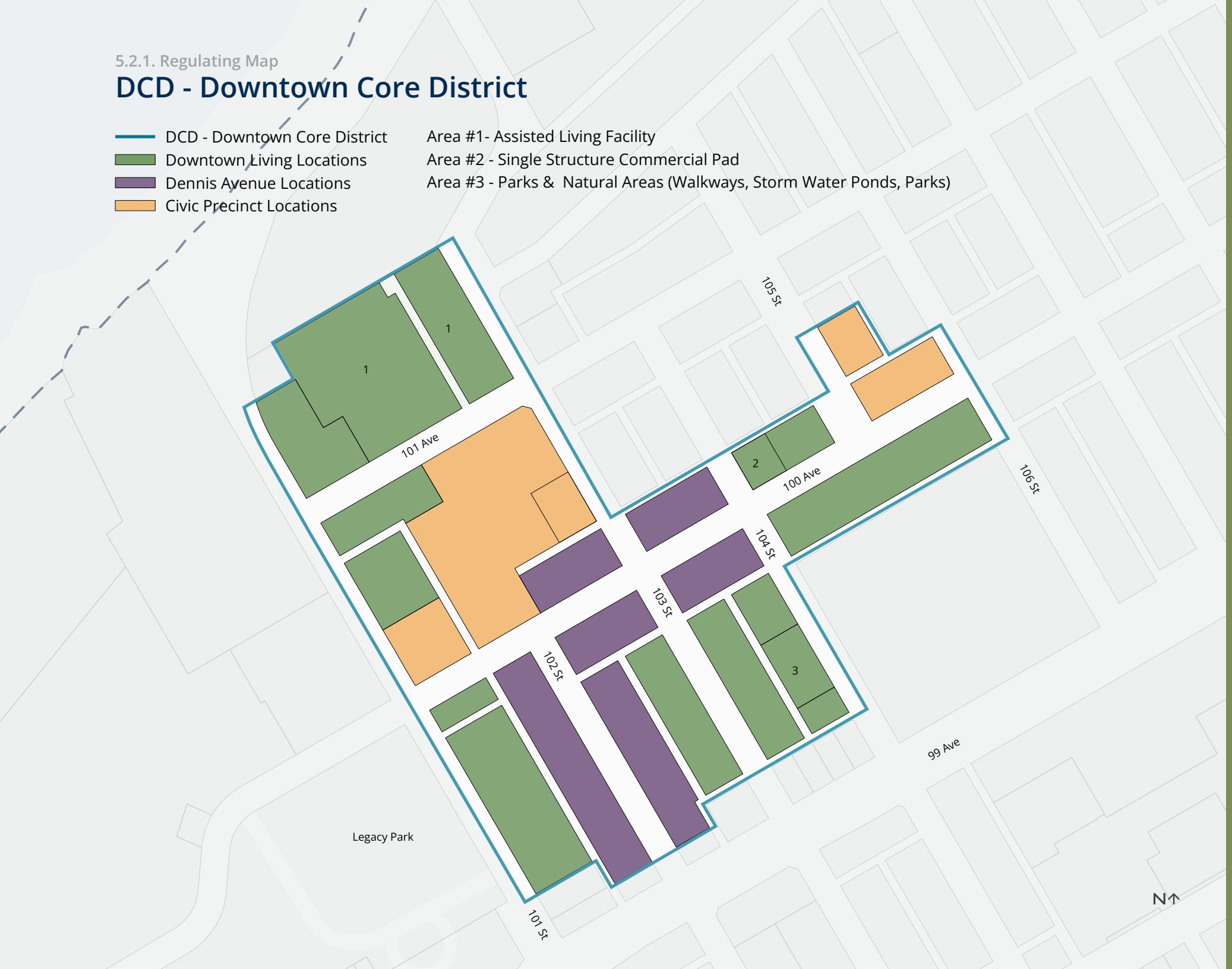
5.2.1. Regulating Map

5.2.1. Regulating Map

DCD - Downtown Core District

- DCD - Downtown Core District
- Downtown Living Locations
- Dennis Avenue Locations
- Civic Precinct Locations

Area #1- Assisted Living Facility
Area #2 - Single Structure Commercial Pad
Area #3 - Parks & Natural Areas (Walkways, Storm Water Ponds, Parks)



5.2.2. District Description

The Downtown Core serves multiple functions. It is Fort Saskatchewan's historic downtown: home to many unique businesses, Apartments, and government Buildings. This District 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 Locations. Dennis Avenue is a Location that is dominated by ground-level retail, entertainment, and enhanced streetscape. This Location comprises retail-focused corridors of 100th Avenue (Dennis Avenue) and 102nd Street and serves as a hub for residents and visitors. The Civic Precinct is another Location which 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. Predominantly pedestrian-oriented, its infrastructure supports and encourages ground-level commercial Activities. The Built Forms within this District are varied, hosting a range of small-scale businesses, boutique shops, service establishments, residential and offices.

5.2.3. District Purpose

a. General Purpose

In the Downtown Core District, there is an emphasis on creating a vibrant, pedestrian-oriented environment through thoughtful urban design. This District 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 Location, 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.

b. Built Form Mix

The Downtown Core District is tailored to address the unique needs and characteristics of each Location, guiding the Development and utilization of land in a way that supports the overall vision.

Dennis Avenue

In the retail-focused Dennis Avenue Location, 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 an Active Street Front and pedestrian engagement, professional services, studio or private Schools, and other office-related Development 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 Built Forms.

Civic Precinct

In the Civic Precinct, the aim is to uphold and enhance its role as a hub for civic Activities. This Location 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 Built Form is expected to align with the character of the downtown and be Compatible with the existing context. Appropriate and complementary Built Forms that enhance the downtown, the area's civic nature, and public accessibility are encouraged, ensuring that the Civic 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 Built Forms. This flexibility is essential for an adaptable and vibrant urban environment, ready to evolve with changing urban dynamics in

the mature Downtown Core.

This Location 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 Built Forms. The inclusion of commercial elements is designed to be harmonious with the residential character of this Location, providing Essential Services and Amenities while maintaining the overall mixed-use framework within a densifying urban fabric.

c. 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. A comfortable environment for walking and shopping is created through low to mid-rise Buildings up to 4-5 Storeys, located closer to the Sidewalks, articulated Building Façades, 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 and commercial services. This area will strengthen the population base, creating 24x7 Activity in the downtown.

The Civic Precinct will also support Compatible redevelopment that builds on the existing character and blends in with the surroundings.

d. Development Approach

The Development Approach for the Downtown Core District establishes a Regulating 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 Built Forms, Development standards, and Site requirements, unless a Variance is approved in accordance with the Land Use Bylaw and the MGA.

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-Priority Frontage, spatial quality, and neighbourhood context.

To support this evaluation, the City has established a Design Performance Evaluation Framework, set out in Section 5.2.12. 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 Regulating 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.

5.2.4. Built Forms

TABLE 5.2.1. **Built Form**

BUILT FORM	LOCATION			
	Dennis Avenue	**Civic Precinct**	**Downtown Living**	**Built Form Provision (BFP)**
Apartment	-	-	P	
Assisted Living Facility	-	-	D	Within the Downtown Living, the following BFP must be met: a) Only on Area #1.
Business Residential	-	-	D	
Stacked Townhousing	-	-	D	
Townhousing	-	-	D	
Commercial Block	P	-	D	Inclusion of a Drive-Through Service; the Built Form shall be considered neither Permitted or Discretionary.
Commercial Office Building	D	-	D	Inclusion of a Drive-Through Service; the Built Form shall be considered neither Permitted or Discretionary.
Mixed-Use Building	P	-	P	Inclusion of a Drive-Through Service; the Built Form shall be considered neither Permitted or Discretionary.
Inn	D	-	D	
Single Structure Commercial Pad	-	-	D	Within the Downtown Living, the following BFP must be met: a) Only on Area #2.
Storefront	P	-	D	Inclusion of a Drive-Through Service; the Built Form shall be considered neither Permitted or Discretionary.

BUILT FORM	LOCATION			
	Dennis Avenue	**Civic Precinct**	**Downtown Living**	**Built Form Provision (BFP)**
Indoor Assembly	D	P	P	
Public Service Building	-	P	D	
School	-	-	D	Only on: a) Lots registered as MR, SR, or MSR.
Parks and Natural Area	P	P	P	Within the Downtown Living, the following BFP must be met: a) Only on Area #3.
Sign	D	D	D	

5.2.5. Subdivision Standards

TABLE 5.2.2. **Subdivision Standards**

	BUILT FORM	LOCATIONS
Site Width	Stacked Townhousing, Townhousing	Interior Lot: Min. 3.6m End Lot: Min 4.8m Corner Lot: Min. 6.0m
	Apartment, Assisted Living Facility, Inn, Mixed-Use Building, Stacked Townhousing (with Shared Access), Townhousing (with Shared Access)	Min. 14.0m Max. 50.0m
	Commercial Office Building, Indoor Assembly, Public Service Building, School, Single Structure Commercial Pad	At the discretion of the Subdivision Authority.
	Commercial Block, Storefront	Min. 3.6m Max. 16.0m
Site 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. at the discretion of the Subdivision Authority.

5.2.6. Built Form and Siting

a. Except as otherwise provided in this Bylaw, a Built Form shall not be declared as non-conforming for exceeding the maximum Front Yard Setback provided that:

i. The Built Form was constructed prior to the adoption of this Bylaw

TABLE 5.2.3. **Development Standards**

	BUILT FORM	**LOCATION**		
		Dennis Avenue	**Civic Precinct**	**Downtown Living**
Front Lot Line Setback	Apartment, Assisted Living, 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, Schools	At the discretion of the Development Authority.		
	Accessory Building	Not permitted within Front Yard.		

	BUILT FORM	LOCATION		
		Dennis Avenue	**Civic Precinct**	**Downtown Living**
Rear Lot Line Setback	Apartment, Assisted Living, 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, Schools	At the discretion of the Development Authority.		
	Accessory Building	Min. 1.0m		
Side Lot Line Setback	Apartment, Assisted Living, 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, Schools	At the discretion of the Development Authority.		
	Accessory Building	Min. 1.0m		

	BUILT FORM	LOCATION		
		Dennis Avenue	**Civic Precinct**	**Downtown Living**
Front Flanking Lot Line Setback	Apartment, Assisted Living, 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, Schools	At the discretion of the Development Authority.		
	Accessory Building	Min. 2.4m		
Building Height	Apartment, Assisted Living, 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, Schools	At the discretion of the Development Authority.		
	Accessory Building	Max. 5.0m		

	BUILT FORM	LOCATION		
		Dennis Avenue	**Civic Precinct**	**Downtown Living**
Site Coverage Total	Stacked Townhouses, Townhouses	Max. 80%		
	Apartment, Assisted Living, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront,	Max. 80%		
	Indoor Assembly, Public Service Buildings, Schools	At the discretion of the Development Authority.		
	Accessory Building	Max. 15%		
Density per Lot	Stacked Townhouses	Max. 2 Principal Dwellings		
	Townhouses	Max. 1 Principal Dwelling		
Density per Development With Shared Access Site	Apartment and Mixed-Use	Min. 70 du/nrha		
Common Amenity	Apartment and Mixed-Use	Minimum 4.5m^2 per Dwelling		
Private Amenity	Apartment and Mixed-Use	Minimum 3.0m^2 per Dwelling		

5.2.7. General Building Character and Design

The Development Authority may use its discretion to accept design elements other than those established in Section 5.2.7: Building Character and Design, provided that the Applicant achieves the minimum threshold established in the process outlined in Section 5.2.12: Design Performance Evaluation Framework.

a. Vehicle-oriented Activities may be accommodated with primary access from a Lane, provided that Pedestrian-Priority Frontage is maintained along the Street. The following Activities are considered vehicle-oriented:

- **i.** Service Station
- **ii.** Service Station (Limited)
- **iii.** Vehicle and Equipment Storage
- **iv.** Vehicle Repair Facility
- **v.** Vehicle Sales, Leasing, and Rental Facility
- **vi.** Vehicle Wash

b. Façades of new and redeveloped Buildings Abutting a Public Open Space or Street 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 Natural Area, 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 and redeveloping Buildings shall incorporate a minimum of three of the following design elements must be utilized on the Façades (Figure 5.2.1):

- **i.** Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, Canopies and lighting fixtures;
- **ii.** Use of bold window trims, soffits, muntin bars;
- **iii.** Use of Building features such as clearly defined entryways, dormer window, Bay Windows, window shutters, Balconies, Porches, Verandas, chimney shafts, promenades, to create articulation and interest;
- **iv.** Building treatments that are high-quality durable exterior materials. Where vinyl siding is used as the primary exterior cladding, each Dwelling unit must incorporate a minimum of 20% high-quality accent materials, including, but not limited to, stone, brick, decorative shingles, or other comparable materials.
- **v.** Use of accent colour and/or contrast in finishing materials; or

vi. Use of premium soffits for roof overhang, vibrant coloured front entry doorways, enhanced railing detailing on Balconies and Patios.

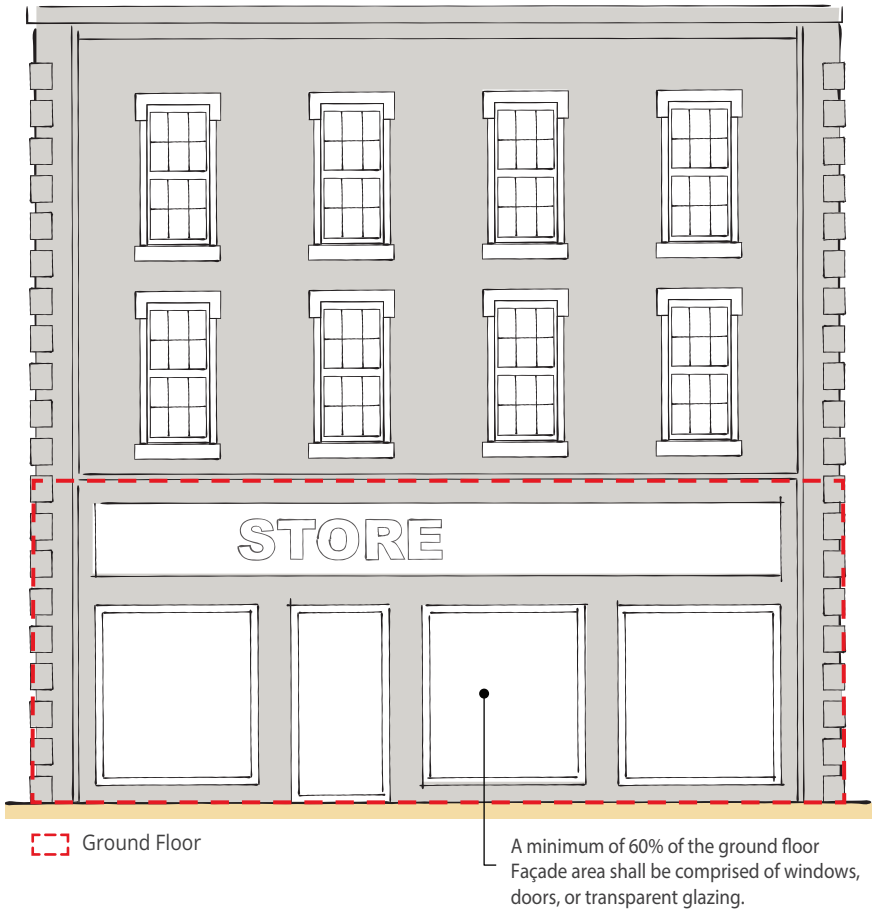
FIGURE 5.2.1. **Architectural Treatment**



5.2.8. Dennis Avenue

a. For new and redeveloping Buildings, a minimum of 60% of the ground floor Façade area Adjacent to a Street, Park and Natural Area, or open space shall be comprised of windows, doors, or transparent glazing (Figure 5.2.2);

FIGURE 5.2.2. **Ground Floor Transparency**



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 Street exceeds 10.0m 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 Lot Line.

5.2.9. 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, a minimum of 60% of the ground floor Façade area between 1.0m and 2.0m above Grade and Adjacent to a Street, Park and Natural Area, or open space shall be comprised of windows, doors, or transparent glazing.

5.2.10. 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.

5.2.11. Other Regulations

All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations, as well as the below regulations

a. Access

i. For new and significant redevelopment, where a Site abuts a Lane at the Rear Lot Line, vehicular access must be from the Lane. Access from the Street is not permitted and shall be removed.

b. Applicability of the Regulations

i. 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.

ii. For this District, "significant redevelopment" refers to any Development that includes an addition to the Building's Gross Floor Area and/or improvement to over 50% of the public facing Façade/s.

c. Fences, Walls, and Hedges

i. In the Dennis Avenue Location, Fences are not permitted in the Front Yard

d. Parking Regulations

i. Required parking may be reduced for Apartment, Stacked Townhousing, and Townhousing, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Indoor Assembly, and Public Service Building by multiplying the minimum number of parking spaces required by this Bylaw by 20%.

e. Signs

i. Sites accommodating a Sign, the Street designation applicable to a Site shall be Collector Street.

5.2.12. Design Performance Evaluation Framework

a. 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 compliance with Section 5.2.7 to Section 5.2.11. 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:

i. Factors that enhance: Includes positive factors, quantitative metrics and targets.

ii. 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 District.

The Design Performance Evaluation Framework is an evaluation tool, not a Regulating 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.

b. When the Framework Is Required

Applicants shall complete the Design Performance Evaluation Framework, where:

i. The Applicant is unable to meet one or more regulations established within Section 5.2.7 to 5.2.11 and the Development Authority requests additional design justification to support discretionary decision-making.

c. 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:

i. 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.

ii. Identified Deficiency or Requested Variation

Where applicable, Applicants shall clearly identify:

a) the specific regulation in Section 5.2.7: Building Character and Design that is not met, or

b) the specific variation being requested to a regulation in Section 5.2.7 to 5.2.11.

c) If no deficiency or variation is associated with a particular design quality, this should be stated explicitly.

iii. 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.

iv. 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.

d. Use of Scoring or Ratings

For each quality outlined in Table 5.2.4, 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 5.2.5.

If the Applicant successfully demonstrates that the proposed design achieves the minimum threshold established in Table 5.2.4. and provides the supporting rationale outlined in Section 5.2.12.c, the Development Authority may use its discretion to accept design solutions other than those established in Section 5.2.7 to 5.2.11.

e. 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:

i. overall compliance with regulations of this District;

ii. the magnitude of any requested variation;

iii. consistency with the objectives of the Downtown Core District; and

iv. the statutory tests set out in the MGA.

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

Applicants should be guided by the following principles when completing the framework:

i. Design quality does not replace compliance but may mitigate impacts arising from limited non-compliance.

ii. Mitigation must be explained, not assumed.

iii. Strong performance in one design area does not negate the need to address impacts arising from deficiencies in another.

iv. Clear reasoning is more important than numerical outcomes.

TABLE 5.2.4. **Design Performance Matrix**

	ELEMENT	METRIC	TARGET	POINTS
Imageability				
Factors that enhance				
	Appropriate Signage	Percentage of Building Façade covered by Signage	Signage covers less than 10% of the overall Building Façade and less than 5% of the Façade at ground level.	+1
	Public-Private Transition	Percentage of Site Frontage or front Façade where Front Yard Setback is reduced to 0.0m that contains elements/ features that contribute to the public-private transition	Trees, shrubs, and Landscaping features including, seating, pedestrian-scale Signage, or other pedestrian-friendly elements are between the Building front Façade and the Front Lot Line for at least 80% of the Site Frontage where an entrance is not present. Where Front Yard Setback is reduced to 0.0m, a minimum 80% front Façade between 1.0m to 2.0m from the ground level is engaged through the use of transparency, windows, entryways, art, decorative panels, etc.	+1
	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 Façades.	+1
	Active Ground-Level Activities	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 engaging Activities providing eyes on the Street.	+1
Factors that erode				
	Visual Clutter	Percentage of the Building Façade covered by Signage	Signage covers more than 30% of the overall Building Façade and more than 20% of the Façade 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 Façade.	-1

	ELEMENT	METRIC	TARGET	POINTS
	Lack of Defined Edges	Percentage of Site Frontage or front Façade where the Front Yard Setback is reduced to 0.0m that contains elements/ features that contribute to the public-private transition	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 Lot 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 engaged through the use of transparency, windows, entryways, art, decorative panels, etc.	-1
	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 Storeys for at least 80% of any Site edges Adjacent to a public space/ realm.	+1
		Building Setback from Abutting public Street/spaces/realm	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	The Building Frontage is 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 Right-of-Way.	+1
	Minimized Front Lot Line Setbacks	Setback depth	The Building is Setback no more than 1.0m from the Lot 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

	ELEMENT	METRIC	TARGET	POINTS
	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 Storeys for more than 50% of any Site edges Adjacent to a public space.	-1
		Building Setback from a public Street/spaces/realm	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 Right-of-Way.	-1
	Excessive setbacks	Setback depth	Majority of the Building front Façade is Setback 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 complementary interactive art are not provided.	-1
	Non- Engaging Front Façade	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	A minimum of one feature per 5.0m providing illumination for the Front Yard and Façade.	+1

	ELEMENT	METRIC	TARGET	POINTS
	Provision of Street furniture	Pedestrian friendly Street furniture	A minimum of one bench or other seating feature in the public realm for every 10.0m of Site Frontage	+1
	Pedestrian Focus	Location of vehicle access and parking, vehicle visibility	All vehicle parking and vehicle access onto the Site is located at the Rear Lot Line and is at least 80% Screened from Streets 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 the ground-level front Façade that provides overhead shelter from the weather is publicly accessible.	+1
	Transparency (Visual Connection)	Percentage of ground-floor Façade covered by transparent materials (e.g., windows or glass doors).	A minimum of 70% of the ground-floor Façade is transparent.	+1
	Step-Backs for taller Buildings	Height of Building from Street level to the lowest Step-Back	Portions of any Building above 15.0m in Height are Step-Backed a minimum of 3.0m from the edge of the Site	+1
	Façade projecting elements / horizontal articulation	Presence of Balconies, awnings, pergolas, or other elements that Project from the Building Façade	Balconies, awnings, pergolas, or other elements that noticeably Project from the Building Façade 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 Tard or Façade for every 20.0m of Site Frontage	-1
	Absence of seating areas	Frequency of benches or other seating in the Front Yard	Less than one bench or other seating feature in the public realm for every 20.0m of Site Frontage	-1
	Lack of Pedestrian Focus	Location of vehicle access and parking, vehicle visibility	Vehicle parking and vehicle access is not located at the Rear Lot Line.	-1

	ELEMENT	METRIC	TARGET	POINTS
	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 the ground-level front Façade 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 Step-Back	Portions of any Building above 15.0m in Height are not Step-Backed a minimum of 2.0m from the edge of the Site	-1
	Monotonous Façade without any vertical articulation	Absence of Balconies, awnings, pergolas, or other elements that Project from the Building Façade	Balconies, awnings, pergolas, or other elements that noticeably Project from the Building Façade 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 a through universally accessible pathway.	+1
	Permeable Landscaping / Fencing (Visual Connectivity)	Proportion of barriers that Block sightlines	80% of the 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 10.0m of a Building Façade.	+1
	Extensive amount of windows	Amount of windows on Façades Abutting public Street/ spaces/ realm	70% or more of ground Façade between 1.0m and 2.0m is covered by windows.	+1

	ELEMENT	METRIC	TARGET	POINTS
Factors that erode				
	Limited Entry points/ movement paths	Absence of pathway connections the public Sidewalks	Less than one pathway connection per entrance along the 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% through 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 20m of a Building Façade.	-1
	Extensive amount of windows	Amount of windows on Façades Abutting public Street/ spaces/ realm	50% or less of the ground Façade between 1.0m and 2.0m of is covered by 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: a. Benches, Patio, or other seating b. Bicycle racks/parking c. Waste receptacles d. Planters, Xeriscaping	+1
	Variations in Architectural Elements	Presence of unique Façade elements	Use of at least 2 distinct Façade design elements that are not utilized on Buildings directly Adjacent to the Site.	+1
	Façade material diversity	Number of different materials utilized in the Façade	At least 3 visually distinct materials are utilized in the Façade. A material must comprise of a minimum of 5% of the Façade to count towards this total. (Window, door and roof materials are not counted towards material diversity.)	+1

	ELEMENT	METRIC	TARGET	POINTS
	Varied Façades across the Building	Number of visually distinct patterns and/or colours utilized in the Building Façade	At least 3 visually distinct patterns and/or colours are utilized along the length of the Building Façade, or 2 patterns of the Site are less than 20.0m 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: a. Benches, Patio or other seating b. Bicycle racks/parking c. Waste receptacles d. Planters, Xeriscaping	-1
	Repetitive Architecture/ Lack of Variation in Architecture	Lack of unique Façade elements	All Façade design elements and front Façade 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 Façade	Less than 2 visually distinct materials, patterns and colours are utilized in the Façade. A material, pattern or colour must comprise a minimum of 5% of the Façade 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 Façade	Less than three visually distinct patterns and/or colours are utilized along the length of the Building Façade, or less than 2 patterns if the Site is less than 20.0m in width.	-1

TABLE 5.2.5. **Minimum thresholds for each quality and the overall score**

	QUALITY	MINIMUM
1	Imageability	2
2	Visual Enclosure	3
3	Human Scale	3
4	Permeability	2
5	Complexity	2
	Minimum Overall Score	14

5.3. DFD – DOWNTOWN FRINGE DISTRICT

5.3.1. Regulating Map

5.3.1. Regulating Map

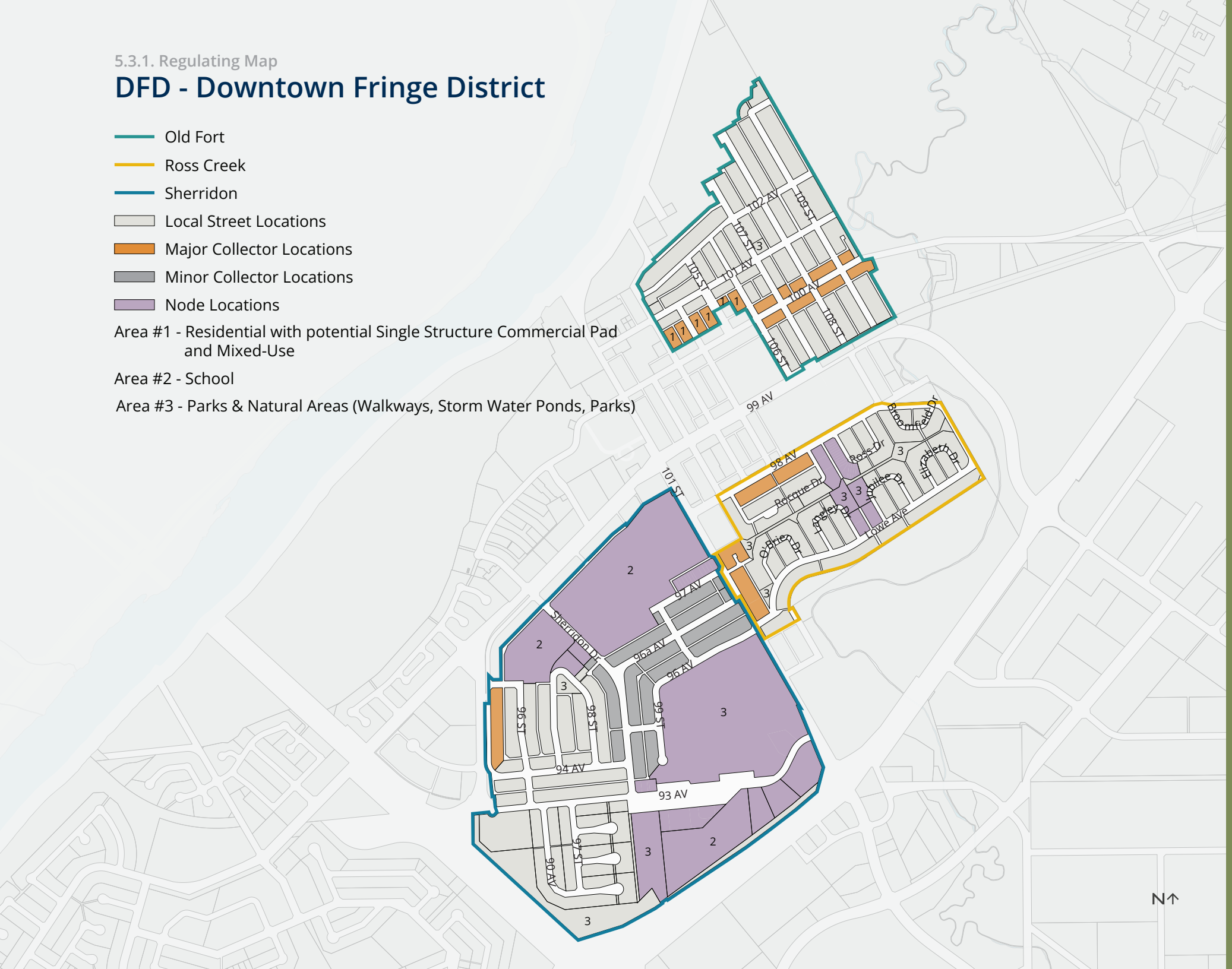
DFD - Downtown Fringe District

- Old Fort
- Ross Creek
- Sherridon
- Local Street Locations
- Major Collector Locations
- Minor Collector Locations
- Node Locations

Area #1 - Residential with potential Single Structure Commercial Pad and Mixed-Use

Area #2 - School

Area #3 - Parks & Natural Areas (Walkways, Storm Water Ponds, Parks)



5.3.2. District Description

This District 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.

5.3.3. District Purpose

a. 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.

b. Built Form Mix

New Development and redevelopment will integrate seamlessly with the existing neighbourhood fabric based on Street type Frontage. Residential Built Forms are supported throughout the District, while non-residential and mixed-use activities are primarily directed to Nodes, Major Collector Streets and Minor Collector Streets.

c. 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 Dwellings, Duplexes, and Stacked Duplexes. 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 Streets. Low and medium-scale Built Forms, including Mixed-Use Buildings, Townhousing, and Stacked Townhousing, are encouraged within Nodes and along Major Collector Streets, while Apartments are encouraged exclusively within Nodes.

5.3.4. Built Forms

TABLE 5.3.1. **Built Forms**

BUILT FORM	LOCATIONS				
	Node	Major Collector Streets	Minor Collector Streets	Local Street	Built Form Provision (BFP)
Apartment	P	-	-	-	Neither Permitted nor Discretionary on Area # 2 or on Sites registered as MR, ER, PUL, or MSR.
Assisted Living Facility	D	-	-	-	Neither Permitted nor Discretionary on Area # 2 or on Sites registered as MR, ER, PUL, or MSR.
Backyard Dwelling	D	D	D	D	
Boarding House	D	D	D	D	
Business Residential	D	D	D	D	
Continuing Care Home	D	D	D	D	Neither Permitted nor Discretionary on Area # 2 or on Sites registered as MR, ER, PUL, or MSR.
Detached Dwelling	P	P	P	P	Neither Permitted nor Discretionary on Area # 2 or on Sites registered as MR, ER, PUL, or MSR.
Duplex	P	P	P	P	Neither Permitted nor Discretionary on Area # 2 or on Sites registered as MR, ER, PUL, or MSR.
Internal Secondary Suite	P	P	P	P	
Stacked Duplex	P	P	P	P	Neither Permitted nor Discretionary on Area # 2 or on Sites registered as MR, ER, PUL, or MSR.
Stacked Townhousing	P	P	D	-	Neither Permitted nor Discretionary on Area # 2 or on Sites registered as MR, ER, PUL, or MSR.

BUILT FORM	LOCATIONS				
	Node	Major Collector Streets	Minor Collector Streets	Local Street	Built Form Provision (BFP)
Townhousing	P	P	D	-	Neither Permitted nor Discretionary on Area # 2 or on Sites registered as MR, ER, PUL, or MSR.
Inn	D	-	-	-	Neither Permitted nor Discretionary on Area # 2 or on Sites registered as MR, ER, PUL, or MSR.
Mixed-Use Building	P	D	-	-	Where there is inclusion of a Drive-Through Service, the Built Form shall be neither Permitted or Discretionary. Along a Major Collector Streets, one or more of the following BFPs must be met: a) That a Development Permit for Mixed-Use Building was approved prior to the adoption of this Bylaw; b) The Side Yard or Front Flanking Yard of a Site Abuts a Street or Lane; or c) That a Site is Adjacent to a Site with a developed Mixed-Use Building. d) Only on the following Lots designated as Area #1. Neither Permitted nor Discretionary on Area # 2 or on Sites registered as MR, ER, PUL, or MSR.

BUILT FORM	LOCATIONS				
	Node	Major Collector Streets	Minor Collector Streets	Local Street	Built Form Provision (BFP)
Single Structure Commercial Pad	D	D	-	-	Along a Major Collector Street, one or more of the following BFPs 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 Front Flanking Yard of a Site Abuts a Street or Lane; c) That a Site is Adjacent to a Site with a developed Single Structure Commercial Pad or Mixed-Use Building. d) Only on the following Lots designated as Area #1. Where there is inclusion of a Drive-Through Service, the Built Form shall be neither Permitted or Discretionary. Neither Permitted nor Discretionary on Area # 2 or on Sites registered as MR, ER, PUL, or MSR.
Storefront	D	-	-	-	Where there is inclusion of a Drive-Through Service, the Built Form shall be neither Permitted or Discretionary. Neither Permitted nor Discretionary on Area # 2 or on Sites registered as MR, ER, PUL, or MSR.
Indoor Assembly	D	-	-	-	Neither Permitted nor Discretionary on Area # 2 or on Sites registered as MR, ER, PUL, or MSR.
Public Service Building	P	P	D	-	Neither Permitted nor Discretionary on Area # 2 or on Sites registered as MR, ER, PUL, or MSR.
School	P	P	P	-	Only on: a) Sites registered as MR, SR, or MSR; or b) Area #2.

BUILT FORM	LOCATIONS				
	Node	Major Collector Streets	Minor Collector Streets	Local Street	Built Form Provision (BFP)
Parks and Natural Areas	P	P	P	P	Only on: a) Sites registered as MR; or b) Area #3.
Sign	P	P	-	-	

5.3.5. Subdivision Standards

a. Site Widths and / or Built Forms should be varied along a Block Face to create housing diversity.

TABLE 5.3.2. **Subdivision Standards**

	BUILT FORM	LOCATIONS				
		Node	Major Collector Streets	Minor Collector Streets	Local Street (with Lane)	Local Street (without Lane)
Site Width	Continuing Care Home, 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				

	BUILT FORM	LOCATIONS				
		Node	Major Collector Streets	Minor Collector Streets	Local Street (with Lane)	Local Street (without Lane)
	Apartment	Min. 25.0m Max. 75.0m				
	Assisted Living Facility, Inn, 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, Assisted Living Facility, Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Indoor Assembly, Public Service Building, School	Min. 30.0m				

5.3.6. Built Form and Siting

a. Except as otherwise provided in this Bylaw, a Built Form shall not be declared as Non-Conforming Built Form for exceeding the maximum Front Lot Line Setback provided that:

i. The Built Form was construction prior to the adoption of this Bylaw.

b. Except as otherwise provided in this Bylaw, a Built Form shall not be declared as Non-Conforming Built Form for exceeding the maximum Side Lot Line Setback provided that:

i. The Built Form was construction prior to the adoption of this Bylaw.

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

TABLE 5.3.3. **Built Form and Siting**

	BUILT FORM	LOCATION				
		Node	**Major Collector Streets**	**Minor Collector Streets**	**Local Street (with Lane)**	**Local Street (without Lane)**
Front Lot Line Setback	Apartment, Assisted Living Facility, Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Inn, Mixed-Use Building, Single Structure Commercial Pad, 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 4.5m and greater than 8.0m.	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				

	BUILT FORM	LOCATION				
		Node	**Major Collector Streets**	**Minor Collector Streets**	**Local Street (with Lane)**	**Local Street (without Lane)**
Rear Lot Line Setback	Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	With Lane: Min. 7.0m Without Lane: Min. 8.0m				
	Apartment, Assisted Living Facility, Inn, Mixed-use Building, Single Structure Commercial Pad, 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 Lot Line Setback	Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	Min. 1.2m				
	Apartment, Assisted Living Facility, Inn, Mixed-use Building, Single Structure Commercial Pad, 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.				

	BUILT FORM	LOCATION				
		Node	**Major Collector Streets**	**Minor Collector Streets**	**Local Street (with Lane)**	**Local Street (without Lane)**
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority				
	Accessory Building, Backyard Dwelling	Min. 1.0m . Where a shared Side Lot Line for Principal Dwelling is 0.0m, the Garage may be permitted to a 0.0m Side Yard for the same side				
Front Flanking Lot Line Setback	Apartment, Assisted Living Facility, Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Inn, Mixed-use Building, Single Structure Commercial Pad, 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				

	BUILT FORM	LOCATION				
		Node	**Major Collector Streets**	**Minor Collector Streets**	**Local Street (with Lane)**	**Local Street (without Lane)**
Principal Building Height	Apartment, Assisted Living Facility, Continuig Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Inn, Mixed-use Building, Single Structure Commercial Pad, 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 Principal Building				
Density per Lot	Detached Dwelling	Max. 1 Principal Dwelling; plus up to a max. of 1 Backyard Dwelling; plus up to a max. 1 Internal Secondary Suite.				
	Stacked Duplex	Max. 2 Principal Dwellings				
	Stacked Townhousing	Max. 2 Principal Dwellings				
	Continuing Care Home, Duplex, Townhousing	Max. 1 Principal Dwelling				
Density per Shared Access Development Site	Apartment, Duplex, Mixed-Use Building, Stacked Duplex, Stacked Townhouse, Townhouses	Min. 60 du/net residential hectare	Min. 36 du/net residential hectare Max. 120 du/net residential hectare			

	BUILT FORM	LOCATION				
		Node	**Major Collector Streets**	**Minor Collector Streets**	**Local Street (with Lane)**	**Local Street (without Lane)**
Site Coverage	Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	Max. 50% of all Buildings and structures on Site (including Accessory Buildings)				
	Apartment, Assisted Living Facility, Inn, Mixed-use Building, Single Structure Commercial Pad, Storefront, Strip Mall	Max. 60% of all Buildings and structures on Site (including Accessory Buildings)				
	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. 4.5m2 per Dwelling				
Private Amenity	Apartment and Mixed-Use	Min. 3.0m2 per Dwelling				

5.3.7. General Building Character and Design

a. New and redeveloping Buildings shall have the same and/or complimenting materials, colours, and architectural details on all Façades exposed to public Streets, and parks and open spaces.

b. Building Façades 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 Façades and eliminate continuous Blank Walls.

c. New and redeveloped Buildings that exceed 13.0m in Height shall incorporate a Step-Back from Front Lot Line to address massing, sun penetration, shadowing and wind tunnel 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.

5.3.8. Continuing Care Home, 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, unless the finishing materials, architectural styles and treatments are substantially different in the opinion of the Development Authority. This regulation may be relaxed for Developments with Shared Access in the discretion of the Development Authority.

b. All new and redeveloped Buildings shall reflect appearance, design, and character housing, on the Block Face ensuring consistency with the surrounding streetscape.

c. On Local Streets, Duplexes must blend through application of Compatible scale, form and architectural style.

d. There shall be no more than three Duplex, Stacked Townhousing, and Townhousing in succession along a Block Face.

e. To ensure architectural interest, all units of new and redeveloped Principal Buildings shall incorporate a minimum of three of following design elements must be utilized on the Façades to the satisfaction of the Development Authority.

i. Use of bold window trims, soffits, muntin bars;

ii. Use of Building features such as clearly defined entryways, dormer window, Bay Windows, window shutters, Balconies, Porches, Verandas, chimney shafts, promenades, to create articulation and interest;

iii. Building treatments that are high-quality durable exterior materials. Where vinyl siding is used as the primary exterior cladding, each Dwelling unit must incorporate a minimum of 20% high-quality accent materials, including, but not limited to, stone, brick, decorative shingles, or other comparable materials.

iv. Use of accent colour and/or contrast in finishing materials;

v. Use of premium soffits for roof overhang, vibrant coloured front entry doorways, enhanced railing detailing on Balconies and Patios.

f. Roofline shall be designed to maximize the sun penetration on the Abutting Sites (Figure 5.3.1. & Figure 5.3.2.)

FIGURE 5.3.1. **Roofline Front Elevation**

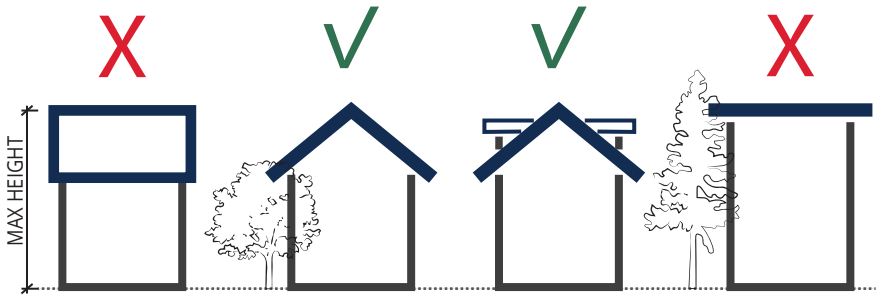
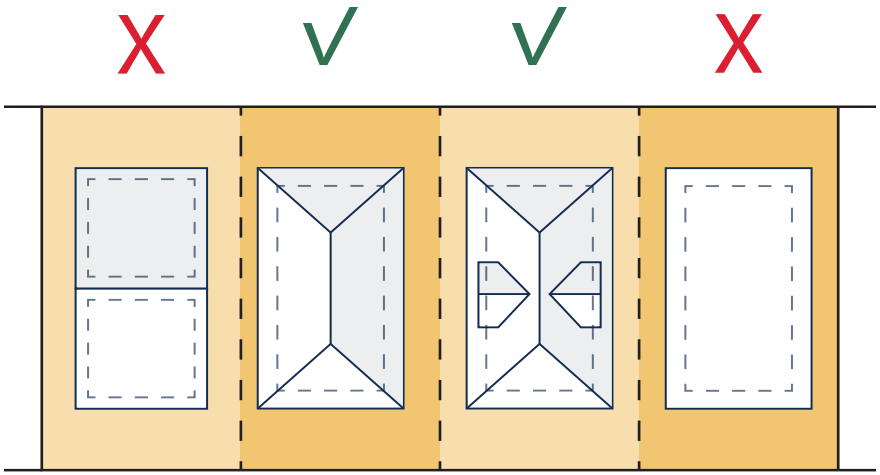


FIGURE 5.3.2. **Roofline Plan View**



5.3.9. Apartment and Assisted Living

a. To ensure architectural interest, all units of new and redeveloped Principal Buildings shall incorporate a minimum of four of the following design elements must be utilized on the Façades to the satisfaction of the Development Authority.

i. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;

ii. Use of bold window trims, soffits, muntin bars;

iii. Use of Building features such as clearly defined entryways, dormer window, Bay Windows, window shutters, Balconies, Porches, Verandas, chimney shafts, promenades, to create articulation and interest;

iv. 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;

v. Use of accent colour and/or contrast in finishing materials;

vi. Use of premium soffits for roof overhang, vibrant coloured 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 40% of the Site Width at the Front Lot Line.

c. Within Nodes, a minimum of 60% of a Building length shall be within the permitted Setback range along the Abutting Street.

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

a. 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.

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 60% of a Building length shall be within the permitted Setback range along the Abutting Street.

d. To promote Pedestrian-Priority Frontage, safety, and Street-oriented Development, new and redeveloped Buildings with ground floor Façades must comply with the following:

i. A minimum of 60% clear and transparent glazing that face a Street, Park, internal parking area, or other public area;

ii. Façade articulation through architectural design and treatments such as cornices, decorative columns and beams;

iii. 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 four of the following design elements must be utilized on the Façades to the satisfaction of the Development Authority (Figure 5.3.3):

i. Use of bold window trims, soffits, muntin bars;

ii. Use of Building features such as clearly defined entryways, dormer window, Bay Windows, window shutters, Balconies, Porches, Verandas, chimney shafts, promenades, to create articulation and interest;

iii. Building treatments that are high-quality durable exterior materials. Where vinyl siding is used as the primary exterior cladding, each Dwelling unit must incorporate a minimum of 20% high-quality accent materials, including, but not limited to, stone, brick, decorative shingles, or other comparable materials.

iv. Use of accent colour and/or contrast in finishing materials;

v. Use of premium soffits for roof overhang, vibrant coloured front entry doorways, enhanced railing detailing on Balconies and Patios.

FIGURE 5.3.3. **Architectural Treatment**



5.3.11. Accessory Building

a. a. The minimum Net Floor Area for a Backyard Dwelling shall be 30.0m^2 and a maximum Net Floor Area of 75.0m^2.

b. A Backyard Dwelling shall not exceed the maximum footprint of the Principal Building.

c. Façades of Backyard Dwellings Abutting a 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.

5.3.12. Other Regulations

All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations, as well as the below regulations.

a. Access

i. Abutting front attached Garages and Driveways for Boarding House, Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing must be paired together to maximize the separation between Driveways to allow for on Street parking and operational functionality.

ii. The width of a Driveway accessing a Street shall not exceed 70% and Garage shall not exceed 75% of width of the Principal Dwelling as measured at the front Façade.

b. 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 be considered lawfully non-conforming.

ii. For this District "significant redevelopment" refers to any Development that includes an addition to the Building's Gross Floor Area or improvements to the Façade facing a Street that exceeds 50% of the Façade's surface area.

c. Parking Regulations

i. Required parking for Area #1 may be reduced for Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing Mixed-Use Building, Single Structure Commercial Pad, and Public Service Building by multiplying the minimum number of parking spaces required by this Bylaw by 20%.

d. Signs

i. Sites accommodating a Sign, the Street designation applicable to a Site shall be determined in accordance with the Table below.

TABLE 5.3.4. **Sign Location Street Designations**

LOCATION	STREET DESIGNATION
Local Street	Local Street
Minor Collector Street **Major Collector Street**	Collector Street

5.4. DGD – DOWNTOWN GATEWAY DISTRICT

5.4.1. Regulating Map

5.4.1. Regulating Map

DGD - Downtown Gateway District

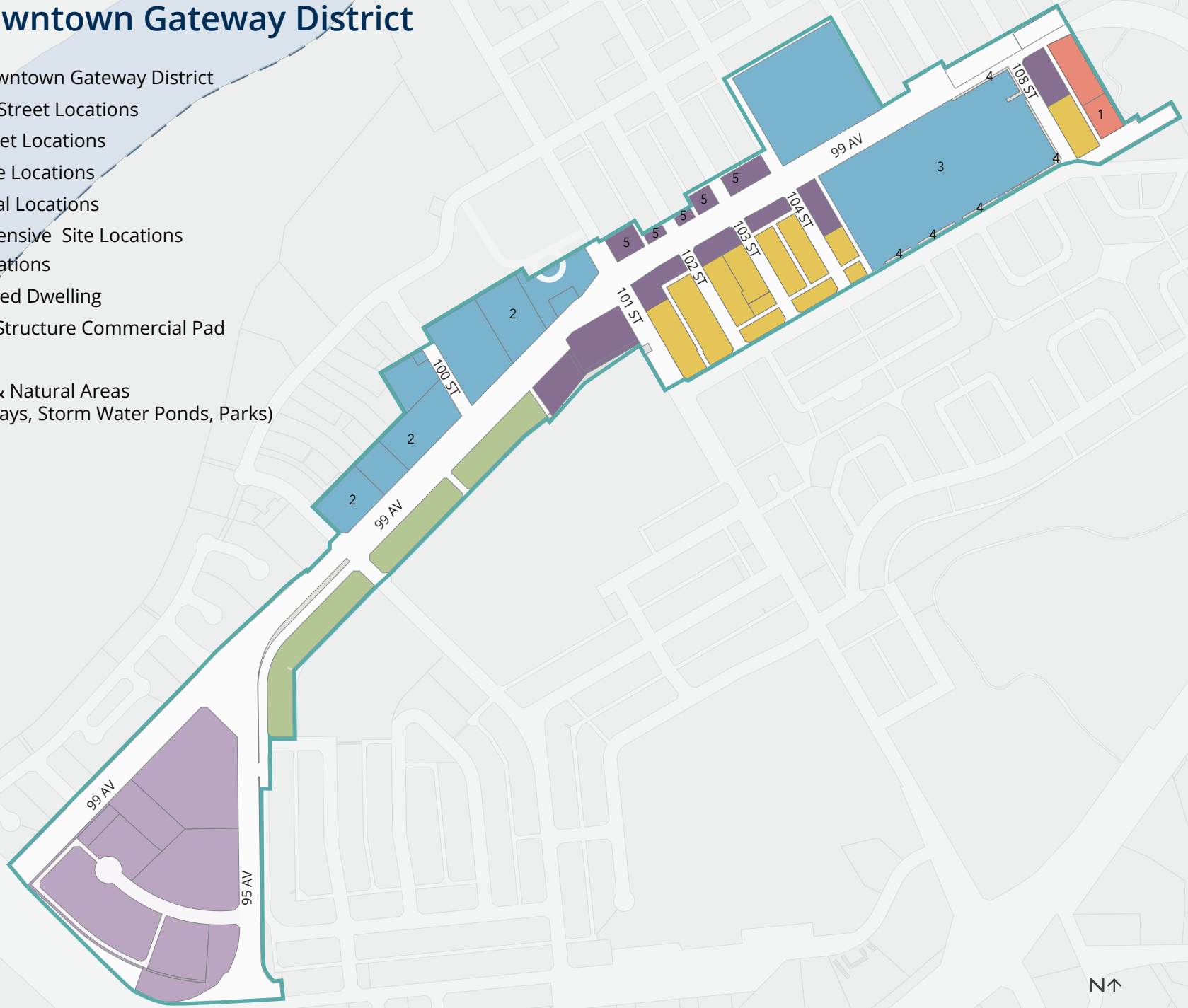
- DGD - Downtown Gateway District
- Collector Street Locations
- Local Street Locations
- Mixed Use Locations
- Residential Locations
- Comprehensive Site Locations
- Node Locations

Area #1 - Detached Dwelling

Area #2 - Single Structure Commercial Pad

Area #3 - School

Area #4 - Parks & Natural Areas
(Walkways, Storm Water Ponds, Parks)



5.4.2. District Description

This District comprises of residential and commercial areas along the 99 Avenue Corridor and Adjacent downtown Streets. The function of 99 Avenue is a major Street 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. The Downtown Gateway District is surrounded by the historic downtown, mature neighbourhoods, and the Fort Heritage Precinct.

Currently, Development within this District is predominantly vehicle oriented characterised by large parking lots or service roads in the front of Buildings that separate small scale commercial and residential Buildings from traffic on 99 Avenue. Residential Development along the south side of the 99 Avenue is built-on a traditional grid Street network with small Blocks and Lanes.

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

5.4.3. District Purpose

a. General Intent

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 Developments along 99 Avenue are to provide different low Density housing options through Backyard Dwellings, infill Development, and Apartments up to 10m in Height.

Comprehensive Sites and Nodes will accommodate the highest residential concentration within downtown which will act as a 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 Street Fronts that enhance the streetscape and contribute to a sense of place. Collector and Local Streets will serve as a transition zone from the higher intensity areas to Adjacent low Density residential neighbourhoods.

b. Built Form Mix

99 Avenue being Arterial Street 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 and transform brownfield and low Density Development into higher Density residential and mixed-use Development so that residents can live and work in close proximity. Residential Developments should offer a variety of housing options which range from low Density Detached Dwelling and Duplex Development to high Density Apartments and Townhouse Developments. 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 Streets 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 Built Forms are appropriately completed.

c. 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 Built Forms to the area. High-rise Apartments will be strategically positioned along each Street, 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 Built Forms, 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.

5.4.4. Built Forms

TABLE 5.4.1. **Built Form**

BUILT FORM	LOCATIONS						
	Nodes	Comprehensive Site	Mixed-Use	Residential	Collector Street	Local Street	Built Form Provision (BFP)
Apartment	P	P	P	P	P	-	For Apartments in a Residential Location, one of the following BFPs must be met: a) That a Development Permit for an Apartment was approved prior to adoption of this Bylaw; b) The Side Yard or Front Flanking Yard of a Site be Adjacent to a Street or Lane; or c) That a Site is Adjacent to a Site with a developed Apartment.
Assisted Living Facility	D	D	D	D	D	-	
Backyard Dwelling	-	-	-	D	-	D	
Boarding House	-	-	-	D	-	D	
Business Residential	D	D	D	D	D	D	
Continuing Care Home	-	-	-	D	D	D	

BUILT FORM	LOCATIONS						
	Nodes	Comprehensive Site	Mixed-Use	Residential	Collector Street	Local Street	Built Form Provision (BFP)
Detached Dwelling	-	-	-	P	-	P	Only on: a) Area #1 within a Local Street.
Duplex	-	-	-	P	-	P	
Internal Secondary Suite	-	-	-	P	-	P	
Stacked Duplex	-	-	-	P	-	D	
Stacked Townhousing	P	P	P	P	P	P	Within Nodes and Comprehensive Sites, the following BFP must be met: a) That it is a Development With Shared Access.
Townhousing	P	P	P	P	P	P	Within Nodes and Comprehensive Sites, the following BFP must be met: a) That it is a Development With Shared Access.
Commercial Block	P	P	P	-	P	-	Where there is inclusion of a Drive-Through Service; the Built Form shall be neither Permitted or Discretionary.

BUILT FORM	LOCATIONS						
	Nodes	Comprehensive Site	Mixed-Use	Residential	Collector Street	Local Street	Built Form Provision (BFP)
Commercial Office Building	-	P	P	-	P	-	Where there is inclusion of a Drive-Through Service; the Built Form shall be neither Permitted or Discretionary.
Inn	D	D	P	-	D	-	
Mixed-Use Building	P	P	P	-	P	-	Where there is inclusion of a Drive-Through Service; the Built Form shall be neither Permitted or Discretionary.
Single Structure Commercial Pad	-	P	P	-	P	-	Where there is inclusion of a Drive-Through Service; the Built Form shall be neither Permitted or Discretionary. Only on Area #2 within a Comprehensive Site.
Storefront	-	-	-	-	D	-	Where there is inclusion of a Drive-Through Service; the Built Form shall be neither Permitted or Discretionary.
Strip Mall	-	D	-	-	-	-	Where there is inclusion of a Drive-Through Service; the Built Form shall be neither Permitted or Discretionary.
Indoor Assembly	D	D	D	-	D	-	
Public Service Building	D	D	D	-	D	D	

BUILT FORM	LOCATIONS						
	Nodes	Comprehensive Site	Mixed-Use	Residential	Collector Street	Local Street	Built Form Provision (BFP)
School	-	D	D	-	D	-	Only on: a) Area #3 within a Comprehensive Site.
Parks and Natural Areas	P	P	P	-	P	P	Only on: a) Sites registered as MR; or b) Area #4.
Sign	P	P	P	-	P	D	

5.4.5. Subdivision Standards

a. Site Widths and/or Built Forms should be varied along a Block Face to create housing diversity.

TABLE 5.4.2. **Subdivision Standards**

	BUILT FORM	LOCATION					
		Node	**Comprehen-sive Site**	**Mixed-Use**	**Residential**	**Collector Street**	**Local Street**
Site Width	Continuing Care Home, Detached Dwelling, Stacked Duplex	Without Lane: Min. 9.1m Corner Site: Min. 10.3m. With Lane: Min 8.5m Corner Lot: 9.7m					
	Duplex, Stacked Townhousing, Townhousing,	At the discretion of the Subdivision Authority (Development With Shared Access only)		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, Assisted Living Facility, Commercial Office Buildings, Inn, Mixed-Use Building, Strip Mall	At the discretion of the Subdivision Authority		Max. 100.0m	Max. 40.0m	At the discretion of the Subdivision Authority	
	Commercial Block, Storefront, Single Structure Commercial Pad	At the discretion of the Subdivision Authority		Min. 9.1m Corner Lot: Min. 10.3m			

	BUILT FORM	LOCATION					
		Node	**Comprehen-sive Site**	**Mixed-Use**	**Residential**	**Collector Street**	**Local Street**
	Public Service Building, Indoor Assembly, School	At the discretion of the Subdivision Authority					
Site Depth	Apartment, Assisted Living Facility, Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Buildings, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall, Indoor Assembly, Public Service Building, School	At the discretion of the Subdivision Authority		Min. 30.0m			

5.4.6. Built Form and Siting

a. Except as otherwise provided in this Bylaw, a Built Form shall not be declared as Non-Conforming Built Form for exceeding the maximum Front Lot Line Setback provided that:

i. The Built Form was construction prior to the adoption of this Bylaw.

b. Except as otherwise provided in this Bylaw, a Built Form shall not be declared as Non-Conforming Built Form for exceeding the maximum Side Lot Line Setback provided that:

i. The Built Form was construction prior to the adoption of this Bylaw.

c. The Development Authority at their discretion may authorize a Duplex on a Collector Street that has a front vehicular access to one unit and rear vehicular access to another, and the unit with rear vehicular access may be Setback to a maximum of 7.0m.

TABLE 5.4.3. **Built Form and Siting**

	BUILT FORM	**LOCATION**					
		Nodes	**Comprehen-sive Site**	**Mixed-Use**	**Residential**	**Collector Street**	**Local Street**
Front Lot Line Setback	Assisted Living Facility, Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Apartment, Mixed-Use Building, Commercial Office Building, 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 4.5m and greater than 8.0m.	With Lane: Min. 3.0m – 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					
	Commercial Block, Storefront	Max. 3.0m					
	School, Indoor Assembly, Public Service Building	At the discretion of the Development Authority					

	BUILT FORM	LOCATION					
		Nodes	**Comprehen-sive Site**	**Mixed-Use**	**Residential**	**Collector Street**	**Local Street**
Rear Lot Line Setback	Continuing Care Home, 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. 1.2m Without Lane: Min. 1.0m					
	Apartments, Assisted Living Facility, Mixed-Use Building, Commercial Office Buildings, Commercial Block, Inn, Single Structure Commercial Pad, Strip Mall, Storefront	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 Lot Line Setback	Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	Min. 1.2m			Min. 1.5m	Min. 1.2m	
	Accessory Dwelling, Backyard Dwelling	Min. 1.0m					

<table>
<tr><th></th><th>BUILT FORM</th><th colspan="6">LOCATION</th></tr>
<tr><th></th><th></th><th>Nodes</th><th>Comprehen-sive Site</th><th>Mixed-Use</th><th>Residential</th><th>Collector Street</th><th>Local Street</th></tr>
<tr><td rowspan="3"></td><td>Apartments,
Assisted Living Facility,
Mixed-Use Building,
Commercial Block,
Commercial Office Buildings,
Inn,
Single Structure Commercial Pad,
Strip Mall</td><td colspan="6">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</td></tr>
<tr><td>Storefront</td><td colspan="6">Max. 1.5m</td></tr>
<tr><td>School,
Indoor Assembly,
Public Service Building,</td><td colspan="6">At the discretion of the Development Authority.</td></tr>
<tr><td rowspan="3">Front
Flanking Lot
Line Setback</td><td>Continuing Care Home,
Detached Dwelling,
Duplex,
Stacked Duplex,
Stacked Townhousing,
Townhousing</td><td colspan="2">Min. 0.0m – Max. 3.0m</td><td colspan="2">Min. 2.4m – Max. 4.5m</td><td colspan="2">Min. 2.4m</td></tr>
<tr><td>Apartments,
Assisted Living Facility,
Mixed-Use Building,
Commercial Office Buildings,
Commercial Block,
Inn,
Single Structure Commercial Pad,
Strip Mall,
Storefront,</td><td colspan="2">Min. 0.0m – Max. 3.0m</td><td colspan="4">Min. 2.4m – Max. 4.5m</td></tr>
<tr><td>Indoor Assembly,
Public Service Building,
School</td><td colspan="6">At the discretion of the Development Authority.</td></tr>
</table>

	BUILT FORM	LOCATION					
		Nodes	**Comprehen-sive Site**	**Mixed-Use**	**Residential**	**Collector Street**	**Local Street**
	Accessory Building, Backyard Dwelling	Min. 2.4m					
Principal Building Height	Apartment, Assisted Living Facility, Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Buildings, Inn, Mixed-Use, Single Structure Commercial Pad, Storefront, Strip Mall	Max. 40.0m. Buildings over four Storeys shall provide appropriate transitions in Height, scale and massing to Adjacent Sites.	Max. 25.0m Buildings over four Storeys shall provide appropriate transitions in Height, scale and massing to Adjacent Sites.	Max. 21.0m	Max. 10.0m	Max. 13.5m	Max. 10.5m
	Indoor Assembly, Public Service Building, Schools	At the discretion of the Development Authority					
	Backyard Dwelling	Max. 7.5m and not to exceed the Height of the Principal Dwelling					
Density per Lot	Detached Dwelling	Max. 1 Principal Dwelling unit; plus up to a max. of 1 Backyard Dwelling plus up to a max. 1 Internal Secondary Suite.					
	Stacked Duplex	Max. 2 Principal Dwellings					
	Stacked Townhousing	Max. 2 Principal Dwellings					
	Continuous Care Home, Duplex, Townhousing	Max. 1 Principal Dwelling					

	BUILT FORM	LOCATION					
		Nodes	**Comprehen-sive Site**	**Mixed-Use**	**Residential**	**Collector Street**	**Local Street**
Density per Development With Shared Access Site	Duplex, Stacked Duplex, Stacked Townhousing, Townhousing Apartment, Mixed-Use Building	Min. 100 units/net residential hectare			Min. 40 units/net residential hectare		
Site Coverage	Continuous Care Home Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhouses, Townhouses	Max 80% of all Buildings and structures on Site (including Accessory Buildings)			Max 65% of all Buildings and structures on Site (including Accessory Buildings)		
	Apartment, Assisted Living Facility, Commercial Block, Commercial Office Buildings, Inn, Mixed-Use, Single Structure Commercial Pad, Storefront, Strip Mall, Indoor Assembly, Public Service Building, School	Max 80% of all Buildings and structures on Site (including Accessory Buildings)			Max 60% of all Buildings and structures on Site (including Accessory Buildings)	Max 80% of all Buildings and structures on Site (including Accessory Buildings)	
	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	Min. 4.5m^2 per Dwelling					

	BUILT FORM	LOCATION					
		Nodes	Comprehen-sive Site	Mixed-Use	Residential	Collector Street	Local Street
Private Amenity	Apartment and Mixed-Use	Min. 3.0m^2 per Dwelling					

5.4.7. General Building Character and Design

a. New and redeveloping Buildings shall have the same and/or complimenting materials, colours, and architectural details on all Façades exposed to public Streets, and Parks and open spaces.

b. New and redeveloping Building Façades 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 Façade and eliminate continuous Blank Walls.

c. New and redeveloped Buildings exceeding 13.5m in Height shall incorporate a Step-Back from front Façade to address massing, sun penetration, shadowing and wind tunnel 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 Façades, 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 Built Form.

5.4.8. Continuing Care Home, 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 3 of following design elements on the Façades to the satisfaction of the Development Authority:

i. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, canopies and lighting fixtures;

ii. Use of bold window trims, soffits, muntin bars;

iii. Use of Building features such as clearly dormer window, Bay Windows, window shutters, Balcony, porch, Veranda, chimney shaft, promenades, to create articulation and interest;

iv. 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;

v. Use of accent colour and/or contrast in finishing materials;

vi. Use of soffits for roof overhang, vibrant coloured front entry doorways, enhanced railing detailing on balconies and patios.

5.4.9. Apartment and Assisted Living Facility

a. To ensure architectural interest, all units of new and redeveloped Principal Buildings shall incorporate a minimum of four of the following design elements must be utilized on the Façades to the satisfaction of the Development Authority:

i. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, Canopies and lighting fixtures;

ii. Use of bold window trims, soffits, muntin bars;

iii. Use of Building features such as clearly defined entryways, dormer window, Bay Windows, window shutters, Balconies, Porches, Verandas, chimney shafts, promenades, to create articulation and interest;

iv. Building treatments that are high-quality durable exterior materials. Where vinyl siding is used as the primary exterior cladding, each Dwelling unit must incorporate a minimum of 20% high-quality accent materials, including, but not limited to, stone, brick, decorative shingles, or other comparable materials.

v. Use of accent colour and/or contrast in finishing materials; or

vi. Use of premium soffits for roof overhang, vibrant coloured 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% of the Site Width at the Front Lot Line.

c. Within Nodes, a minimum of 70% of a Building length shall be within the permitted Setback range along the Abutting Street.

5.4.10. Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Single Structure Commercial Pad, Storefront, 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.

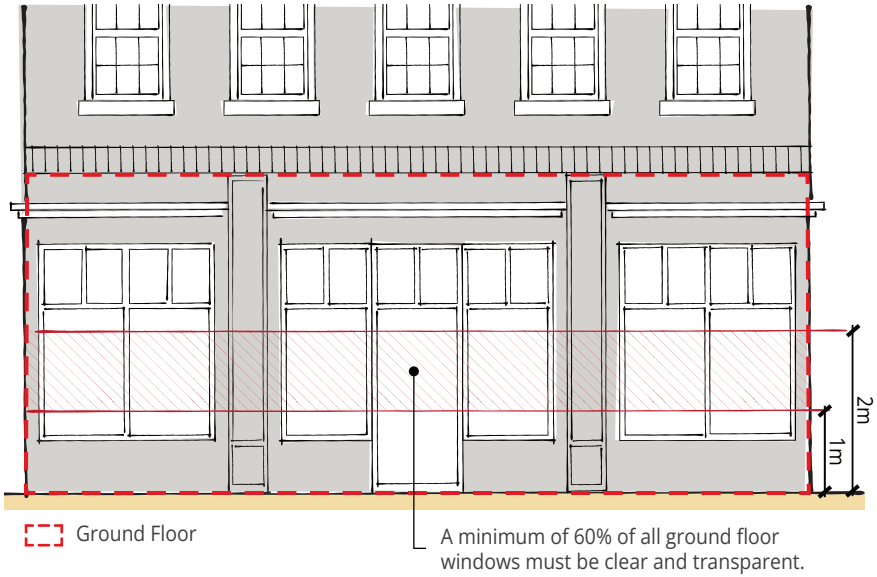
b. At the discretion of the Development Authority, the Front Yard Setback may be increased for a Mixed-Use Building to accommodate a Patio.

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 the Pedestrian-Priority Frontage, safety, and Street-oriented Development, new and redeveloped Buildings with ground floor Façades must comply with the following:

i. A minimum of 60% of all ground floor windows must be clear and transparent. The remainder may be covered by non-transparent material (Figure 5.4.1);

FIGURE 5.4.1. **Ground Floor Treatment between 1.0m – 2.0m**



ii. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam;

iii. 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 of three (minimum four of within Nodes of following design elements must be utilized on the Façades to the satisfaction of the Development Authority (Figure 5.4.2):

i. Building treatments that are high-quality durable exterior materials. Where vinyl siding is used as the primary exterior cladding, each Dwelling must incorporate a minimum of 20% high-quality accent materials, including, but not limited to, stone, brick, decorative shingles, or other comparable materials.

ii. Use of accent colour and/or contrast in finishing materials;

iii. Use of premium soffits for roof overhang, vibrant coloured front entry doorways, enhanced railing detailing on Balconies and Patios;

iv. Use of Building features such as clearly defined entryways, dormer window, Bay Windows, window shutters, Balconies, porches, Verandas, chimney shafts, promenades, to create articulation and interest;

v. Use of bold window trims, soffits, muntin bars.

FIGURE 5.4.2. **Architectural Treatment**



5.4.11. Other Regulations

All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations, as well as the regulations below.

a. Access

i. Vehicle access may be from a Street for a maximum of 50% of Principal Dwellings per Site, not including Dwellings accessed from a Lane.

ii. A Duplex on a Collector Street may have one unit with front vehicular access and one unit with rear vehicular access to another. Both units may not have front vehicular access.

b. 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 be considered lawfully non-conforming.

ii. For this District "significant redevelopment" refers to any Development that includes an addition to the Building's Gross Floor Area or improvements to the Façade facing a Street that exceeds 50% of the Façade's surface area.

c. Parking Regulations

i. Required parking for Area #5 may be reduced for Apartment, Assisted Living Facility, Commercial Block, Commercial Office Building, Inn, Mixed-Use Building, Stacked Townhousing, Townhousing, Single Structure Commercial Pad, Indoor Assembly, Public Service Building, School by multiplying the minimum number of parking spaces required by this Bylaw by 20%.

d. Signage

i. Sites accommodating a Sign, the Street designation applicable to a Site shall be determined in accordance with the Table below.

TABLE 5.4.4. **Sign Location Street Designations**

LOCATION	STREET DESIGNATION
Local Street	Local Street
Collector Street	Collector Street
Mixed Use	Arterial Street
Residential	Local Street
Comprehensive Site	Arterial Street

5.5. HND – HOLISTIC NEIGHBOURHOOD DISTRICT

5.5.1. Regulating Maps

5.5.1a. Regulating Map

Northeast Roseburn

- HND - Holistic Neigbourhood District
- Arterial Street Locations
- Collector Street Locations
- Local Street Locations (max density 35 du/ha)
- Node Locations

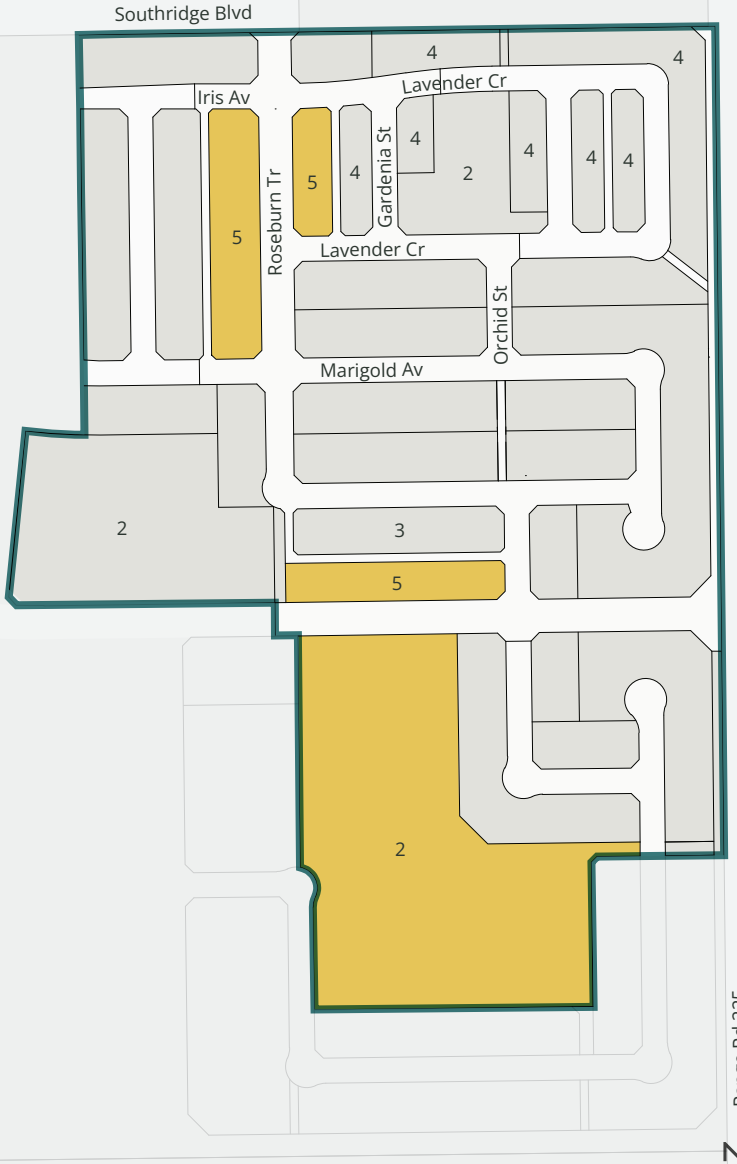
Area #1 - School

Area #2 - Parks & Natural Areas (Walkways, Storm Water Ponds, Parks)

Area #3 - Detached Dwellings with the setback reduced to 0.0m

Area #4 - Shallow Stacked Townhousing (max density 99 du/ha)

Area #5 - Street Oriented Residential (max density 70 du/ha)



5.5.1b. Regulating Map

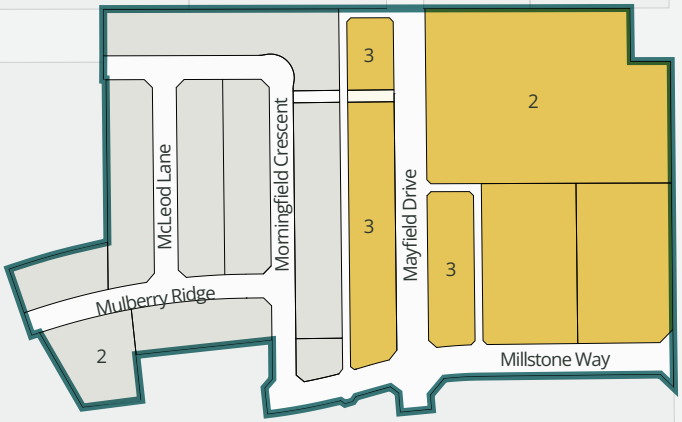
Mirigal

- HND - Holistic Neighbourhood District
- Arterial Street Locations
- Collector Street Locations
- Local Street Locations (max density 35 du/ha)
- Node Locations

Area #1 - School

Area #2 - Parks & Natural Areas (Walkways, Storm Water Ponds, Parks)

Area #3 - Street Oriented Residential (max density 49 du/ha)



N

5.5.2. District Description

This District applies to the City's future urban areas (i.e. lands annexed in 2020) and where Area Structure Plan and Neighbourhood Structure Plan have been 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.

5.5.3. District Purpose

a. General Purpose

The purpose 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. Built Form 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 Activities will be distributed throughout the neighbourhoods along the appropriate Street types based on the intensity of the Activities and scale of Built Forms.

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 of Built Forms, 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, Townhousing, and Stacked Townhousing that compliment each other. Compatible and complementary low-rise Apartments around four Storey high, Mixed-use Buildings, 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 Detached, Duplexes and small-scale Townhousing Buildings. Development will strive to maintain the quiet character of Local Streets with less traffic on them.

5.5.4. Block Standards

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

b. 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.

c. Housing Orientation and architectural elements will be maintained throughout a Block Face.

d. 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 and Natural Area, open space, or existing Utilities.

e. A Reverse Fronting Site is not permitted in Nodes, to create a welcoming urban condition with Buildings framing and fronting onto the Street.

f. Lot widths and housing Built Forms should be varied along the Block to create housing diversity.

5.5.5. Built Forms

a. Front attached Garages and Driveways for a Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing must be paired together to maximize separation between driveways to allow for on-Street parking and operational Functionality unless the shape, size, or other physical constrains restricts the feasibility.

i. Front attached Garages and/or Driveways for a Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing shall not be permitted off Collector and Arterial Streets

b. Not withstanding 5.5.5 a.i front attached Garages and/or Driveways for a Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing will be allowed if identified in the Neighbourhood Structure Plan.

c. Where a non-residential Built Form or an Activity is proposed in part of a Building previously developed as a Duplex, Townhousing, or Stacked Townhousing, the entire Building must conform with mixed-use Built Form regulations.

TABLE 5.5.1. **Built Form**

BUILT FORM	LOCATIONS							
	Nodes	**Arterial Street**		**Collector Street**		**Local Street**		**Built Form Provision (BFP)**
		Lane	**without Lane**	**Lane**	**without Lane**	**Lane**	**without Lane**	
Apartment	P	P	P	P	P	-	-	In accordance with an approved Neighbourhood Structure Plan and Regulating Map.
Assisted Living Facility	D	D	D	-	-	-	-	
Backyard Dwelling	D	D	D	D	D	D	D	
Boarding House	D	D	D	D	D	D	D	
Business Residential	D	D	D	D	D	D	D	

BUILT FORM	LOCATIONS							
	Nodes	**Arterial Street**		**Collector Street**		**Local Street**		**Built Form Provision (BFP)**
		Lane	**without Lane**	**Lane**	**without Lane**	**Lane**	**without Lane**	
Continuing Care Home	D	D	D	D	D	D	D	
Detached Dwelling	-	P	P	P	P	P	P	Along a Collector Street without Lane access, the following BFP must be met: a) In accordance with an approved Neighbourhood Structure Plan and Regulating Map.
Detached Dwelling (with one Side Lot Line reduced to 0.0 m)	-	P	-	P	-	P	-	Along a Local Street, the following BFP must be met: a) Only on Area #3.
Duplex	D	P	P	P	P	P	P	Along an Arterial or a Collector Street without Lane access, the following BFP must be met: a) That it is a Development With Shared Access; or b) In accordance with an approved Neighbourhood Structure Plan and a Regulating Map.
Internal Secondary Suite	-	P	P	P	P	P	P	
Stacked Duplex	D	P	-	P	-	P	P	

BUILT FORM	LOCATIONS							
	Nodes	**Arterial Street**		**Collector Street**		**Local Street**		**Built Form Provision (BFP)**
		Lane	**without Lane**	**Lane**	**without Lane**	**Lane**	**without Lane**	
Stacked Townhousing	P	P	P	D	D	D	D	Along a Local Street, the following BFP must be met: a) In accordance with an approved Neighbourhood Structure Plan and a Regulation Map. Along an Arterial Street or a Collector Street without Lane access, the following BFP must be met: a) That it is a Development with Shared Access.
Townhousing	P	P	P	P	P	P	D	Along Local Streets, the following BFPs must be met: a) No more than 4 Dwellings in a townhouse; and b) Townhousing shall be limited to no more than 4 Buildings along the Block Front. Along an Arterial Street without Lane access or Collector Street without Lane access, the following BFP 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	-	-	

BUILT FORM	LOCATIONS							
	Nodes	**Arterial Street**		**Collector Street**		**Local Street**		**Built Form Provision (BFP)**
		Lane	**without Lane**	**Lane**	**without Lane**	**Lane**	**without Lane**	
Single Structure Commercial Pad	-	P	P	P	P	-	-	The following BFP must be met: a) In accordance with an approved Neighbourhood Structure Plan and a Regulating Map.
Strip Mall	-	P	P	P	P	-	-	
Storefront	P	D	D	D	D	-	-	Along an Arterial Street and a Collector Street, the following BFP must be met: a) In accordance with an approved Neighbourhood Structure Plan and a Regulating Map. Along a Collector Street, the following BFP must be: a) Located on a Corner Lot.
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: a) Lots registered as MR, SR, or MSR; or b) Area #1.
Parks and Natural Areas	P	P	P	P	P	P	P	Only on: a) Lots registered as MR; or b) Area #2.

BUILT FORM	LOCATIONS							
	Nodes	**Arterial Street**		**Collector Street**		**Local Street**		**Built Form Provision (BFP)**
		Lane	**without Lane**	**Lane**	**without Lane**	**Lane**	**without Lane**	
Sign	D	D	D	D	D	D	D	

5.5.6. Subdivision Standards

a. Lot widths and / or Built Forms along a Block Frontage should be varied to allow for a variety of Lot widths.

b. Sites 9.1m or less in width with front attached Garages shall be situated across from Lane accessed housing that is 6.1m or wider, a Front Flanking Yard, Parks and Natural Area, and/or Developments with Shared Access or Lots over 11.7 m wide with front attached Garages.

c. Front accessed housing on Sites 9.1m to 11.7m in width shall be across from Lane accessed housing, other front accessed housing with Sites greater than 9.1m in width, a Front Flanking Yard, or Parks and Natural Areas.

d. Lane-accessed Sites 6.1m or less in width shall be situated across from front-accessed housing on Sites over 9.1m wide, a Front Flanking Yard, Parks and Natural Areas, and/or Lane accessed housing that is 6.1m or wider.

e. Each Subdivision must adhere to the relevant Neighbourhood Structure Plan and Regulating Map.

TABLE 5.5.2. **Subdivision Standards**

	BUILT FORM	LOCATIONS				
		Node	**Arterial Street**	**Collector Street**	**Local Street (with Lane)**	**Local Street (without Lane)**
Site Width	Continuing Care Home, 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 Lot Line Setback reduced to 0.0 m)	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
		A reduced width will be allowed in accordance with the applicable Neighbourhood Structure Plan and Regulating Map of this Bylaw.				
	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, Assisted Living Facility, Commercial Block, Indoor Assembly, Inn, Mixed-Use Building, Public Service Building, School, Single Structure Commercial Pad, Storefront, Strip Mall	At the discretion of the Subdivision Authority				

	BUILT FORM	LOCATIONS				
		Node	**Arterial Street**	**Collector Street**	**Local Street (with Lane)**	**Local Street (without Lane)**
Site Depth	Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Townhousing, Stacked Townhousing	Min. 30.0m A reduced depth will be allowed on the following areas in accordance with the applicable Neighbourhood Structure Plan and Regulating Map of this Bylaw for the following: Area #4 – Min. 22.0m – Max. 28.0m				
	Apartment, Commercial Block, Single Structure Commercial Pad, Strip Mall, Storefront, Indoor Assembly, Inn, Mixed-Use Building	Min. 30.0m				
	Public Service Building, School	At the discretion of the Subdivision Authority.				

5.5.7. Built Form and Siting

a. Rear Lot Line 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 Sites with reduced depths in accordance with an approved Neighbourhood Structure Plan where Garage is attached to the Principal Building.

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

TABLE 5.5.3. **Built Form and Siting**

	BUILT FORM	LOCATIONS						
		Node	Arterial Street		Collector Street		Local Street	
			with Lane	without Lane	with Lane	without Lane	with Lane	without Lane
Front Lot Line Setback	Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	Max. 1.5m	Min. 4.5 m - Max 6.0m		Min. 3.0 m - Max 4.5m		Min. 3.0m - Max 4.5m	Min. 6.0m - Max 7.0m
	Apartment, Assisted Living Facility, Commercial Block, Mixed-Use Building, Storefront	Max. 1.5m	Min. 3.0m – Max 4.5m					
	Inn, Single Structure Commercial Pad, Strip Mall	Min. 3.0m – Max. to the discretion of the Development Authority						
	Indoor Assembly, Public Service Buildings, Schools	At the discretion of the Development Authority						
	Accessory Building, Backyard Dwelling,	Not permitted within the Front Yard Setback.						

	BUILT FORM	LOCATIONS						
		Node	Arterial Street		Collector Street		Local Street	
			with Lane	without Lane	with Lane	without Lane	with Lane	without Lane
Rear Lot Line Setback	Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	Min. 6.0m with Lane and 8.0m without Lane	Min. 6.0m	Min. 7.0m	Min. 6.0m	Min. 7.0m	Min. 6.0m (where the Garage/ carport is attached to Principal Building) Min.10.5m (where the Garage or carport is detached) Figure 5.5.3	Min. 7.0m
	Apartment, Assisted Living Facility, Commercial Block, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront	Min. 4.5m for Buildings up to 15.0m in Height. Min. 5.0m plus 0.5m for every additional 3.0m increase of Height for Buildings over 15.0m Height.	Min. 7.0m	Min. 4.5m for Buildings up to 15.0m in Height. Min. 5.0m plus 0.5m for every additional 3.0m increase of Height for Buildings over 15.0m Height.	Min. 4.5m	Min. 8.0m	-	
	Indoor Assembly, Public Service Buildings, Schools	At the discretion of the Development Authority						

	BUILT FORM	LOCATIONS						
		Node	Arterial Street		Collector Street		Local Street	
			with Lane	without Lane	with Lane	without Lane	with Lane	without Lane
	Accessory Building, Backyard Dwelling	Min. 1.0m						
Side Lot Line Setback	Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing	Min. 1.2m. Min. 1.5m for Detached Dwelling where one Side Lot Line Setback is rediced to 0.0m.						
	Apartment, Assisted Living Facility, Commercial Block, 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 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 Abutting to a Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhouse, and/or Townhouse; whichever greater. In Nodes Side Yard may be reduced to 0.0m at 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, Schools	At the discretion of the Development Authority						
	Accessory Building, Backyard Dwelling	Min. 1.0m 0.0m where the Side Yard Setback for a Principal Dwelling unit is 0.0m.						

	BUILT FORM	LOCATIONS						
		Node	Arterial Street		Collector Street		Local Street	
			with Lane	without Lane	with Lane	without Lane	with Lane	without Lane
Front Flanking Lot Line Setback	Apartment, Assisted Living Facility, Continuing Care Home, 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, Schools	At the discretion of the Development Authority						
	Accessory Building, Backyard Dwelling	Min 2.4m						

	BUILT FORM	LOCATIONS						
		Node	Arterial Street		Collector Street		Local Street	
			with Lane	without Lane	with Lane	without Lane	with Lane	without Lane
Building Height	Apartment, Assisted Living Facility, Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Inn, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront	Min. 5.0m Max. 40.0m	Max. 18.3m		Max. 13.1m		Max. 11.0m	
	Indoor Assembly, Public Service Building	At the discretion of the Development Authority						
	School	Max. 15.0m			Max. 13.0m		-	
	Backyard Dwelling	Max 7.5m and not to exceed the Height of Principle Building						
Density per Lot	Detached Dwelling	Max. 1 Principal Dwelling; plus up to a max. of 1 Backyard Dwelling plus up to a max. 1 Internal Secondary Suite						
	Stacked Duplex	Max. 2 Principal Dwellings						

	BUILT FORM	LOCATIONS						
		Node	Arterial Street		Collector Street		Local Street	
			with Lane	without Lane	with Lane	without Lane	with Lane	without Lane
	Stacked Townhousing	Max. 2 Principal Dwellings						
	Continuous Care Home, Duplex, Townhousing	Max. 1 Principal Dwelling						
Density per Development With 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	Continuing Care Home, 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 Site Depth is under 30.0m	
	Apartment, Assisted Living Facility, Commercial Block, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Storefront	At the discretion of the Development Authority.					Max 60% of all Buildings and Structures on Site (including accessory)	

	BUILT FORM	LOCATIONS						
		Node	Arterial Street		Collector Street		Local Street	
			with Lane	without Lane	with Lane	without Lane	with Lane	without Lane
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.						
	Accessory Buildings	Max. 15%						
Common Amenity	Apartment and Mixed-Use	Min. 4.5m² per Dwelling						
Private Amenity	Apartment and Mixed-Use	Min. 3.0m² per Dwelling						

5.5.8. General Building Character and Design

a. Buildings shall have the same and/ or complimenting materials, colours, and architectural details on all Façades exposed to public Streets (excluding Lane), and Parks and open spaces.

b. Building Façades 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 Façade and eliminate continuous Blank Walls.

c. Buildings taller than 15.0m in Height shall incorporate a Step Back from Front Yard Line to address massing, sun penetration, shadowing and wind tunnel impacts at the pedestrian level to the satisfaction of the Development Authority.

d. 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.

5.5.9. Detached Dwellings with Side Lot Line Setback reduced to 0.0m on one side

a. Detached Dwelling Development with reduced and / or no Side Yard on one side shall adhere to the following regulations:

i. All roof drainage from Principal and Accessory Buildings are directed towards a Street, Lane, or private drainage system, and no roof leader discharge is directed to the Easement area;

ii. Fences and gates are not permitted in the Front Yard;

iii. The owners of impacted Sites must register on title a minimum 1.5m private Easement along the entire distance of the shared Lot line. The Easement shall ensure:

a) Construction of a drainage swale and an unobstructed drainage path with a minimum width of 0.3m to be free and clear of all objects;

b) Soft Landscaping within the Easement area;

c) 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;

d) A 0.3m eave encroachment Easement with the requirement that the eaves must not be closer than 0.9m to the eaves of a Building on an Abutting Lot;

e) A 0.6m footing encroachment Easement;

f) Permission to access the Easement area for maintenance of the properties;

g) Adequate access for Utility maintenance, where applicable; and

h) That an Accessory Building must not encroach within the Easement area.

5.5.10. Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing along Collector Streets, Arterial Streets, and Nodes

a. To ensure architectural interest, all Principal Buildings shall incorporate a minimum three of the following design elements on the Façades to the satisfaction of the Development Authority:

i. Use of bold window trims, soffits, muntin bars;

ii. 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;

iii. 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;

iv. Use of accent colour and/or contrast in finishing materials;

v. Use of high quality soffits for roof overhang, vibrant coloured front entry doorways, enhanced railing detailing on Balconies and Patio

5.5.11. Apartment and Assisted Living Facility

a. To ensure architectural interest, Principal Buildings shall incorporate a minimum four of following design elements must be utilized on the Façades to the satisfaction of the Development Authority (Figure 5.5.1.):

i. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, Canopies and lighting fixtures;

ii. Use of bold window trims, soffits, muntin bars;

iii. 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;

iv. 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;

v. Use of accent colour and/or contrast in finishing materials;

vi. Use of high quality soffits for roof overhang, vibrant coloured front entry doorways, enhanced railing detailing on Balconies and Patios.

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. Within Nodes, a minimum of 70% of a Building length shall be within the permitted Setback range along the Abutting Street.

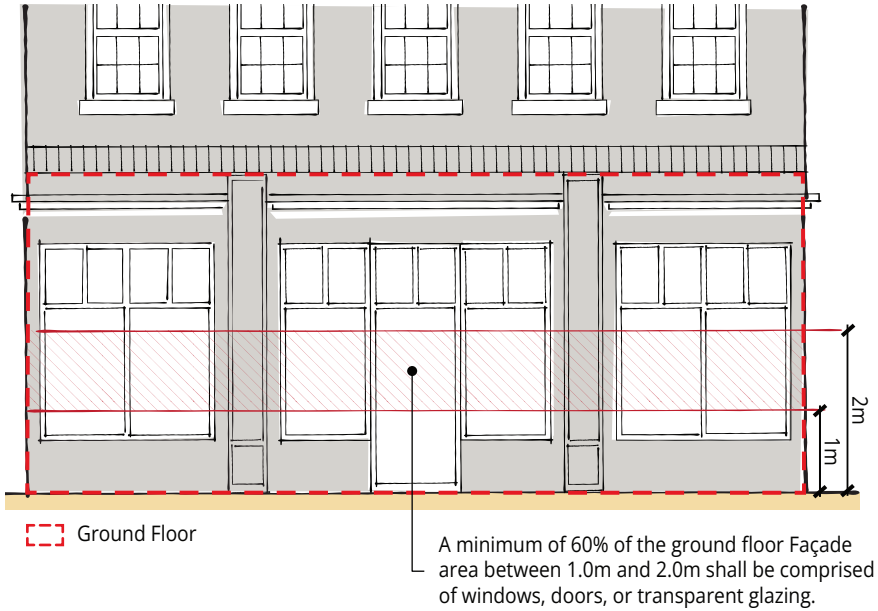
FIGURE 5.5.1. **Architectural Treatment**



5.5.12. Commercial Block, Inn, Single Structure Commercial Pad, Storefront, Strip Mall, and Mixed-Use Buildings

a. 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 (Figure 5.5.2).

FIGURE 5.5.2. **Ground Floor Treatment between 1.0m – 2.0m**



b. 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.

c. At the discretion of the Development Authority, the Front Yard Setback may be increased for a Mixed-Use Building to accommodate a Patio.

d. To promote pedestrian interactions and safety, ground floor Façades must comply with the following:

i. A minimum of 80% of all ground floor windows facing a Street, Park, or along Façades 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;

ii. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam, Canopies and lighting fixtures;

iii. 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 must be included on the Façades to the satisfaction of the Development Authority:

i. Use of bold window trims, soffits, muntin bars;

ii. Use of Building features such as dormer window, Bay windows, window shutters, Balcony, Porch, Veranda, chimney shafts, promenades, to create articulation and interest;

iii. 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;

iv. Use of accent colour and/or contrast in finishing materials;

v. Use of high-quality soffits for roof overhang, vibrant coloured front entry doorways, enhanced railing detailing on Balconies and Patios.

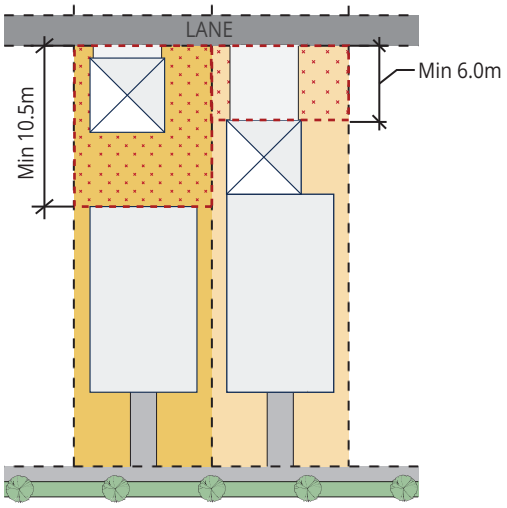
5.5.13. Other Regulations

All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations, as well as the regulations below.

a. Landscaping

i. Sites accommodating Residential Development with fewer than four Dwellings on a Site shall maintain a minimum of 20% of the total Site area as permeable Landscaping.

FIGURE 5.5.3. **Rear Yard Setback with and without Garage**



b. Signs

i. Sites accommodating a Sign, the Street designation applicable to the Site shall be determined in accordance with the Table below.

TABLE 5.5.4. **Sign Location Street Designations**

LOCATION	STREET DESIGNATION
Local Street	Local Street
Collector Street	Collector Street
Arterial Street	Arterial Street

c. Site Connectivity

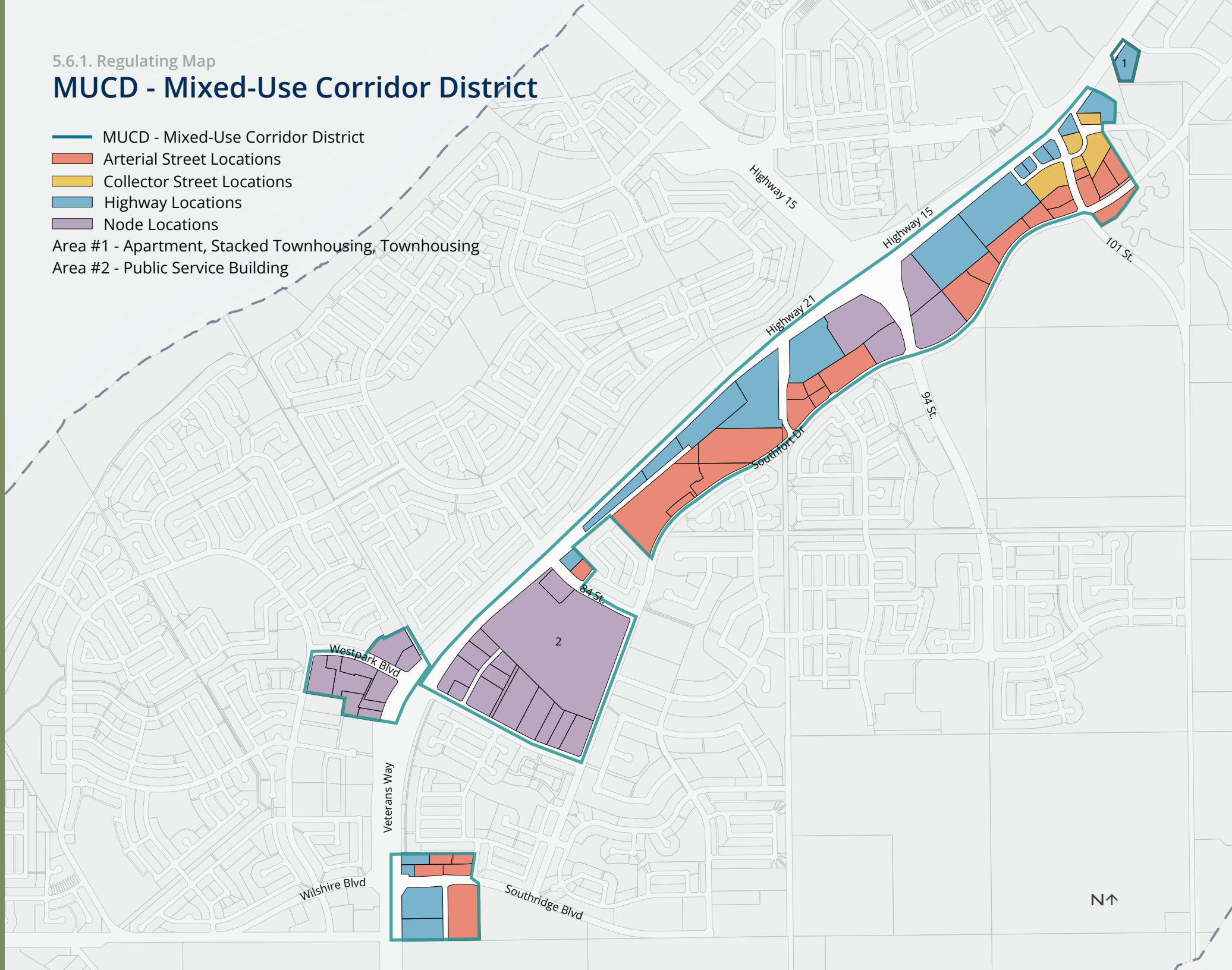
i. Every non-residential Built Form shall have at least one dedicated pedestrian corridor within the parking area connecting to the public entrances of the Building.

5.6. MUCD – MIXED-USE CORRIDOR DISTRICT

5.6.1. Regulating Map

5.6.1. Regulating Map

MUCD - Mixed-Use Corridor District



5.6.2. District Description

This District 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 District.

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 Built Form along this corridor.

5.6.3. District Purpose

a. General Intent

The Mixed-Use Corridor District is intended to transition underutilized land over time for medium and high Density residential, commercial, civic, and mixed-use Developments. Commercial establishments and services are intended to remain as the dominant Built Form. However, the area's larger Lot sizes, under-utilized and undeveloped lands, and direct access to the highway create opportunities for thoughtful intensification and diversification of Built Forms. Development and re-Ddevelopment 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 Built Forms.

b. Built Form Mix

The aim is to foster live, work and shop opportunities while using the existing undeveloped and under-utilised lands, along with existing servicing and transportation infrastructure in the area. Given its proximity to major transportation routes, multi-modal corridors, the trail network and existing services; the area is suitable to accommodate more vehicle oriented Large Scale Retail Centre and community services as well as higher Density residential forms. Integration of residential in this area needs careful consideration to ensure pedestrian safety, comfort, and to address the 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 District, 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 Built Forms are appropriately integrated and interact with existing commercial establishments, fostering synergies that enhance the area's functionality and character. Built Forms 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.

c. Form of Development and their Locations

The District is home to a diverse range of commercial Building Built Forms including Large Scale Retail Centre, Strip Mall, Commercial Office Building, Single Structure Commercial Pad, and Inn. Residential forms include Apartments and Townhousing. This District 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 to surrounding lower Density Residential Development to minimize adverse impacts on existing and new users. Building massing, Site layout, and Façade articulation will create Development that addresses human scale and creates seamless integration between new and existing Development. Buildings will be designed to create a 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.

5.6.4. Built Form

TABLE 5.6.1. **Built Form**

BUILT FORM	LOCATION	
	Node, Highway, Arterial & Collector	**Built Form Provision (BFP)**
Apartment	D	Neither Permitted nor Discretionary Built Form on Area #1.
Assisted Living Facility	D	
Stacked Townhousing (Development With Shared Access)	D	Neither Permitted nor Discretionary Built Form on Area #1.
Townhousing (Development With Shared Access)	D	Neither Permitted nor Discretionary Built Form on Area #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 Area #2.

BUILT FORM	LOCATION	
	Node, Highway, Arterial & Collector	**Built Form Provision (BFP)**
School	D	Only on: a) Lots registered as MR, SR, or MSR; or b) Area #3.
Parks and Natural Areas	D	Only on: a) Lots registered as MR; or b) Area #4.
Sign	D	

5.6.5. Subdivision Standards

a. Each Site must adhere to the Density thresholds, housing types, and Built Form designations identified in the relevant Area Structure Plan or Neighbourhood Structure Plan.

TABLE 5.6.2. **Subdivision Standards**

	BUILT FORM	LOCATION
Site Width	Apartment, Assisted Living Facility, 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, Assisted Living Facility, 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
	Assisted Living Facility, Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, Indoor Assembly	Min. 2000m^2

	BUILT FORM	LOCATION
	Indoor Assembly, Public Service Building, School	At the discretion of the Subdivision Authority

5.6.6. Built Form and Siting

TTABLE 5.6.3. **Built Form and Siting**

	BUILT FORM	LOCATION		
		Node	Highway	Arterial & Collector
Front Lot Line Setback	Apartment, Assisted Living Facility, 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 Landscaping requirement and is not used for Parking to the satisfaction of the Development Authority.	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 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.		

	BUILT FORM	LOCATION		
		Node	Highway	Arterial & Collector
	Accessory Building	Not permitted within Front Yard Setback.		
Rear Lot Line Setback	Apartment, Assisted Living Facility, 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 Lot Line Setback	Stacked Townhousing, Townhousing	Min. 1.2m Min. 3.0m for Site Abutting non-residential and Buildings over 13.5 m in Height.		
	Apartment, Assisted Living Facility, 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.		

	BUILT FORM	LOCATION		
		Node	Highway	Arterial & Collector
Front Flanking Lot Line Setback	Apartment, Assisted Living Facility, Stacked Townhousing, Townhousing Commercial Office Building, Inn, Large Scale Retail Centre, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall	Min. 4.5m		
	Accessory Building, Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
Principal Building Height	Stacked Townhousing, Townhousing	Max. 13.5m		
	Apartment, Assisted Living Facility, 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 Lot Line Adjacent to Detached, Duplex, Stacked Duplex, Townhousing, and Stacked Townhousing. Max. 30.0m. when Setback 15.0m or greater from a Lot 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.		

	BUILT FORM	LOCATION		
		Node	Highway	Arterial & Collector
Site Coverage Total	Apartment, Assisted Living Facility, Stacked Townhousing, Townhousing 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% of all Buildings and Structures on Site (including accessory)		
Density per Development with Shared Access Site	Stacked Townhousing, Townhousing	Min. 50 du/nrha		
	Apartment, Mixed-Use Building	Min. 90 du/nrha		
Common Amenity	Apartment, Mixed-Use	Minimum 4.5m^2 per Dwelling		
Private Amenity	Apartment, Mixed-Use	Minimum 3.0m^2 per Dwelling		

5.6.7. General Building Character and Design

a. New and redeveloped Buildings shall have the same and/or complimenting materials, colours, and architectural details on all Façades exposed to public Streets, Parks and Natural Area, and open spaces.

b. New and redeveloping Building Façades Abutting a Public Open Space and/or Street 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 Façade and eliminate continuous Blank Walls.

c. New and redeveloped Buildings taller than 15.0m in Height may require a Step-Back from front Façade to the property 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.

5.6.8. Apartments, Assisted Living Facility, Stacked Townhousing, and Townhousing

a. To ensure architectural interest, new and redeveloped Buildings shall incorporate a minimum 3 of following design elements must be included on the Façades to the satisfaction of the Development Authority (Figure 5.6.1):

i. Use of architectural treatments appropriate to the architectural style such as cornices, decorative columns and beams, Canopies and lighting fixtures;

ii. Use of bold window trims, soffits, muntin bars;

iii. 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;

iv. Building treatments that are high-quality durable exterior materials. Where vinyl siding is used as the primary exterior cladding, each Dwelling unit must incorporate a minimum of 20% high-quality accent materials, including, but not limited to, stone, brick, decorative shingles, or other comparable materials.

v. Use of accent colour and/or contrast in finishing materials;

vi. Use of high-quality soffits for roof overhang, vibrant coloured front entry doorways, enhanced railing detailing on Balconies and Patios.

FIGURE 5.6.1. **Architectural Treatment**



b. Within Nodes, a minimum of 60% of a Building length shall be within the permitted Setback range along the Abutting Street.

5.6.9. 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 Street, Park, open space, or parking area interior to the Site between 1.0m and 2.0m above Grade shall be comprised of windows, doors, or transparent glazing (Figure 5.6.2.).

FIGURE 5.6.2. **Ground Floor Treatment between 1.0m – 2.0m**

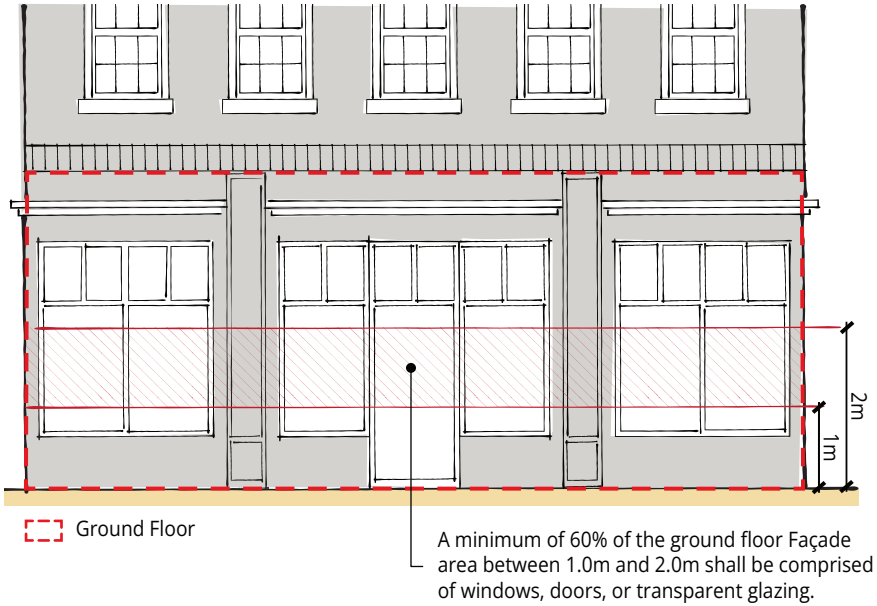
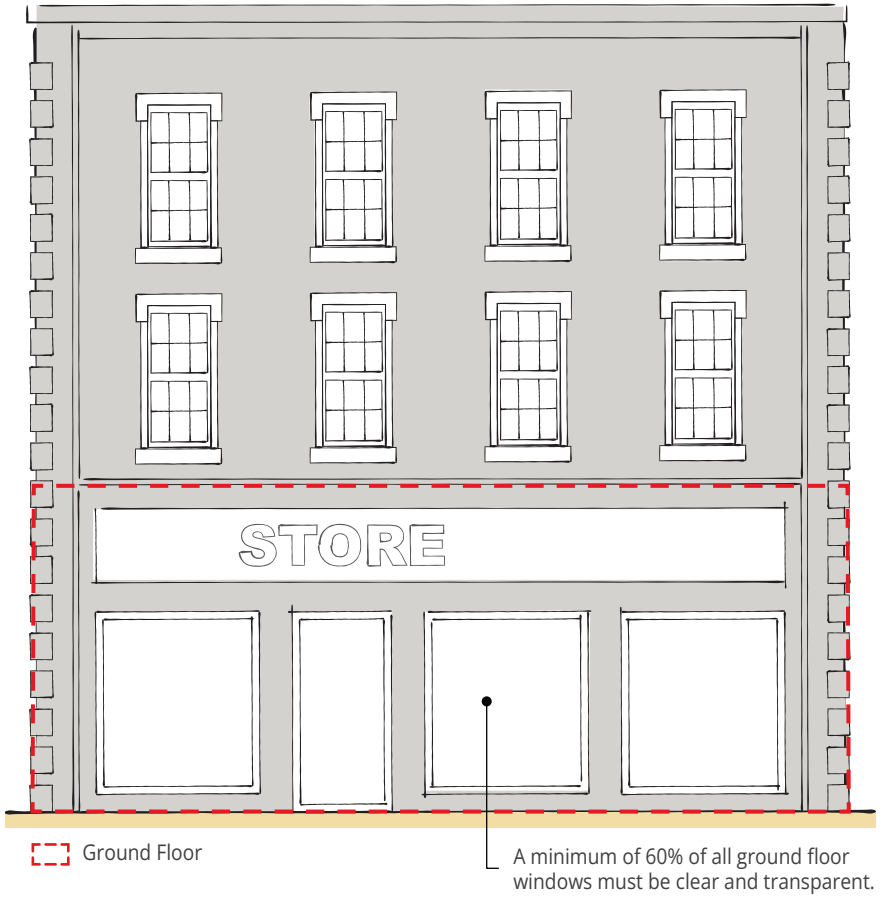


FIGURE 5.6.3. **Ground Floor Transparency 60%**



b. A minimum of 60% of all ground floor windows facing a Street, Park, or along Façade 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 (Figure 5.6.3.);

c. 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.

d. Within Nodes, to promote pedestrian interactions and safety, ground floor Façades must comply with the following:

i. A minimum of 80% of all ground floor windows facing a Street, Park, or along Façades 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 (Figure 5.6.4);

FIGURE 5.6.4. **Ground Floor Transparency 80%**



ii. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam, Canopies and lighting fixtures;

iii. 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 must be utilized on the Façades to the satisfaction of the Development Authority:

i. Use of bold window trims, soffits, muntin bars;

ii. Use of Building features such as dormer window, Bay Windows, window shutters, Balcony, Porch, Veranda, chimney shaft, promenades, to create articulation and interest;

iii. Building treatments that are high-quality durable exterior materials. Where vinyl siding is used as the primary exterior cladding, each Dwelling unit must incorporate a minimum of 20% high-quality accent materials, including, but not limited to, stone, brick, decorative shingles, or other comparable materials.

iv. Use of accent colour and/or contrast in finishing materials;

v. Use of premium soffits for roof overhang, vibrant coloured front entry doorways, enhanced railing detailing on Balconies and Patios.

5.6.10. Other Regulations

All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations, as well as the below regulations.

a. Access

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

b. 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 be considered lawfully non-conforming.

ii. For this District "significant redevelopment" refers to any Development that includes an addition to the Building's Gross Floor Area or improvements

c. Signs

i. Sites accommodating a Sign, the Street designation applicable to a Site shall be determined in accordance with the Table below.

TABLE 5.6.4. **Sign Location Street Designations**

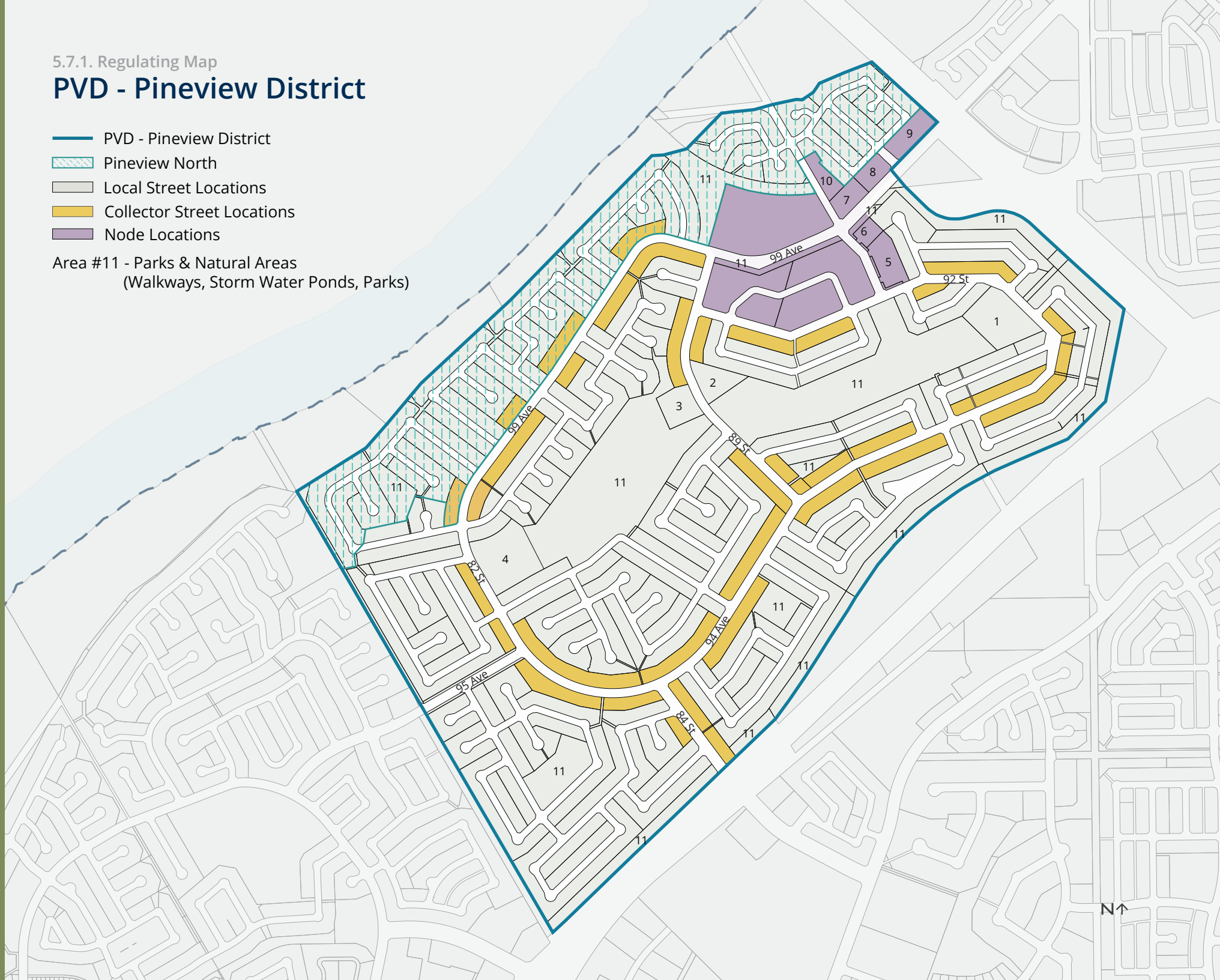
LOCATION	STREET DESIGNATION
Collector Street	Collector Street
Arterial Street	Arterial Street
Highway	Highway

5.7. PVD – PINEVIEW DISTRICT

5.7.1. Regulating Map

5.7.1. Regulating Map

PVD - Pineview District



5.7.2. District Description

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.

5.7.3. District Purpose

a. General Purpose

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 Activities 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.

b. Built Form Mix

Low Density housing shall remain the predominant Development in Pineview, maintaining the neighbourhood's established character. A single designated Node will provide limited opportunities for small-scale Apartment housing, Townhousing and community Oriented services, supporting a mix of Built Forms that enhance neighbourhood convenience and social interactions. Limited integration of additional 4% Duplexes may be located on fronting Collector and Local Streets, provided they blend seamlessly with the surrounding area. Townhousing will be restricted to the designated Node to ensure that any new Development remains consistent with Pineview's existing Built Form and scale.

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 will be designed to blend seamlessly with surrounding homes, ensuring Compatibility with the existing Built Forms.

Development within the neighbourhood Node will support a diverse mix of commercial, residential, and institutional Built Forms and Activities, integrating medium Density and small-scale higher Density housing options to create a vibrant community hub.

5.7.4. Built Forms

TABLE 5.7.1. **Built Form**

BUILT FORM	LOCATION			
	Node	Collector Street	Local Street	Built Form Provision (BFP)
Apartment	D	-	-	Neither Permitted or Discretionary Built Form on Areas # 1, #2, #3, #4, or Sites registered as MR, ER, PUL or MSR.
Backyard Dwelling	-	D	D	
Business Residential	D	D	D	
Boarding House	-	D	D	
Continuing Care Home	-	D	D	Neither Permitted or Discretionary Built Form on Areas # 1, #2, #3, #4, or Sites registered as MR, ER, PUL or MSR.
Detached Dwelling	-	P	P	Neither Permitted or Discretionary Built Form on Areas # 1, #2, #3, #4, or Sites registered as MR, ER, PUL or MSR.
Duplex	-	D	D	Neither Permitted or Discretionary on Area # 1,2,3,4, or sites registered as MR, ER, PUL or MSR.
Internal Secondary Suite	-	P	P	
Stacked Duplex	-	D	D	Neither Permitted or Discretionary Built Form on Areas # 1, #2, #3, #4, or Sites registered as MR, ER, PUL or MSR.
Stacked Townhousing	D	-	-	Neither Permitted or Discretionary Built Form on Areas # 1, #2, #3, #4, or Sites registered as MR, ER, PUL or MSR.
Townhousing	D	-	-	Neither Permitted or Discretionary Built Form on Areas # 1, #2, #3, #4, or Sites registered as MR, ER, PUL or MSR.

BUILT FORM	LOCATION			
	Node	Collector Street	Local Street	Built Form Provision (BFP)
Commercial Block	D	-	-	Only on Areas #5, #6, #7, #8, or #9.
Commercial Office Building	D	-	-	Only on Areas #5, #6, #7, #8, or #9.
Mixed-Use Building	P	-	-	Only on Areas #5, #6, #7, #8, or #9.
Single Structure Commercial Pad	D	-	-	Only on Areas #5, #6, #7, #8, or #9.
Storefront	D	-	-	Only on Areas #5, #6, #7, #8, or #9.
Strip Mall	D	-	-	Only on Areas #5, #6, #7, #8, or #9.
Indoor Assembly	P	-	-	Only on Areas #9 or #10.
Public Service Building	D	-	-	Only on Areas #5, #6, #7, #8, or #9.
School	P	P	P	Only on: a) Lots registered as MR, SR, or MSR; or b) Areas # 1, #2, #3, or #4.
Parks and Natural Areas	P	P	P	Only on: a) Lots registered as MR, SR, or MSR; or b) Area # 11.
Sign	D	D	D	

5.7.5. Subdivision Standards

TABLE 5.7.2. **Subdivision Standards**

	BUILT FORM	LOCATIONS		
		Node	**Collector Street**	**Local Street**
Site Width	Apartment	Min. 25.0m	-	-
	Continuing Care Home, Detached Dwelling, Stacked Duplex	-	Min.11.0m Corner Lot: Min. 11.2m Max. 22.0 m	
	Duplex	-	Min. 7.9m Corner Lot: Min. 9.7m	
	Stacked Townhousing, Single Structure Commercial Pad, Strip Mall, Storefront, Commercial Block, Commercial Office Building, Mixed-Use Building, Indoor Assembly, Public Service Building, School	At the Discretion of the Subdivision Authority	-	-

	BUILT FORM	LOCATIONS		
		Node	**Collector Street**	**Local Street**
Site Depth	Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex	-	Min. 34.0 m	
	Apartment, Stacked Townhousing, Single Structure Commercial Pad, Strip Mall, Storefront, Commercial Block, Commercial Office Building, Mixed-Use Building, Indoor Assembly, Public Service Building, School	At the Discretion of the Subdivision Authority	-	

5.7.6. Built Form and Siting

TTABLE 5.7.3. **Built Form and Siting**

	BUILT FORM	LOCATIONS		
		Node	**Collector Street**	**Local Street**
Front Lot Line Setback	Apartment, Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall	Min. 3.0m – Max. 4.5m Notwithstanding the max. 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.		
Rear Lot Line Setback	Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex	Min. 6.0m		

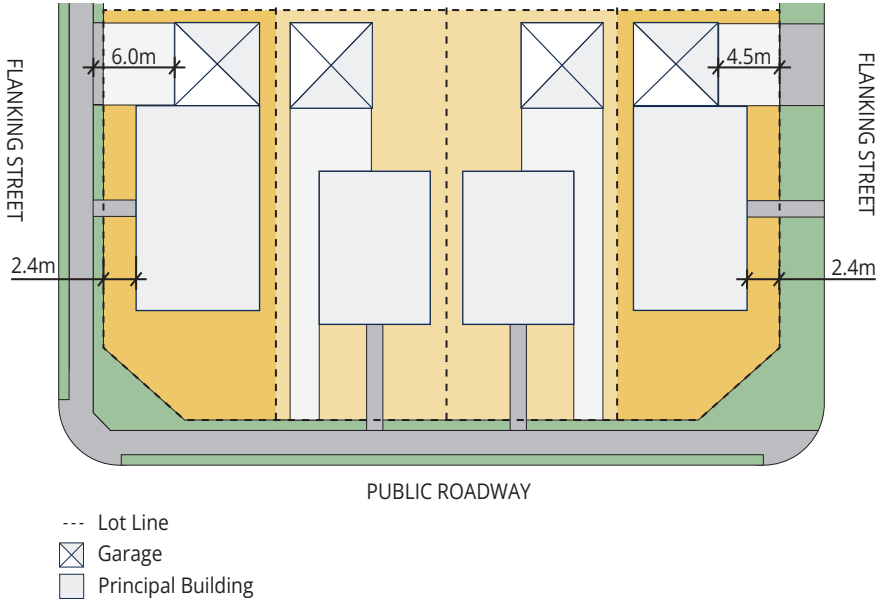
	BUILT FORM	LOCATIONS		
		Node	**Collector Street**	**Local Street**
	Apartment, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall	Min. 6.0m Min. 6.0m plus 1.0m for every additional Storey over 7.0m Height when Adjacent to Detached, Duplex, Stacked Duplex.		
	Indoor Assembly, Public Service Building, School	At the discretion of the Development Authority.		
	Accessory Building, Backyard Dwelling	Min. 1.0m		
Side Lot Line Setback	Continuing Care Home, 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, 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.		

	BUILT FORM	LOCATIONS		
		Node	**Collector Street**	**Local Street**
	Accessory Building, Backyard Dwelling	Min. 1.0m		
Front Flanking Lot Line Setback	Apartment, Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, Mixed-Use Building, Single Structure Commercial Pad, Storefront, Strip Mall	Max. 2.4m Notwithstanding the max. 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 Front Flanking 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 (Figure 5.7.1).		

	BUILT FORM	LOCATIONS		
		Node	**Collector Street**	**Local Street**
Principal Building Height	Apartment, Continuing Care Home, 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.10.0m	Max. 8.0m Max. 10.0m within North Pineview.	
	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	Max. 1 Principal Dwelling; plus up to a max. of 1 Backyard Dwelling OR up to a max. 1 Internal Secondary Suite		
	Stacked Duplex	Max. 2 Principal Dwellings		
	Continuing Care Home, Duplex	Max. 1 Principal Dwelling		
Density per Development With Shared Access Site	Apartment, Stacked Townhousing, Townhousing	Min. 30 du/nrha – Max. 70 du/nrha		

	BUILT FORM	LOCATIONS		
		Node	**Collector Street**	**Local Street**
Site Coverage Total	Apartment, Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, Townhousing, Commercial Block, Commercial Office Building, 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, Mixed-Use	Minimum 4.5m² per Dwelling		
Private Amenity	Apartment, Mixed-Use	Minimum 3.0m² per Dwelling		

FIGURE 5.7.1. **Detached Garage Flanking Front Yard Setback**



5.7.7. General Building Character and Design

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 (Figure 5.7.2. & Figure 5.7.3.).

FIGURE 5.7.2. **Roofline Front Elevation**

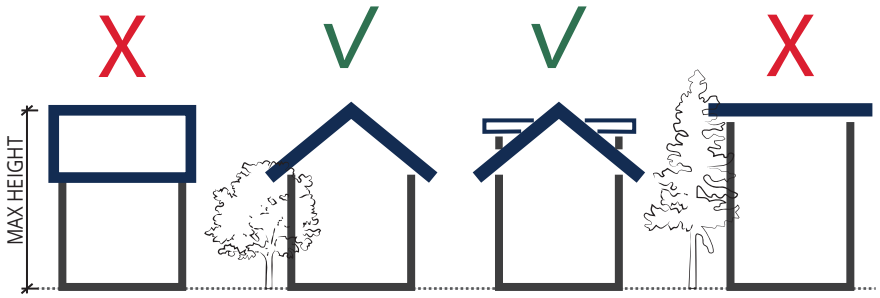
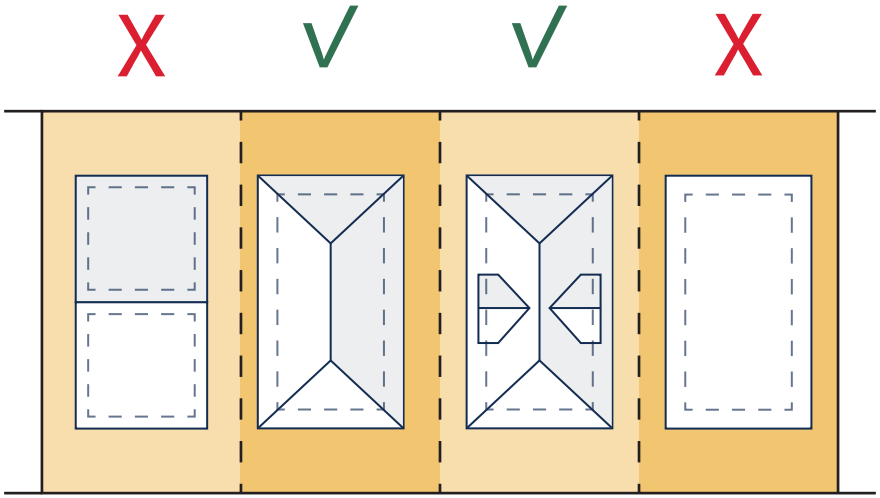


FIGURE 5.7.3. **Roofline Plan View**



b. New and redeveloping Buildings shall have the same and/or complimenting materials, colours, and architectural details on all Façades exposed to public Streets, and Parks and open spaces.

c. Building Façades 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 Façade and eliminate continuous Blank Walls.

5.7.8. Apartment, Continuing Care Home, Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing, and Townhousing

a. To ensure architectural interest, Principal Buildings shall incorporate a minimum of four of the following design elements on the Façades to the satisfaction of the Development Authority:

i. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, Canopies and lighting fixtures;

ii. Use of bold window trims, soffits, muntin bars;

iii. Use of Building features such as clearly defined entryways, dormer window, Bay Windows, window shutters, Balcony, Porch, Veranda, chimney shafts, promenades, to create articulation and interest;

iv. 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;

v. Use of accent colour and/or contrast in finishing materials;

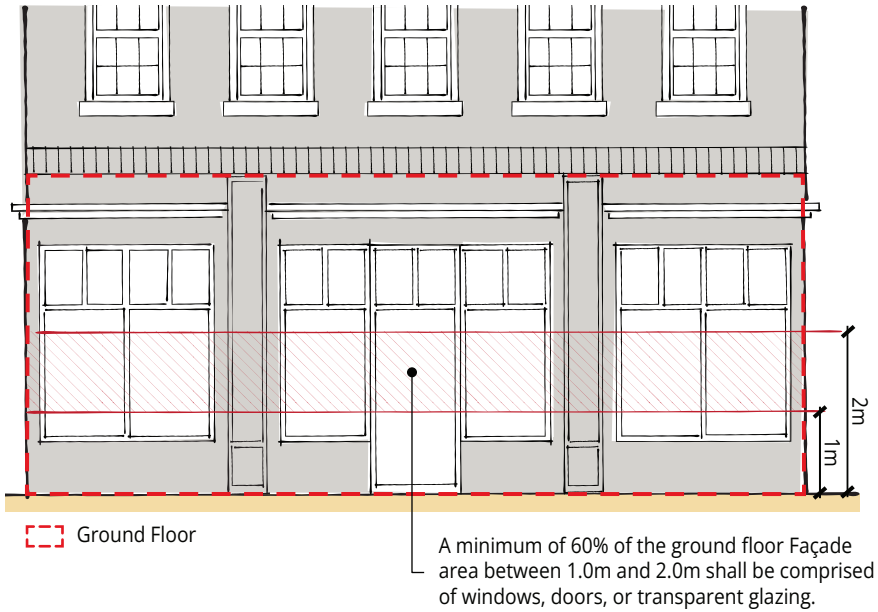
vi. Use of high quality soffits for roof overhang, vibrant coloured front entry doorways, enhanced railing detailing on Balconies and Patios.

b. Within Nodes, parking located at the side of the Building shall have decorative Screening and not exceed 40% parcel width at the Front Lot Line.

5.7.9. Commercial Block, Commercial Office Building, Mixed-Use Building, Single Structure Commercial Pad, Strip Mall, and Storefront.

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 (Figure 5.7.4.).

FIGURE 5.7.4. **Ground Floor Treatment between 1.0m – 2.0m**



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 Façade must comply with the following:

i. A minimum of 80% of all ground floor windows facing a Street, park, or along Façades 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;

ii. Façade articulation through architectural design and treatments such as cornices, decorative columns and beam, Canopies and lighting fixtures;

iii. 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 the following design elements must be included on the Façade to the satisfaction of the Development Authority:

i. Use of bold window trims, soffits, muntin bars;

ii. Use of Building features such as dormer window, Bay Windows, window shutters, Balcony, Porch, Veranda, chimney shaft, promenades, to create articulation and interest;

iii. 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;

iv. Use of accent colour and/or contrast in finishing materials;

v. Use of high quality soffits for roof overhang, vibrant coloured front entry doorways, enhanced railing detailing on Balconies and Patios.

5.7.10. Accessory Buildings

a. Minimum Net Floor Area for a Backyard Dwelling shall be 30.0m^2 and a maximum Net Floor Area of 75.0m^2.

b. Façades 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 to the satisfaction of the Development Authority.

5.7.11. Considerations For Discretionary Building Types

The following considerations shall not limit the Development Authority in exercising 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.

a. Discretionary Built Forms

i. When evaluating Discretionary Built Form applications, the Development Authority shall exercise discretion to ensure that proposed Developments are reasonably Compatible with their surroundings and preserve the neighbourhood's established character. All

Discretionary Built Form applications shall be assessed based on the following general principles:

a) The size, Height, and massing of Discretionary Built Forms shall be context-sensitive and should not overwhelm or significantly alter the surrounding context. The Development Authority 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.

b. Duplex and Stacked Duplexes Development

i. When reviewing applications for Duplexes and Stacked Duplexes, the Development Authority shall evaluate both functional and design considerations to ensure Compatibility with the surrounding neighbourhood.

ii. The Development Authority 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;

iii. 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.

iv. 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.

5.7.12. Other Regulations

All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations, as well as the below regulations.

a. Access

i. For Detached Dwellings, Duplexes, and Stacked Duplexes, Driveway widths at the Front Lot Line shall be regulated as follows:

ii. Driveways providing vehicular access to the Rear Yard shall not exceed 4.0m in width.

iii. 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.

iv. 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 Lot Line shall not exceed 5.4m.

b. Applicability of the Regulations

i. The regulations of this District apply to new Developments and significant redevelopments of existing Buildings. As such, existing Buildings developed prior to the adoption of this Land Use Bylaw will be considered legally Non-conforming.

ii. For this District "significant redevelopment" refers to any Development that includes an addition to the Building's Gross Floor Area.

c. Signs

i. Sites accommodating a Sign, the Street designation applicable to a Site shall be determined in accordance with the Table below.

TABLE 5.7.4. **Sign Location Street Designation**

LOCATION	STREET DESIGNATION
Local Street	Local Street
Collector Street	Collector Street
Pineview North	Local Street

STANDARD DISTRICTS

5.8. AG – AGRICULTURAL GENERAL DISTRICT

5.8.1. District Purpose

This District is generally intended to provide for a Compatible range of agricultural Built Forms and Activities with regulations that maintain large parcel sizes. The reclassification of land to other 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.

5.8.2. Built Forms

TABLE 5.8.1. **Built Form**

BUILT FORM		BUILT FORM PROVISIONS (BFP)
Agriculture	P	
Backyard Dwelling	D	
Detached Dwelling	D	
Business Residential	D	
Internal Secondary Suite	P	

BUILT FORM		BUILT FORM PROVISIONS (BFP)
Natural Resource Development	D	Natural Resource Development and Natural Resource Processing shall only be considered on the following parcels legally described as: a) Northwest Quarter, Section 13, Township 54, Range 23, West of the 4th Meridian; b) Southwest Quarter, Section 13, Township 54, Range 23, West of the 4th Meridian; and c) Southeast Quarter, Section 14, Township 54, Range 23, West of the 4th Meridian
Natural Resource Processing	D	
Parks and Natural Areas	P	
Renewable Energy Installation	P	
Sign	D	

5.8.3. Subdivision Standards

TABLE 5.8.2. **Subdivision Standards**

	INTERIOR OR CORNER SITE
Site Area	32.0 ha min. 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

5.8.4. Built Form and Siting

TABLE 5.8.3. **Built Form and Siting**

	INTERIOR OR CORNER SITE
Front Lot Line Setback	Front Yard: Min. 20.0m
	Front Flanking Yard: Min. 20.0m
Rear Lot Line Setback	Min. 20.0m. For a first Lot out of a quarter section, the min. Setback from a Rear Lot Line shall be 10.0m.
Side Lot Line Setback	Min. 20.0m. For a first Lot out of a quarter section, the min. Setback from a Rear Lot Line shall be 10.0m.
Building Height	At the discretion of the Development Authority.
Site Coverage	At the discretion of the Development Authority.

5.8.5. Additional Development Regulations

a. All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations.

b. The Development shall be in compliance with the following:

i. The policies and objectives contained within the municipality's Statutory Plans;

ii. Other City plans, standards, and guidelines;

iii. Other factors such as sunlight and privacy, where possible; and

iv. Other applicable provincial legislation.

c. The Development Authority may specify the length of time that a Built Form is permitted in the District having regard for the servicing and future Residential Development of the Site.

d. Sites accommodating a Sign, the Street designation applicable to a Site shall be Collector Street.

i. Notwithstanding 5.8.5.d sites Adjacent to Highway 15 or 21 shall be Highway designation.

5.9. EP - ENVIRONMENTAL PROTECTION DISTRICT

5.9.1. District 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 Built Forms and, where required, essential public works.

5.9.2. Built Forms

TABLE 5.9.1. **Built Form**

BUILT FORM	
Park and Natural Areas	D

5.9.3. Subdivision Standards and Development Regulations

a. 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.

5.9.4. Additional Development Regulations

a. All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations.

b. The Development must also comply with the following:

i. The policies and objectives contained within the municipality's Statutory Plans;

ii. Other City plans, standards, and guidelines;

iii. Other factors such as sunlight and privacy, where possible; and

iv. Other applicable provincial legislation.

c. Any Development within this District, whether a Development Permit is required or not, shall be conditional upon:

i. 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;

ii. Measures such as perimeter Fencing to ensure that the subject lands will be protected from inappropriate use.

d. Inside or outside storage of chemicals, explosives, flammable liquids, toxic or waste materials shall not be permitted within a Flood Risk Area.

5.10. ESD – ESTATE DISTRICT

5.10.1. District 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.

5.10.2. Built Forms

TABLE 5.10.1. **Built Form**

BUILT FORM	LOCATION			BUILT FORM PROVISION (BFP)
	Southfort Estates	**Pointe Aux Pins Estates**	**Clover Park**	
Agriculture	-	-	D	Chicken and other poultry are not allowed as part of any Agriculture Activity within this District.
Backyard Dwelling	-	-	D	
Detached Dwelling	P	P	P	Within Pointe Aux Pins Estates, Accessory Buildings may be permitted in the Front Yard Setback at the discretion of the Development Authority.
Internal Secondary Suite	P	P	P	

5.10.3. Subdivision Standards

a. 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;

TABLE 5.10.2. **Subdivision Standards**

	BUILT FORM	LOCATION		
		Southfort Estates	**Pointe Aux Pins Estates**	**Clover Park**
Site Area	Detached Dwelling	Min. 0.25ha	Min. 0.8ha	Min. 0.8ha
Site Width	Detached Dwelling	Min. 25.0m	Min. 65.0m	Min. 65.0m
Site Depth	Detached Dwelling	Min. 60.0m	Min. 140.0m	Min. 140.0m

5.10.4. Built Form and Siting

TABLE 5.10.3. **Built Form and Siting**

		INTERIOR OR CORNER LOT
Front Lot Line Setback	Detached Dwelling	Min. 10.0m
	Accessory Building	Min. 10.0m
Front Flanking Lot Line Setback	Detached Dwelling	Min. 6.5m
	Accessory Building	Min. 6.5m

		INTERIOR OR CORNER LOT
Rear Lot line Setback	Detached Dwelling	Min. 10.0m
	Accessory Building	Min. 2.0m
Side Lot Line Setback	Detached Dwelling	Min. 3.0m for Sites under and up to 0.8ha Min. 6.0m for Sites over 0.8ha
	Accessory Building	Min. 2.0m
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, Max. 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 Gross 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 0.4ha
Density		Max. 1 Principal Dwelling plus up to a max. of 1 Backyard Dwelling (where allowed) OR 1 Internal Secondary Suite.

5.10.5. Accessory Building

a. Minimum Net Floor Area for a Backyard Dwelling shall be 30.0m^2 to a maximum Net Floor Area of 75.0m^2.

b. Façades of Backyard Dwellings Abutting a public Roadway, 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.

5.10.6. Agriculture

a. Impacts shall be contained within the Site, to the satisfaction of the Development Authority.

b. Agriculture shall not be the sole Activity on a Lot.

5.10.7. 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 Bylaw will be considered lawfully non-conforming.

b. For this District "significant redevelopment" refers to any Development that includes an addition to the Building's Gross Floor Area or increasing Height of the existing Building.

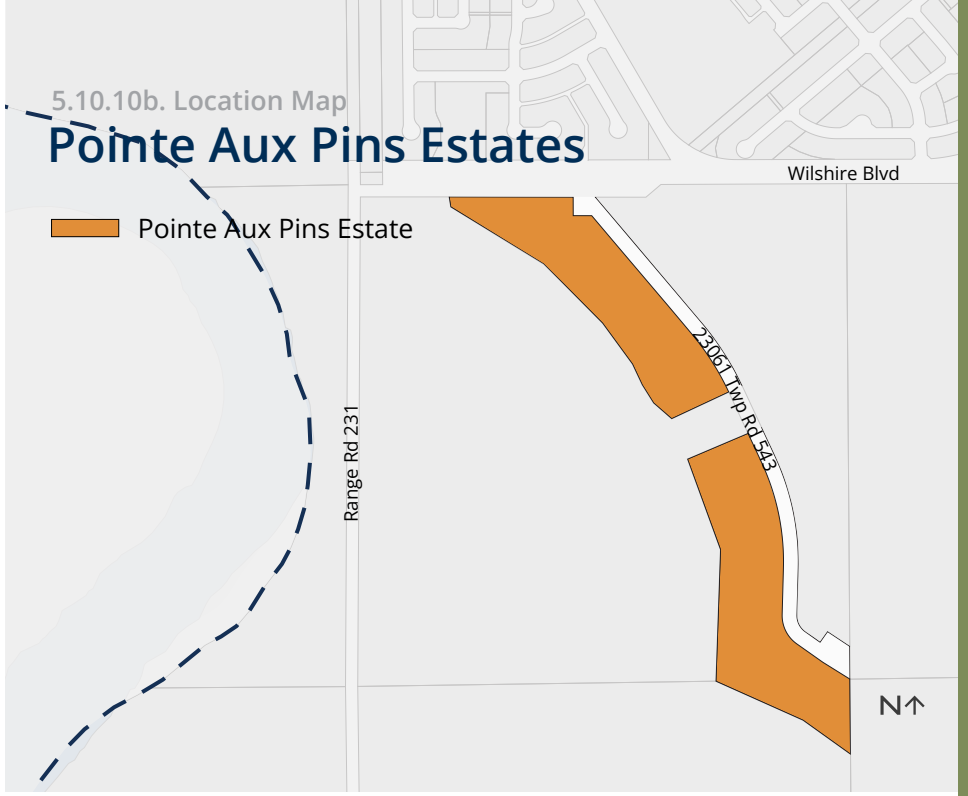
5.10.8. Other Regulations

a. All Built Forms within this District are subject to the applicable provision of Part 4 – General Regulations.

5.10.9. Location Maps

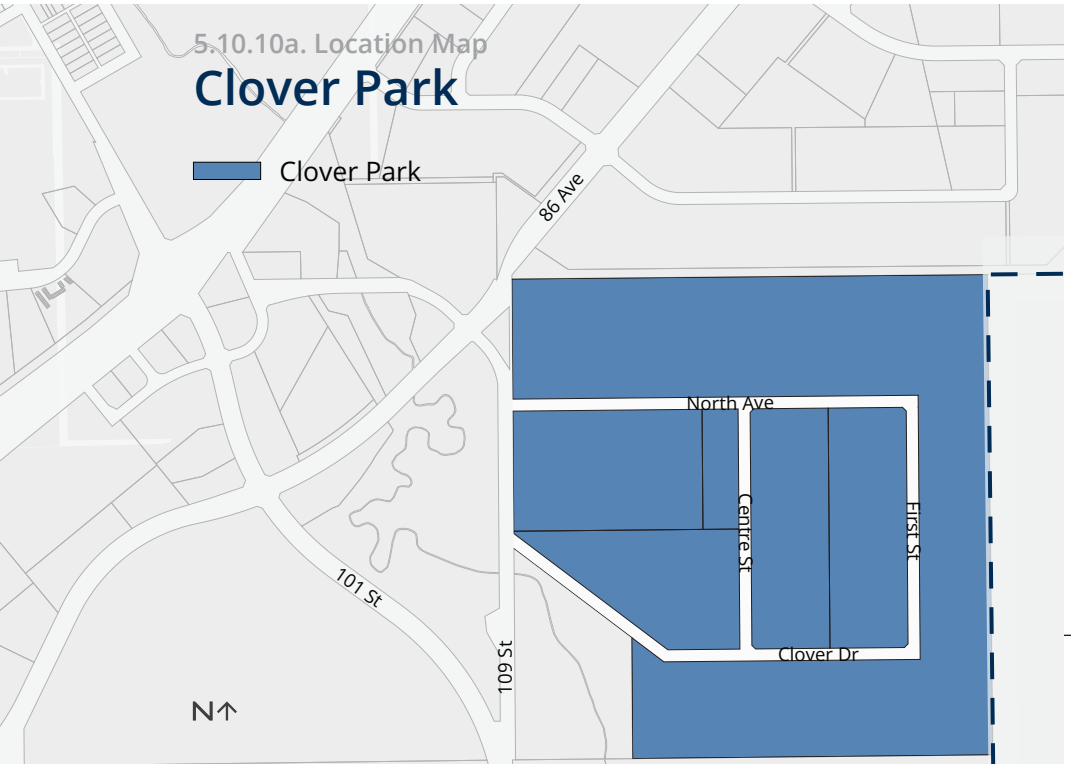
5.10.10b. Location Map

Pointe Aux Pins Estates



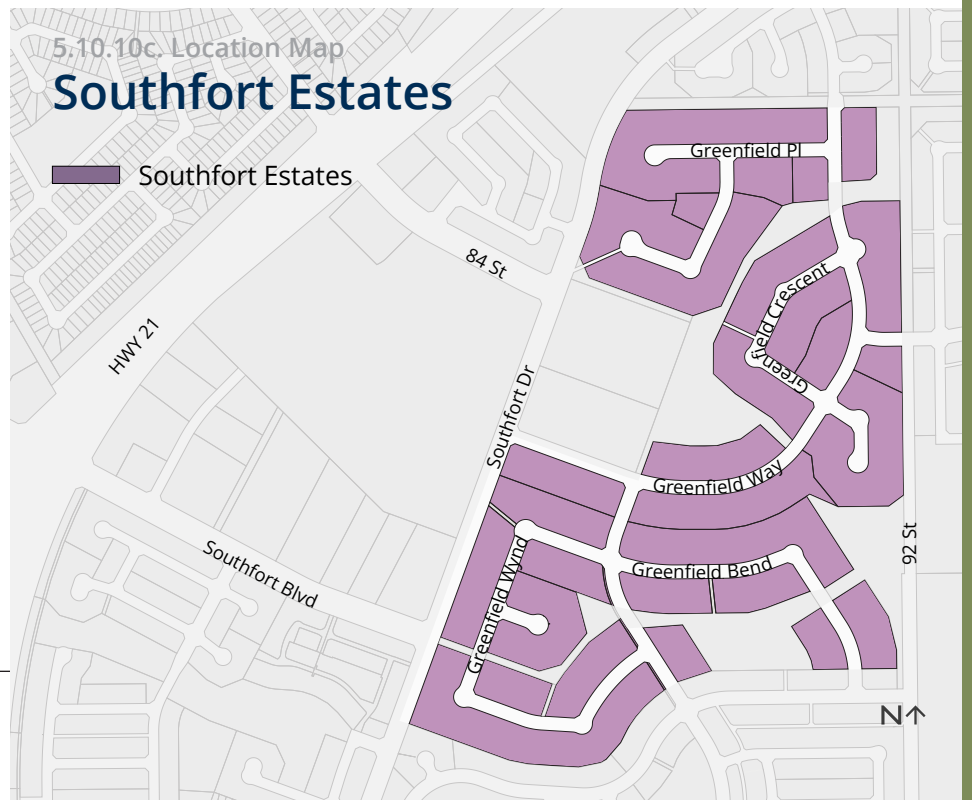
5.10.10a. Location Map

Clover Park



5.10.10c. Location Map

Southfort Estates



5.11. HI – HEAVY INDUSTRIAL DISTRICT

5.11.1. District Purpose

This District is generally intended to establish an area for industrial Built Forms that may cause external impacts beyond the Lot Lines of the property. Adverse effects on Adjacent Development and land Built Forms and danger to life and health will be mitigated or reduced through appropriate risk management practices.

5.11.2. Built Forms

TABLE 5.11.1. **Built Form**

BUILT FORM		BUILT FORM PROVISION (BFP)
Agriculture	D	
Heavy Industrial Building	P	
Heavy Industrial Development	P	
Medium Industrial Building	D	
Medium Industrial Development	D	
Office Industrial Building	P	Only on Area #1
Parks and Natural Areas	D	
Renewable Energy Installation	D	
Sign	P	
Utility Service (Major)	D	
Utility Service (Minor)	D	

5.11.3. Site Subdivision and Development Regulation

a. 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 District and the impact that any application may have on industrial lands or non-industrial lands Adjacent to the Site.

5.11.4. Additional Development Regulations

a. All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations.

b. 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 Lot Line of the industrial Built Form, 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 Regulating agency;

c. 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 Lot Line of the industrial Built Form, 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;

d. All Sites and Built Forms 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;

e. All Sites and Built Forms shall be designed in order to accommodate Sheltering-in-Place; and

f. The Development Authority must implement the provisions of the following to ensure compliance with the risk assessment/management and mitigation processes:

- **i.** The policies and objectives contained within the municipality's Statutory Plans;
- **ii.** Other City plans, standards, and guidelines;
- **iii.** Other factors such as sunlight and privacy, where possible; and
- **iv.** Other applicable provincial legislation that may apply to industrial Development.

g. Sites accommodating a Sign, the Street designation applicable to a Site shall be Collector Street.

- **i.** Notwithstanding 5.11.4.g, sites Adjacent to Highway 15 shall be Highway designation.

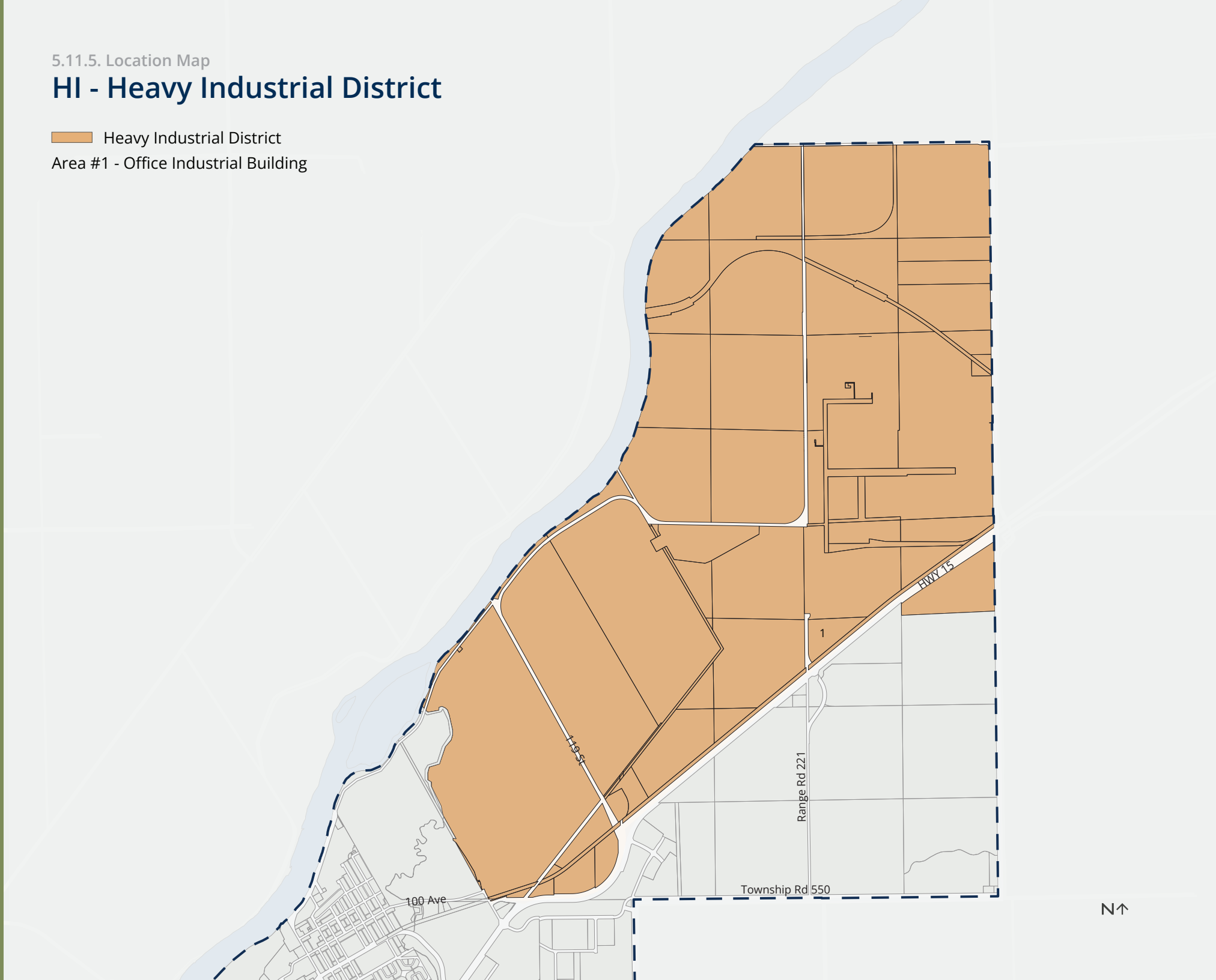
5.11.5. Location Map

5.11.5. Location Map

HI - Heavy Industrial District

Heavy Industrial District

Area #1 - Office Industrial Building



5.12. IB – INDUSTRIAL BUFFER DISTRICT

5.12.1. District 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.

5.12.2. Built Forms

TABLE 5.12.1. **Built Form**

BUILT FORM	
Agriculture	P
Parks and Natural Areas	D
Renewable Energy Installation	D
Sign	P
Utility Service (Major)	D
Utility Service (Minor)	D

5.12.3. Site Subdivision and Development Regulations

a. 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 District and the impact that any application may have on industrial lands or non-industrial lands Adjacent to the Site.

5.12.4. Additional Development regulations

a. All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations.

b. Sites accommodating a Sign, the Street designation applicable to a Site shall be Collector Street.

i. Notwithstanding 5.12.4.b, sites Adjacent to Highway 15 shall be Highway designation.

5.13. IR – INDUSTRIAL RESERVE DISTRICT

5.13.1. District 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 District will normally occur in accordance with the adopted Area Structure Plan and Neighbourhood Structure Plan where one is required by Council.

5.13.2. Built Forms

TBALBE 5.13.1. **Built Form**

BUILT FORM	
Agriculture	P
Renewable Energy Installation	D
Sign	P
Utility Service (Major)	D
Utility Service (Minor)	D

5.13.3. Site Subdivision and Development Regulations

a. 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 District and the impact that any application may have on industrial lands or non-industrial lands Adjacent to the Site.

5.13.4. Additional Development Regulations

a. All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations.

b. Sites accommodating a Sign, the Street designation applicable to a Site shall be Collector Street.

i. Notwithstanding 5.13.4.b, sites Adjacent to Highway 15 shall be Highway designation.

5.14. LI – LIGHT INDUSTRIAL DISTRICT

5.14.1. District Purpose

This District is intended to provide for light industrial Built Forms that do not adversely affect Adjacent Built Forms or Activities, or 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 non-industrial Built Forms.

5.14.2. Built Forms

TABLE 5.14.1. **Built Form**

BUILT FORM	
Commercial Office Building	D
Indoor Assembly	D
Industrial Flex Building	D
Large Scale Retail Centre	D
Light Industrial Building	P
Light Industrial Development	P
Office Industrial Building	P
Parks and Natural Areas	D
Renewable Energy Installation	D
Sign	D
Utility Service (Major)	D
Utility Service (Minor)	D

5.14.3. Subdivision Standards

TAB LE 5.14.2. **Subdivision Standards**

	BUILT FORM	INTERIOR OR CORNER SITE
Site Area	Commercial Office Building, Indoor Assembly, Industrial Flex Building, Large Scale Retail Centre, Light Industrial Building, Light Industrial Development, Office Industrial Building	Min. 0.2ha
Site Width		At the discretion of the Subdivision Authority
Site Depth		Min. 30.0m

5.14.4. Built Form and Siting

TABLE 5.14.3. **Built Form and Siting**

	BUILT FORM	INTERIOR OR CORNER SITE
Front Lot Line Setback	Commercial Office Building, Indoor Assembly, Industrial Flex Building, Large Scale Retail Centre, Light Industrial Building, Light Industrial Development, Office Industrial Building	Front Yard: Min. 4.5m
		Front Flanking Yard: At the discretion of the Development Authority.
Rear Lot Line Setback		Min. 4.5m
		Min 9.0m where property is Adjacent to Public Utility Lots, residential or reserve Lots.
Side Lot Line 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
Building Height		Max. 16.0m for a 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 Lots.
Site Coverage		Max. 60% for all Buildings. At the discretion of the Development Authority for any use without a Building.

5.14.5. Landscaping

a. A 3.0m wide Landscaping Buffer shall be provided on-Site along the entire length of any Rear Lot Line 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.

5.14.6. Additional Development regulations

a. All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations, as well as the below regulations.

b. The Development must comply with the following:

i. The policies and objectives contained within the municipality's Statutory Plans;

ii. Other City plans, standards, and guidelines;

iii. Other factors such as sunlight and privacy, where possible; and

iv. Other applicable provincial legislation that may apply to industrial Development.

c. Industrial Flex Building shall not be located closer than 650m from any heavy industrial Built Form.

d. Sites accommodating a Sign, the Street designation applicable to a Site shall be Collector Street.

i. Notwithstanding 5.14.6.d, sites Adjacent to Highway 15 shall be Highway designation.

5.15. MI – MEDIUM INDUSTRIAL DISTRICT

5.15.1. District Purpose

This District will accommodate Built Form 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 Built Form where Site regulations require a high standard of Site design, open space and Landscaping.

5.15.2. Built Forms

TABLE 5.15.1. **Built Form**

BUILT FORM		BUILT FORM PROVISION (BFP)
Agriculture	D	
Data Centre	D	The following BFPs must be met: a) Shall be located on the same Lot with Utility Service, Major; and b) Shall be located on a Lot with an area less than 4 ha.
Industrial Flex Building	D	
Medium Industrial Building	P	
Medium Industrial Development	P	
Office Industrial Building	P	
Parks and Natural Areas	D	
Renewable Energy Installation	D	
Sign	D	
Utility Service (Major)	D	
Utility Service (Minor)	D	

5.15.3. Subdivision Standards

TABLE 5.12.2. **Subdivision Standards**

	BUILT FORM	INTERIOR OR CORNER SITE
Site Area	Industrial Flex Building, Medium Industrial Building, Medium Industrial Development, Office Industrial Building	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

5.15.4. Built Form and Siting

TABLE 5.15.3. **Built Form and Siting**

	BUILT FORMS	INTERIOR OR CORNER SITE
Front Lot Line Setback	Industrial Flex Building, Medium Industrial Building, Medium Industrial Development, Office Industrial Building	Front Yard: Min. 6.0m
		Front Flanking Yard: At the discretion of the Development Authority.
Rear Lot Line 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 Lot Line 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
Building Height		Max. 18.0m for a Building

	BUILT FORMS	INTERIOR OR CORNER SITE
		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 Lot.
Site Coverage		Max. 60% for all Buildings. At the discretion of the Development Authority for any use without a Building

5.15.5. Additional Development Regulations

a. All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations, as well as the below regulations.

b. Proposed Developments may be subject to a risk assessment to ensure Compatibility with Adjacent heavy industrial uses.

c. 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.

d. All Sites and Built Forms shall be designed such that the Site or Built Form can be used to Shelter-in-Place.

e. All Site and Built Form 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.

f. The Development Authority may approve a Development that is intended to provide temporary sleeping accommodation for Employees as an Accessory Built Form 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.

g. The Development Authority must implement the provisions of the following to ensure compliance with the risk assessment/management and mitigation processes:

i. The policies and objectives contained within the municipality's Statutory Plans;

ii. Other City plans, standards, and guidelines;

iii. Other factors such as sunlight and privacy, where possible; and

iv. Other applicable provincial legislation that may apply to industrial Development.

h. Industrial Flex Building shall not be located closer than 650m from any heavy industrial Built Form.

i. Sites accommodating a Sign, the Street designation applicable to a Site shall be Collector Street.

i. Notwithstanding 5.15.5.i, sites Adjacent to Highway 15 shall be Highway designation.

5.16. PR – PARKS AND RECREATION DISTRICT

5.16.1. District Purpose

This District is intended to provide for Parks and Natural Areas with minor Accessory Developments to serve the active and passive recreational needs of the community.

5.16.2. Built Forms

TABEL 5.16.1. **Built Form**

BUILT FORM	
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

5.16.3. Subdivision Standards

TABLE 5.16.2. **Subdivision Standards**

	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

5.16.4. Built Form and Siting

TABLE 5.16.3. **Built Form and Siting**

	INTERIOR OR CORNER SITE
Front Lot Line Setback	Front Yard: Min. 6.0m
	Front Flanking Yard: at the discretion of the Development Authority
Rear Lot Line Setback	Min. 8.0m
Side Lot Line Setback	Min. 3.0m
Building Height	Max. 14.0m for a 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 Built Form without a Building

5.16.5. Additional Development Regulations

a. All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations, as well as the below regulations.

b. The Development shall comply with the following:

i. The policies and objectives contained within the municipality's Statutory Plans;

ii. Other City plans, standards, and guidelines;

iii. Other factors such as sunlight and privacy, where possible; and

iv. Other applicable provincial legislation.

c. Inside or outside storage of chemicals, explosives, flammable liquids, toxic, or waste materials shall not be permitted within a Flood Risk Area.

d. Sites accommodating a Sign, the Street designation applicable to a Site shall be Collector Street.

5.17. PS – PUBLIC SERVICE DISTRICT

5.17.1. District 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.

5.17.2. Built Forms

TABLE 5.17.1. **Built Forms**

BUILT FORM		BUILT FORM PROVISIONS (BFP)
Cemetery	D	
Detention and Correctional Service	D	Only on a Site legally described as: NE29-54-22; and SE29-54-22
Indoor Assembly	P	
Park & Natural Area	P	
Public Service Building	P	
Renewable Energy Installation	D	
School	D	
Sign	D	
Treatment Centre	D	
Utility Service (Minor)	D	

5.17.3. Subdivision Standards

TABLE 5.17.2. **Subdivision Standards**

	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

5.17.4. Built Form and Siting

TABLE 5.17.3. **Built Form and Siting**

	INTERIOR OR CORNER SITE
Front Lot Line Setback	Min. 6.0m
	Front Flanking Yard: at the discretion of the Development Authority
Rear Lot Line Setback	Min. 8.0m
Side Lot Line Setback	Min. 3.0m
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 Built Form without a Building

5.17.5. Additional Development Regulations

a. All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations, as well as the below regulation.

b. The Development must comply with the following:

i. The policies and objectives contained within the municipality's Statutory Plans;

ii. Other City plans, standards, and guidelines;

iii. Other factors such as sunlight and privacy, where possible; and

iv. Other applicable provincial legislation.

c. Development and Site design, siting, Location, Building Height, buffering, Landscaping and Screening shall minimize any potential conflict with Adjacent Built Forms and Development.

d. Sites accommodating a Sign, the Street designation applicable to a Site shall be Collector Street.

i. Notwithstanding 5.17.5.d, sites Adjacent to Highway 15 or 21 shall be Highway designation.

5.18. UR – URBAN RESERVE DISTRICT

5.18.1. District 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.

5.18.2. Built Forms

TABLE 5.18.1. **Built Form Table**

BUILT FORM	
Agriculture	P
Renewable Energy Installation	D
Sign	D

5.18.3. Subdivision Standards

TABLE 5.18.2. **Subdivision Standards Table**

	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

5.18.4. Built Form and Siting

TABLE 5.18.3. **Built Form and Siting**

	INTERIOR OR CORNER SITE
Front Lot Line Setback	At the discretion of the Development Authority
Rear Lot Line Setback	At the discretion of the Development Authority
Side Lot Line 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

5.18.5. Additional Development Regulations

a. All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations, as well as the below regulation.

b. The Development must comply with the following:

i. The policies and objectives contained within the municipality's Statutory Plans;

ii. Other City plans, standards, and guidelines;

iii. Other factors such as sunlight and privacy, where possible; and

iv. Other applicable provincial legislation.

c. 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.

d. Sites accommodating a Sign, the Street designation applicable to a Site shall be Collector Street.

i. Notwithstanding 5.18.5.d, sites Adjacent to Highway 15 shall be Highway designation.

DIRECT CONTROL DISTRICTS

5.19. DC(A)-01 DIRECT CONTROL – COMMERCIAL CENTRE (HWY 21 AT PINEVIEW)

5.19.1. District Purpose

The purpose of this District is to establish Site specific regulations for the Development of commercial retail and service centre. The Site is to be developed in a manner that is sensitive to Adjacent residential neighbourhood. It is also to be developed in a comprehensive manner with high architectural and urban design standards given the Site's Frontage and prominence along Highway 21.

5.19.2. Built Forms

TABLE 5.19.2. **Built Form Table**

BUILT FORM		BUILT FORM PROVISION (BFP)
Commercial Office Building, Large Scale Retail Centre, Single Structure Commercial Pad, Strip Mall	P	
Sign	D	

5.19.3. Subdivision Standards

TABLE 5.19.1. **Subdivision Standards**

	INTERIOR OR CORNER SITE
Site Area	Min. 0.2 ha
Site Width	At the discretion of the Subdivision Authority
Site Depth	At the discretion of the Subdivision Authority

5.19.4. Built Form and Siting

TABLE 5.19.3. **Built Form and Siting**

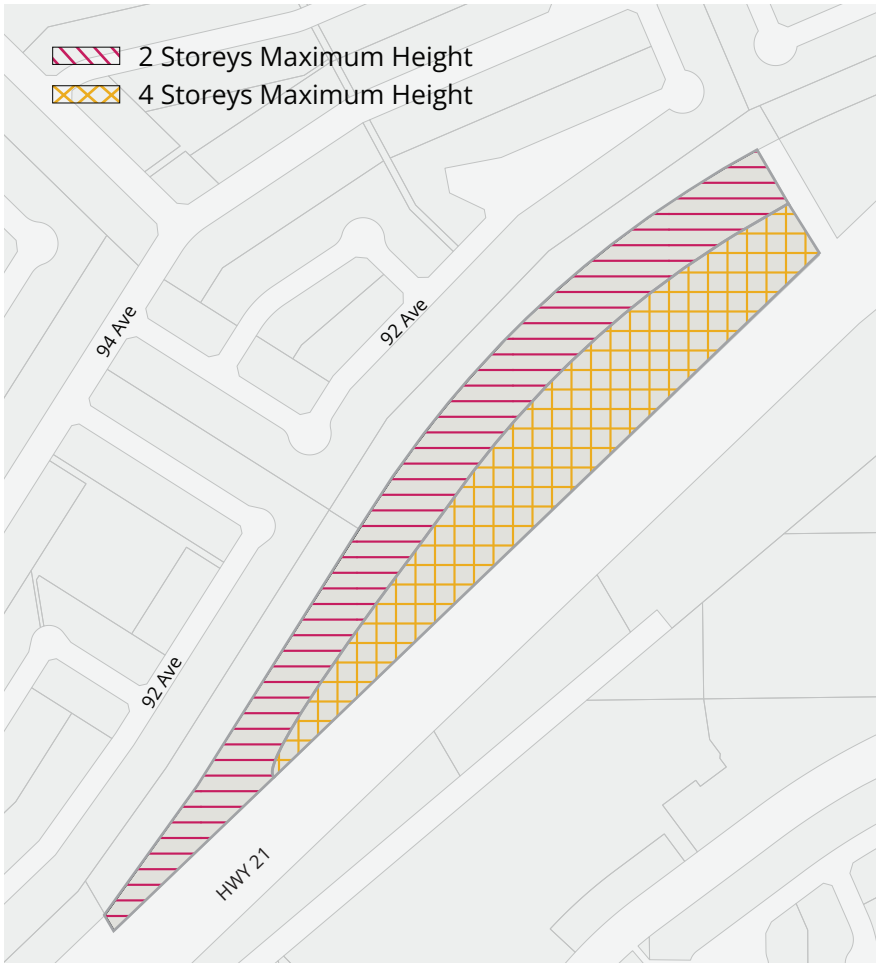
	INTERIOR OR CORNER SITE
Site Area	Min. 0.2 ha
Front Lot Line Setback	Min. 7.5m
Rear Lot Line Setback	Min. 7.5m
Side Lot Line Setback	Min. 4.5m
Building Height	Max. 14.0m
Site Coverage	70%

5.19.5. Building Height

a. Maximum Building Height shall be determined based upon:

i. The Location of the Building in proximity to low Density residential as per Figure 5.18.1.

FIGURE 5.18.1. **Maximum Building Height Diagram**



5.19.6. Architectural Design

a. The design of each Building shall establish a single architectural theme or architectural style. Similar design elements, finishing materials, colours and roof style shall be applied to each Building regardless of the staging sequence of the project.

b. Buildings along Highway 21 shall have significant Building Orientation towards the Highway.

c. The roofline and Building Façade shall include design elements that reduce the perceived mass of the Building and add architectural interest.

d. All mechanical equipment, including roof mechanical units, shall be concealed by Screening in a manner Compatible with the architectural character of the Building, or concealed by incorporating it within the Building framework.

e. The Site shall be developed to maximize aesthetic views from the Adjacent Street and Adjacent residential land use. All sides of Buildings that are exposed to a public Street or another Site shall be finished in a consistent, harmonious manner.

f. The exterior wall finishing materials shall be predominantly composed of muted colours, with strong colours limited to use as an accent.

5.19.7. All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations.

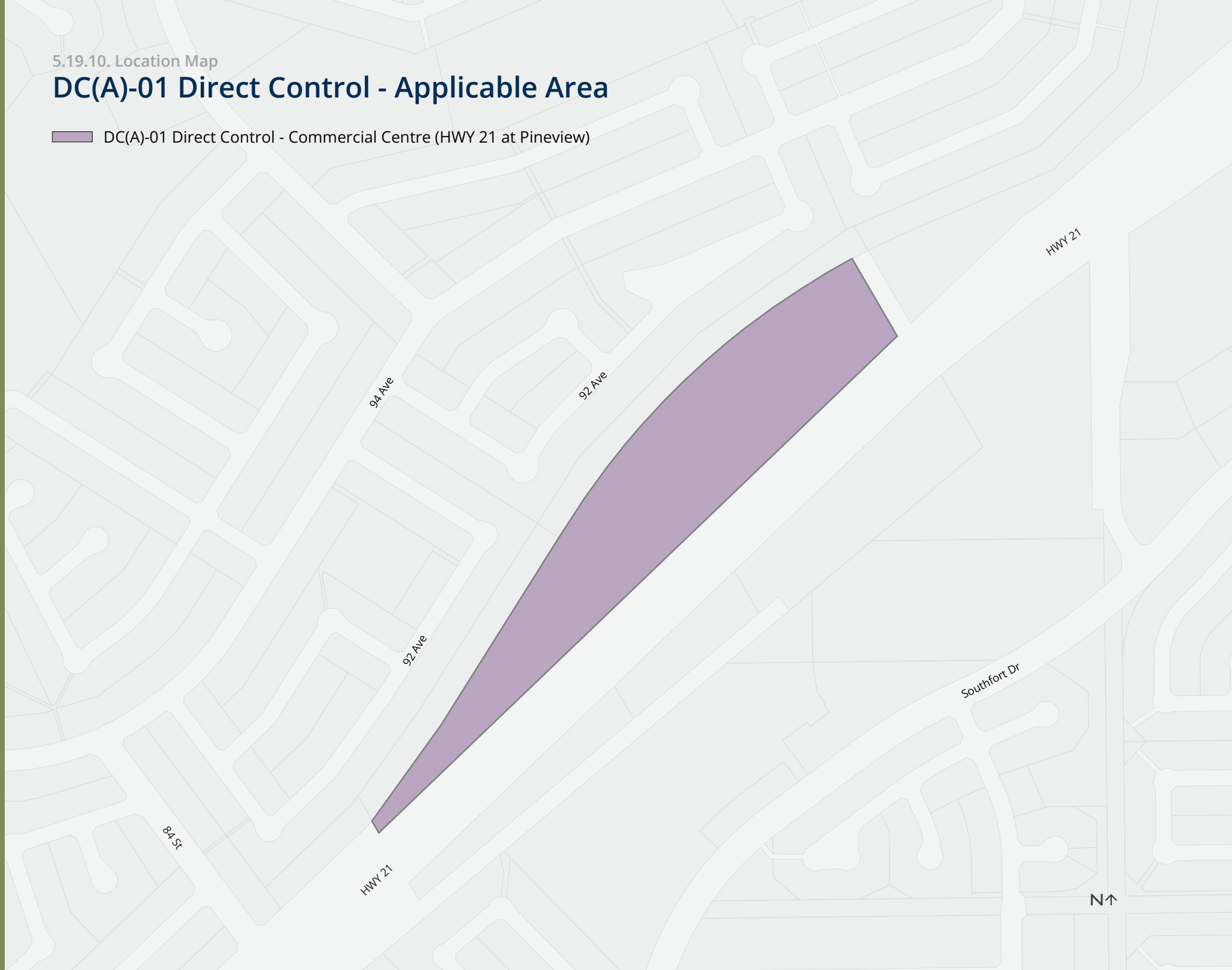
5.19.8. When evaluating a Permitted Built Form application where a Drive-Through Service is proposed, the Development Authority shall follow the regulations in Section 4.24.4.

5.19.9. Sites accommodating a Sign, the Street designation applicable to a Site shall be Highway.

5.19.10. Location Map

5.19.10. Location Map

DC(A)-01 Direct Control - Applicable Area



5.20. DC(A)-02 DIRECT CONTROL – RECREATION AND TOURISM

5.20.1. District Purpose

This District is intended to accommodate Campground Development that supports recreation and tourism in order to enhance and compliment the Turner Park area and the North Saskatchewan River Valley. Minor accessory developments that are accessory to and support the campground may be included on Site.

5.20.2. Built Form

TABLE 5.20.1. **Built Form Table**

BUILT FORM		BUILT FORM PROVISION (BFP)
Campground	P	
Park and Natural Area	P	
Single Structure Commercial Pad	D	
Sign	D	

5.20.3. Built Form and Siting

TABLE 5.20.2. **Built Form and Siting**

	INTERIOR OR CORNER SITE
Front Lot Line Setback	Min. 6.0m
Rear Lot Line Setback	Min. 6.0m
Side Lot Line Setback	Min. 6.0m
Building Height	Max. 9.0m
Residential Setback	Min. 50.0m
Public Trail Setback	5.0m

5.20.4. Development Criteria

a. All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations.

b. In no case shall any Campground be placed within the minimum Setback.

c. The Setback areas shall be maintained in accordance with the approved Landscape plan.

d. A permanent Campground map shall be placed at the entrance to each Campground area clearly identifying Streets, campsite numbers, Parking areas, Accessory Buildings and other Amenities. The Sign shall be kept current.

e. Pedestrian Walkways shall be provided to Accessory Buildings and Amenities with a minimum width of 1.2m and drained, lit and surfaced to a standard Compatible with the surrounding Natural Features to the satisfaction of Council.

f. Driveways within a campsite shall be at least 3.0m wide for one-way traffic and 6.0m wide where the Driveway is for two-way traffic.

g. Each campsite shall have clear access and identification for emergency services.

h. Each campsite shall include an individual Amenity space running the length of the campsite, to a minimum of 3.0m in width. The Amenity space shall contain a picnic table.

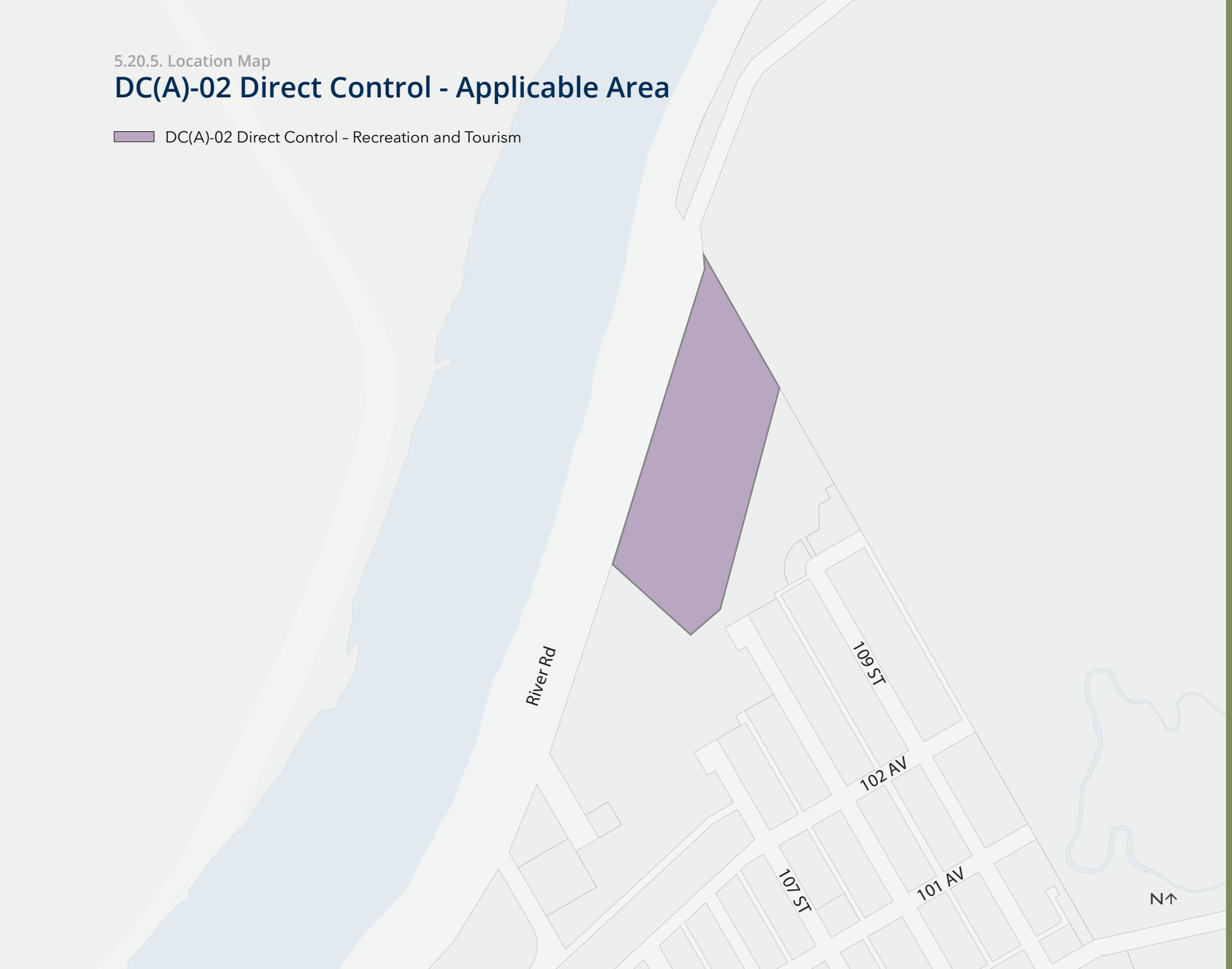
i. A minimum of 1 visitor Parking stall for every 20 campsites shall be provided within a designated area.

j. Sites accommodating a Sign, the Street designation applicable to a Site shall be Collector Street.

5.20.5. Location Map

5.20.5. Location Map

DC(A)-02 Direct Control - Applicable Area



5.21. DC(A)-03 DIRECT CONTROL – 101 STREET MULTI-UNIT RESIDENTIAL

5.21.1. District Purpose

The purpose of this site-specific direct control provision is to provide for high Density Residential Development in low to mid-rise Apartments and supportive Built Forms on a portion of the lands known as the Old Dr. Turner Lodge site. Sustainable site and Building design and construction will be encouraged in support of sustainable redevelopment of the lands. Development will be street oriented with the buildings located close to the Abutting Streets. Landscaped buffer shall provide buffer to the adjacent low Density area

5.21.2. Built Forms

TABLE 1.21.1. **Built Form Table**

BUILT FORM		BUILT FORM PROVISION (BFP)
Apartment	P	Community Service Facility, Health Services, Personal Service, Professional, Financial, and Office Service and Retail Store may be located only on the ground level of an Apartment Building.
Mixed-Use Building	P	Community Service Facility, Health Services, Personal Service, Professional, Financial, and Office Service and Retail Store to be located only on the ground level. Residential units may be allowed on the ground floor.
Sign	D	

5.21.3. Built Form and Siting

TABLE 1.1.2. **Built Form and Siting**

	INTERIOR OR CORNER SITE
Front Lot Line Setback	Max. 4.5m Abutting 98 Avenue Max. 3.0m Abutting 101 Street
Rear Lot Line Setback	Min. 7.0m
Side Lot Line Setback	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 12m and plus 1.0m for every 3.0m increase in Height.
Building Height	Min. 6.0m Max. 16.0m
Site Coverage	Max. 60% of all Buildings and Structures on site (including accessory developments)
Density	Min. 60 units/net residential hectare

5.21.4. Apartment and Mixed-Use Building

a. To ensure architectural interest, all units of new and redeveloped Principal Buildings shall incorporate a minimum 4 of the following design elements on the Façade to the satisfaction of the Development Authority:

i. Use of architectural treatments appropriate to the architecture style such as cornices, decorative columns and beams, Canopies and lighting fixtures;

ii. Use of bold window trims, soffits, muntin bars;

iii. 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;

iv. Use of high quality and durable exterior materials. Each Building must have a minimum of 20% high quality accent material, such as, but not limited to stone, brick or decorative shingles;

v. Use of accent colour and/or contrast in finishing materials; and

vi. Use of high quality soffits for roof overhang, vibrant colored front entry doorways, enhanced railing detailing on balconies and patios.

b. Reduced amount of non-residential on the ground floor will be considered.

5.21.5. Architectural Design

a. New and redeveloping Buildings shall have the same and/or complimenting materials, colours, and architectural details on all Façade exposed to public Streets, and Parks and open spaces.

b. Building Façade 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 Façade and eliminate continuous Blank Walls.

c. Ground floor Façade must have a minimum of 40% clear and transparent glazing that face a public street, Park, and other public area.

5.21.6. Other Regulations

a. All Built Forms within this District are subject to the applicable provisions of Part 4 – General Regulations, as well as the below regulations.

b. Landscaping

i. The minimum Landscaped area shall be 20% of the Site;

ii. 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.

iii. Rooftop gardens may be considered Landscaped area;

iv. Common Amenity areas to be provided with a minimum of 4.5m^2 per Dwelling unit through a combination of indoor and outdoor tenant Amenity Areas.

c. Parking Regulations

i. Apartment and/or Mixed-Use Building parking shall be a minimum of:

a) 0.8 stall per bachelor or 1 bedroom unit;

b) 1 stall per 2 bedroom unit;

c) 1.5 stalls per 3 bedroom unit;

d) 1 stall per 8 units for visitors; and

e) 15 bicycle parking spaces.

ii. Parking shall be, where possible, located to the rear or side of the Principal Building when viewed from the Street and shall be located to the satisfaction of the Development Authority.

iii. Parking areas shall not contain more than 20 contiguous parking spaces without incorporating Landscaping traffic islands.

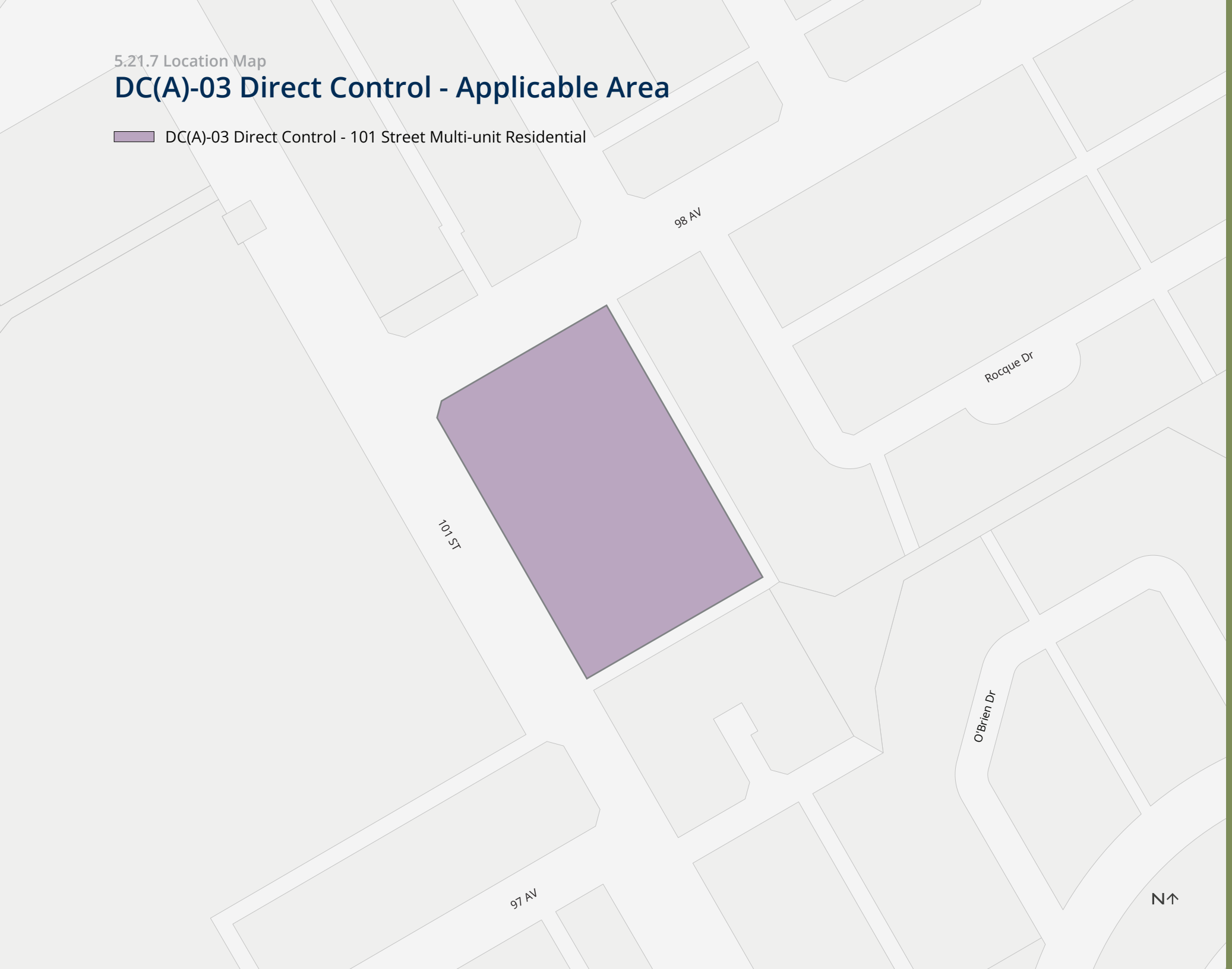
d. Signs

i. The Street designation applicable to the Site shall be Collector Street.

5.21.7. Location Map

5.21.7 Location Map

DC(A)-03 Direct Control - Applicable Area



LUB

6.1. Built Form Definitions
6.2. Activity Definitions
6.3. General Definitions

6 Part DEFINITIONS

6.1. BUILT FORM DEFINITIONS

RESIDENTIAL BUILT FORMS

APARTMENT means a Building containing multiple Dwellings, designed for use as a residence, and which does not conform to the definition of any other residential Built Form class. An Apartment can accommodate the Activity of Home Office, but only within a Dwelling Unit. See Figure below.



ASSISTED LIVING FACILITY means a Development dedicated to accommodating flexible 24 hour on-Site personal care and oversight with scheduled access to professional services, and which may include a Licensed Practical Nurse and/or Registered Nurse. Residents receive room and board services, light housekeeping services, assistance, personal care and social and recreational support. Individual residential units are contained within a larger Building and those units may contain up to two bedrooms and living area space. Residential units may also include cooking facilities. An Assisted Living Facility includes the following Activities: Eating and Drinking Establishment; Health Service; Personal Service; Recovery Centre; and Retail Store (General). This Development does not include Treatment Centre.

BACKYARD DWELLING means a self-contained, secondary residential Dwelling located on the same Lot as a Principal Dwelling. This Dwelling include 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. Backyard Dwelling can accommodate the Activity of Home Office. See Figure below.



BOARDING HOUSE means a Development that is subordinate to and located within a Dwelling located in either a Detached Dwelling or Duplex and the Dwelling contains 3 or more Sleeping Units rented individually on a fee-for-service arrangement. A Boarding House does not provide on-Site or off-Site social, physical, or mental health supports. Boarding House can accommodate the Activity of Home Office within a Dwelling.

BUSINESS RESIDENTIAL means a function that is subordinate to, and located within, a Dwelling Unit located in either a Detached Dwelling, Duplex, Stacked Duplex, Stacked Townhousing or

Townhousing and the Dwelling is operating a Home Based Business Activity. Business Residential accommodates the following Activitie Home Business; Show Home; and Bed and Breakfast.

CONTINUING CARE HOME means a self-contained Building to facilitate independent living quarters for its occupants in one Dwelling Unit that is to provide accommodation and on-Site or off-Site social, physical, or mental health supports to ensure an individual's daily needs are met and is authorized, licensed or certified by a Province. The residential character of the Development shall be maintained with the residents of the Dwelling living together as a single housekeeping group. This Development may incorporate accommodation for staff. This Development does not include homes or half-way houses for people under the jurisdiction of the Federal or Provincial Justice Systems or Treatment Centres.

DETACHED DWELLING means a self-contained Building to facilitate independent living quarters for its occupants and accommodating one Principal Dwelling. This Building type is characterized by its separation from other permanent Structures, having open space on all sides, and typically includes ancillary spaces and Developments (such as driveways, sidewalks, gardens, or yards) that are integral to its use as a residence. Detached Dwelling can accommodate the Activities of Home Office and Day Home. See Figure below.

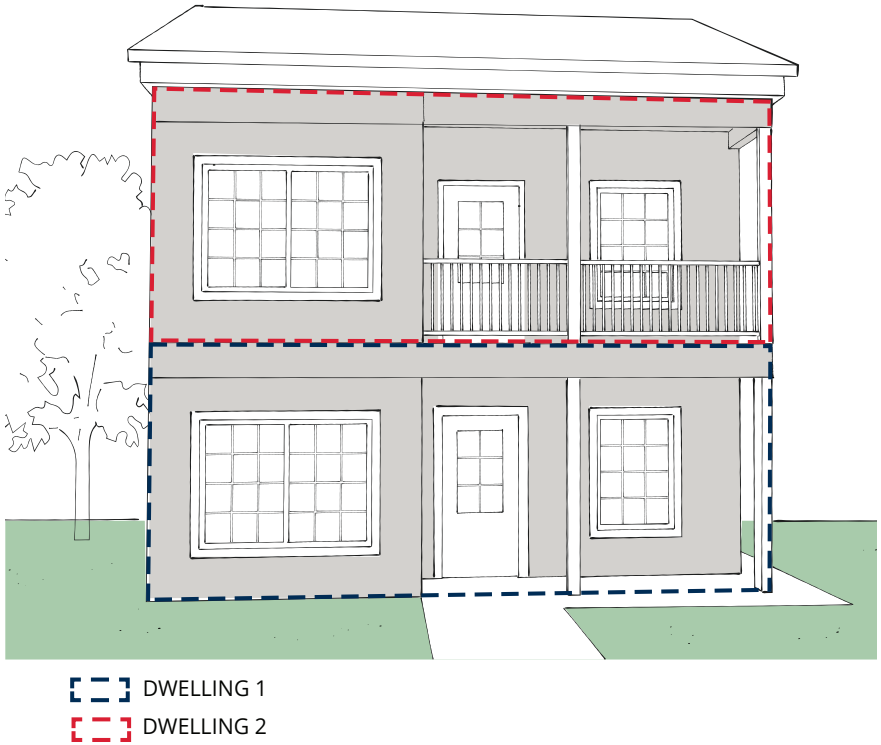


DUPLEX means a single Building divided into two Dwellings, separated by a vertical Party Wall, designed for use as a residence, each facilitating independent living quarters for its occupants. The Structure is surrounded by open space on all sides and typically includes ancillary spaces or Developments (such as driveways, sidewalks, gardens, or yards) that are integral to the Building's use as a residence. Duplex can accommodate the Activities of Home Office and Day Home within a Dwelling. See Figure below.



INTERNAL SECONDARY SUITE means a Dwelling that is subordinate to, and located within, a Detached Dwelling or Duplex. 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 Net Floor Area than the Principal Dwelling. An Internal Secondary Suite is not separated from the Principal Dwelling by a Condominium conversion or Subdivision. Internal Secondary Suite can accommodate the Activity of Home Office within the Dwelling.

STACKED DUPLEX means a single Structure designed for use as a residence, intended to facilitate independent living quarters for its occupants, with two Principal Dwellings separated by a horizontal plane. The Building type is characterized by each Dwelling's individual and separate access. 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 the use of the Stacked Duplex as a residence. Stacked Duplex can accommodate the Activities of Home Office and Day Home within a Dwelling. See Figure below.



STACKED TOWNHOUSING means a Building that is comprised of four or more Dwellings designed for use as a residence, each facilitating independent living quarters for its occupants. Dwellings are arranged with at least one Dwelling located totally or partially above another Dwelling. All Dwellings shall have a separate, direct entrance from the exterior, ensuring individual access for each Dwelling. Stacked Townhousing can accommodate the Activities of Home Office and Day Home within a Dwelling Unit.

TOWNHOUSING means a Building that contains 3 or more small-scale Dwellings designed for use as a residence, each facilitating independent living quarters for its occupants. Dwellings are joined in whole or in part at the side, the rear, or the side and the rear, with none of the Dwelling being placed over another. Each Dwelling has separate, individual, and direct access to ground level. Townhousing can accommodate the Activities of Home Office and Day Home within a Dwelling. See Figure below.



COMMERCIAL BUILT FORMS

COMMERCIAL BLOCK means a multi-Storey Building designed for a vertical mix of commercial and service-oriented functions, prioritizing Pedestrian-Priority Frontage. The ground floor is reserved for retail or service Activities 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 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 are: 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). See Figure below.

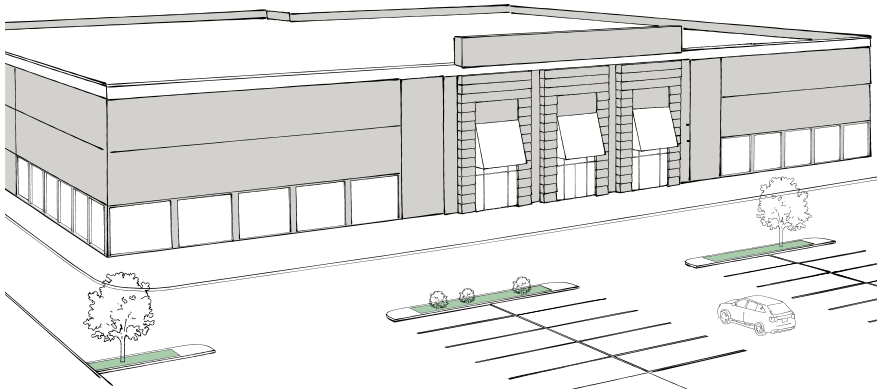


COMMERCIAL OFFICE BUILDING means a multi-story Building designed exclusively for non-residential Activities across all floors. These Buildings are designed to accommodate a range of non-residential Activities. Activities within a Commercial Office Building are: Business Support Service; Commercial School; Eating and Drinking Establishment; Health Service; Personal Service; Professional, Financial, and Office Service; and Retail Store (General).

INN means a Building dedicated to providing 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 Building is designed to cater to travelers, tourists, and those requiring longer-term accommodations such as temporary housing. Inn includes the following Activities: Eating and Drinking Establishment; Hotel; and Motel. See Figure below.



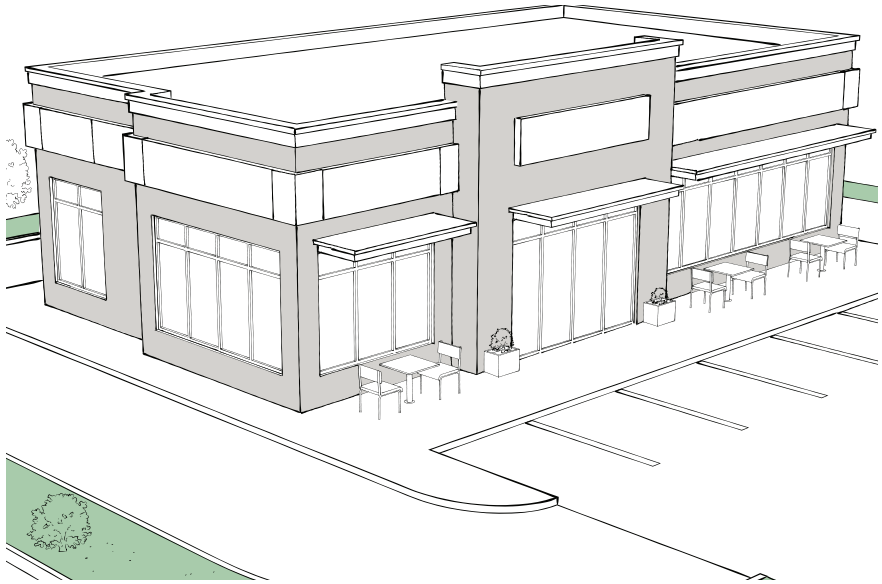
LARGE SCALE RETAIL CENTRE means a Structure purposefully designed with a minimum footprint of 5,000 square meters to accommodate consumer-facing operations. The Built Form is characterized by its capacity for significant space to accommodate a large quantity of goods and services readily accessible to 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 accommodates the following Activities: Business Support Services, Donation Centre, Eating and Drinking Establishment, Outdoor Storage; Recreation Facility (Indoor), Retail Store (General), and Warehouse Sales. See Figure below.



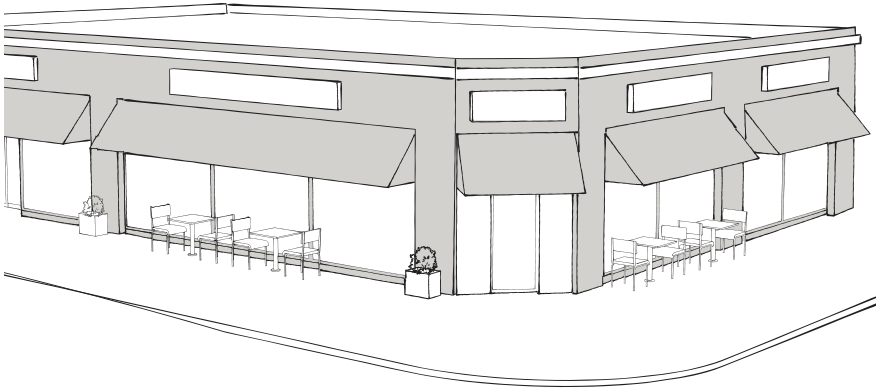
MIXED-USE BUILDING means a multi-Storey Building designed to integrate a mix of commercial, service, and residential functions, with an emphasis on Pedestrian-Priority Frontage at the ground level. The ground floor Frontage is reserved for commercial Activities, providing direct access and visibility from public Walkways to enhance foot traffic and foster Street level engagement. A Mixed-Use Building includes the following Activities: Childcare Facility; Community Service Facility, Eating and Drinking Establishment; Health Service; Live Work Unit; Personal Service; Professional, Financial, and Office Service; and Retail Store (General). See Figure below.



SINGLE STRUCTURE COMMERCIAL PAD means a standalone 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 Activities, this Building is typically adaptable to businesses and services requiring individual access, efficient operational space, and customer interaction. The Built Form 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); Retail Store (Cannabis); Retail Store (Liquor); Service Station (Limited); Vehicle Repair Facility, Vehicle Wash; and Veterinary Clinic. See Figure below.



STOREFRONT means a single-story Building, which may include a mezzanine, designed specifically for ground-floor retail or service Activities that prioritize pedestrian access and engagement. This Building 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); Retail Store (Cannabis); Retail Store (Liquor); and Veterinary Clinic. See Figure below.



STRIP MALL means a low-rise commercial Building 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; Donation Centre; 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); Retail Store (Cannabis); Retail Store (Liquor); Service Station (Limited); and Veterinary Clinic, Vehicle Repair Facility, and Vehicle Wash. See Figure below.



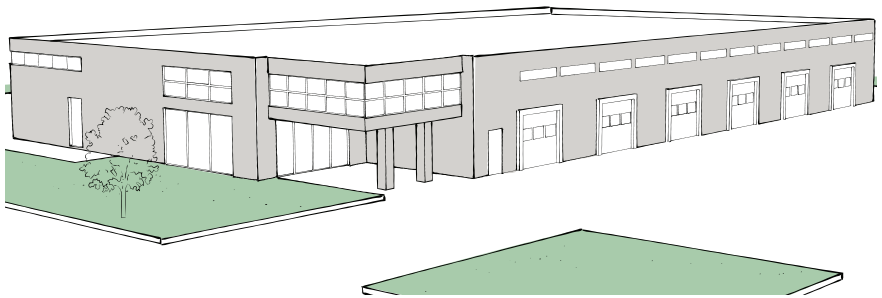
INDUSTRIAL BUILT FORMS

DATA CENTRE means a Development designed to house, store, process, and manage digital data using computer systems, servers, and telecommunications equipment. Typical functions include centres for supporting artificial intelligence, data security, data storage, management and processing of digital media, and digital currency processing.

HEAVY INDUSTRIAL BUILDING A Building designed to facilitate a variety of industrial Activities, where Objectionable, hazardous, or externally perceptible conditions may extend beyond the Site boundaries. Activities include: Heavy Industrial.

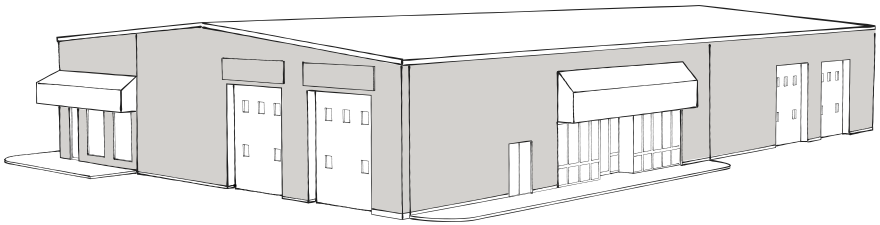
HEAVY INDUSTRIAL DEVELOPMENT means the processing, manufacturing, or compounding of materials, products, or energy, or any industrial Activities which because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odors, vibration, or other external impacts detectable beyond the Lot Lines of the property. Heavy Industrial Built Forms 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. Activities include: Heavy Industrial.

INDUSTRIAL FLEX BUILDING means a Building specifically designed to support a range of limited industrial or commercial Activities where any adverse effects of the Activities are contained in the Building itself. Activities include: Eating and Drinking Establishment; Entertainment Facility (Indoor); Entertainment Facility (Outdoor); Health Service; Recreation Facility (Indoor); and Retail Store (General). See Figure below.



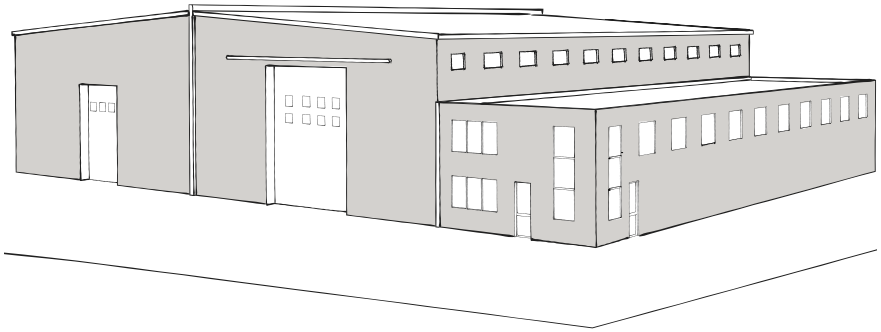
LIGHT INDUSTRIAL BUILDING means a Building specifically designed to support a range of industrial or commercial Activities where any adverse effects of the Activities are contained in the Building itself. Activities include: Brewery, Winery, and Distillery; Business Support Service; Cannabis Production and Distribution Facility; Contractor Service; Custom Manufacturing Establishment; Donation Centre; Emergency Response Service; Greenhouse; General Industrial; Kennel; Outdoor Storage; Pet Care Service; Recycling Depot; Recycling Drop-Off; Research & Development Facility; Service Station; Storage Facility; Vehicle Repair Facility; Vehicle Sales, Rental and Leasing Facility; Vehicle Sales, Rental and Leasing Facility (Limited); Vehicle Wash; Veterinarian Clinic; Warehouse Distribution and Storage; and Warehouse Sales.

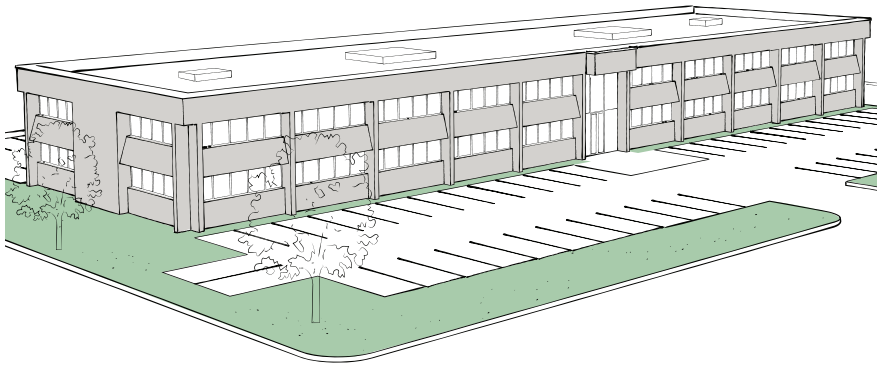
LIGHT INDUSTRIAL DEVELOPMENT A Development characterized by the parking, or storage of goods, materials, or equipment that may or may not, depending on the Activity, require any permanent Building or significant Structure on-Site. Activities include: Bulk Fuel Depot; Entertainment Facility (Outdoor); Outdoor Storage; Outdoor Storage Facility; Parking Facility; and Recycling Depot. See Figure below.



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. Activities include: Auctioneering Facility; Brewery, Winery, and Distillery; Cannabis Production and Distribution Facility; Contractor Service; Custom Manufacturing Establishment; Donation Centre; Greenhouse; General Industrial; Kennel; Outdoor Storage; Outdoor Storage Facility; Recycling Depot; Recycling Drop-Off; Research & Development Facility; Service Station; Vehicle and Equipment Storage; Vehicle Repair Facility; Vehicle Sales, Rental and Leasing Facility; Vehicle Sales, Rental and Leasing Facility

(Limited); Vehicle Wash; Veterinarian Clinic; Warehouse Distribution and Storage; and Warehouse Sales. See Figure below.





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. 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. Activities include: Bulk Fuel Depot; Outdoor Storage; Outdoor Storage Facility; Parking Facility; and Recycling Depot.

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. See Figure below.

CIVIC BUILT FORMS

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 Buildings: crematoria, columbaria and mausoleums. Activities include memorial parks, burial grounds, and gardens of remembrance.

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. Activities include a remand centre or jail.

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 means a Building or group of Buildings designed for public assembly, intended for the purpose of public education, training, or instruction. The Built Form is 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, whether public or private.

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 are: Community Service Facility; Emergency Response Service; Government Service; and Hospital.

AGRICULTURE AND SUSTAINABILITY BUILT FORMS

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 Activities, 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 Built Form 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 Built Form. Activities are: Renewable Energy Device.

OPEN SPACE BUILT FORMS

CAMPGROUND means a Site where land is 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 Buildings that support its primary function, such as washrooms, an administrative office, laundry facilities, picnic areas, playgrounds, and boating or day-use amenities.

PARK AND NATURAL AREA means a Site where land is designated for outdoor recreation, the protection of Nature 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 functions such as walking paths, playgrounds, and picnic areas, with minimal facilities like public washrooms. Activities are: Community Garden, Natural Conversation; Park; and Public Facility.

OTHER BUILT FORMS

NATURAL RESOURCE DEVELOPMENT means lands, Buildings and Structures for the on-Site removal, extraction and primary processing of raw materials found on or under the Site or accessible from the City. Typical functions include gravel pits, sand pits, clay pits, oil and gas wells, coal mining and stripping of topsoil. This Built Form does not include the processing of raw materials transported to the Site.

NATURAL RESOURCE PROCESSING means lands, Buildings and Structures for the processing of raw materials extracted either on a Site or transported from another Site. Typical functions include petroleum upgrading and gravel processing.

SIGN means a stand-alone Structure for advertising or calling attention to any business, organization, Person, matter, thing or event.

TREATMENT CENTRE means a centre for the treatment of persons with addiction, such as but not limited to drugs or alcohol, which may include the provision of services such as psychotherapy, detoxification, dispensing of medication, and short-term accommodation to residents. Treatment Centres do not include half-way houses for people under the jurisdiction of the Federal or Provincial Justice Systems.

UTILITY SERVICE (MAJOR) means Development of Utility infrastructure which, in the opinion of the Development Authority, 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 lands, Buildings and Structures for infrastructural purposes that are likely to have some impact on the environment or Adjacent Built Forms by virtue of its appearance, noise, size, traffic generation or operational characteristics. Typical functions 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.

6.2. ACTIVITY DEFINITIONS

ADULT ENTERTAINMENT FACILITY means any premises or parts thereof in which products or services are provided that are of a sexual nature that may involve sensual massages and showing or displaying of 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 Activity 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 independently of or in combination with another business Activity which is conducted on the premises;

c. Adult video stores which are businesses where greater than 30% of the Net 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 Net Floor Area is used for the display and sale of merchandise and/or products intended to be used for sexual pleasure;

e. Services of which a principal feature is the nudity or partial nudity of any Person; and

f. Services which involve sensual body rub and massages.

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 functions include berry farms, tree farms, sod farms, plant nurseries and market garden operations. This Activity does not include minor livestock agriculture, an agricultural product stand or a Greenhouse.

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.

AGRICULTURAL SUPPORT SERVICE means 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.

AUCTIONEERING FACILITY means lands, Buildings and Structures 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 an Activity within an owner-occupied Dwelling where temporary accommodation is provided to the public for a fee-for-service arrangement for up to 14 days and which contains 4 or fewer guest rooms, with or without meals served in the morning.

BREWERY, WINERY, AND DISTILLERY means the manufacturing of beer, wine, spirits or other alcoholic beverages. This Activity 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. Additional functions 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 a Building used to provide support services to businesses, typical functions include but are not limited to printing establishments, testing laboratories, janitorial firms, office equipment sales, repair establishments, and sign shops.

CANNABIS LOUNGE means a Building where the primary purpose of the facility is the sale of cannabis to the public and the consumption of cannabis within the premises that is authorized by provincial or federal legislation. This Activity does not include Cannabis Production and Distribution or Retail Store (Liquor or Cannabis).

CANNABIS PRODUCTION AND DISTRIBUTION FACILITY means a lands, Buildings and Structures where the primary purpose of the facility is the production and distribution of cannabis that is authorized by provincial or federal legislation. This Activity does not include Retail Store (Liquor or Cannabis) or any other cannabis-related Activities.

CASINO means a Building used for the playing of games of chance, but does not include an Indoor Entertainment Facility, or a Eating and Drinking Establishment in which fewer than 11 video lottery terminals are located.

CHILD CARE FACILITY means a Building licensed by the Province to provide personal care, maintenance, supervision or education to 7 or more children. This Activity includes daycare centres, nurseries, kindergartens, nursery schools and play schools and other similar activities but does not include an institution operated by the Province.

COMMERCIAL SCHOOL means a Building 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 activities 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 Building for use by the public or public groups for cultural or community activities. Typical activities include museums, libraries, YM/YWCA, tourist information/ interpretive centres and multi-purpose facilities and public clubs.

CONTRACTOR SERVICE means a premise 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 District regulations where the Activity is located. This Activity shall not include any on-Site manufacturing activities.

COTTAGE INDUSTRY means lands, Buildings and Structures 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 Building 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 an Activity 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 functions include jewelry fabrication, toy and musical instrument manufacturing, gunsmithing, woodworking, and pottery or sculpture studios.

DATING AND ESCORT SERVICE means any business 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.

DAYHOME means a function that is subordinate to and that may be licensed by the Province, in a Dwelling that is intended to provide temporary care, educational services and supervision to six or fewer children that shall follow the regulations of the Province.

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

EMERGENCY RESPONSE SERVICE means lands, Buildings and Structures where police, fire and publicly operated emergency medical services are provided.

ENTERTAINMENT FACILITY (INDOOR) means a Building in which the public participates in an Activity for entertainment or social purposes. This Activity includes the sale of food and beverages to 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 Activity may include facilities for dinner theatres; theatrical, musical or dance performances; amusement arcades; billiard 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 Activity. This Activity does not include Adult Entertainment Facility, Casino, or Late Night Club.

ENTERTAINMENT FACILITY (OUTDOOR) means a Site in which the public participates in and/or views an Activity for entertainment or social purposes. This Activity includes the sale of food and beverages to 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 Activity 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 Activity does not include a Late Night Club.

FARMERS AND FLEA MARKET means an Activity 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. This Activity is usually of a seasonal nature.

FUNERAL HOME means a Building used for the preparation of the dead for burial or cremation, and the holding of funeral services.

GENERAL INDUSTRIAL means a Development which may involve one or more of the following functions:

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 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 Built Forms defined in this Bylaw for resale to individual customers; or

f. the training of personnel in General Industrial operations.

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

GOVERNMENT SERVICE means a premise providing Crown Corporation, or municipal, provincial or federal government services directly to the public. Typical functions include, but are not limited to taxation offices, courthouses, postal stations, manpower and employment offices, food banks, and social service offices. This Activity does not include Emergency Response Service, Detention and Correctional Service or education facilities.

GREENHOUSE means lands, Buildings and Structures for the growing, acclimating, propagating, harvesting, displaying and selling of bedding, edible, household and ornamental plants and may include additional functions relating to the storage, displaying, and selling of gardening, nursery and related products. This Activity does not include Cannabis Production and Distribution Facility, Retail Store (Liquor or Cannabis) or any other cannabis-related Activities.

HEALTH SERVICE means a Building or part of a Building developed 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 the doctor's residence.

HOME BUSINESS means an Activity in a Dwelling, or a combination of a Dwelling and an Accessory Building, to operate a business by the resident occupying the Dwelling. This Activity does not include any cannabis-related Activities.

HOME OFFICE means an Activity contained within a Dwelling for the purpose of office type activities by the resident occupying the Dwelling. It does not involve business associated visits or vehicles, outside storage of materials, and non-resident Employees. This Activity does not include any cannabis-related Activities.

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

HOTEL means a Building 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 which may include Eating and Drinking Establishments, meeting rooms, personal services and retail stores.

KENNEL means lands, Buildings and Structures 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 Activity 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 an Activity where a portion of Dwelling is dedicated floor space for the purpose of conducting work by the resident occupying the Dwelling. The work component may or may not be separate and distinct from the Dwelling. Live Work Units must ensure a Pedestrian-Priority Frontage is maintained. This Activity does not include a Home Business.

MANUFACTURED HOME means a prefabricated Dwelling 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 a Building used for the provision of rooms or suites for temporary Boarding or light housekeeping, where each room or suite has its own exterior access. Motels may include Eating and Drinking Establishments and Personal Services.

NATURAL CONSERVATION USE means a Site set aside for outdoor recreation or to protect sensitive Nature Features and or areas of cultural or scenic value. Without restricting the generality of the foregoing, this Activity may include parks, environmentally sensitive areas, wilderness areas, natural areas, ecological reserves and archaeological Sites.

NON-PROFIT CLUB means a Building used for the meeting, social or recreational activities of members of a non-profit, not for profit, or charitable philanthropic, social service, and athletic, business or fraternal organization, without on-Site residences.

OUTDOOR STORAGE means an Activity to store goods and materials outside the principal Built Form. This Activity is subordinate to the Built Form.

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 lands, Buildings and Structures 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 Activity 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 premises for the retailing of goods and chattels in pawn.

PERSONAL SERVICE means an Activity 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 activities as: barbershops, hairdressers, tattoo parlours, beauty salons, tanning salons, shoe repair shops, laundromats, dry cleaning outlets, but does not include Adult Entertainment Facilities, Health Services, Retail Stores, or Service Stations.

PET CARE SERVICE means a lands, Buildings and Structures where small animals normally considered as household pets are washed, groomed, trained and/or boarded, but not overnight. This Activity may also include the retail sales of associated products.

PLACE OF WORSHIP means a Building including any meeting halls, used for spiritual worship and related religious, charitable, educational or social activities, but does not include a School. Typical functions include churches, chapels, mosques, temples, synagogues, parishes, convents and monasteries.

PROFESSIONAL, FINANCIAL AND OFFICE SERVICE means a Building primarily used for the provision of professional, management, administrative, consulting, and financial services. Typical activities 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 functions.

PUBLIC FACILITY means any lands, Buildings and Structures 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.

RECOVERY CENTRE means a centre for the recovery of persons with addiction, such as but not limited to drugs or alcohol, which may include the provision of services such as psychotherapy, dispensing of medication, and short-term accommodation to residents. Recovery Centres do not include detoxification facilities or half-way houses for people under the jurisdiction of the Federal or Provincial Justice Systems.

RECREATION FACILITY (INDOOR) means a Building providing facilities that are available to the public for sports and recreational activities conducted indoors. Typical functions 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 Building providing facilities that are available to the public including indoor gun ranges, archery, or axe throwing. This Activity does not include Recreation Facility, Indoor.

RECREATION FACILITY (OUTDOOR) means a space providing facilities that are available to the public for sports and recreational activities conducted outdoors. Typical activities 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 an Activity used for the buying, collecting, and 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 an Activity 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 Activity does not include a Recycling Depot.

RESEARCH AND DEVELOPMENT FACILITY means a Building or space where the premises are 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 located 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 (CANNABIS) means a retail store licensed by the Province to sell cannabis and cannabis accessories to the public, for consumption elsewhere. This Activity does not include Cannabis Production and Distribution Facility or any other cannabis-related Activities.

RETAIL STORE (LIQUOR) means a retail store licensed by the Province to sell alcoholic beverages to the public for off-Site consumption. This Activity does not include the production, processing, distribution, or wholesale handling of alcohol. Typical functions include standalone liquor stores and wine and beer stores.

RETAIL STORE (GENERAL) means a Building 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 Activity does not include Retail Store (Cannabis), Cannabis Production and Distribution Facility or any other cannabis-related Activities.

SERVICE STATION means an Activity 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 and convenience goods. Typical functions include truck stops and highway Service Stations. Total above ground storage of all fuel shall be in an amount of 30,000 L or less.

SERVICE STATION (LIMITED) means an Activity 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 and convenience goods. This Activity does not include a Vehicle Repair Facility.

SHOW HOME means a temporary space in a permanent Dwelling that is constructed for the 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 Activity may include a show suite in a multi-unit Development.

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

UTILITY SERVICE (MAJOR) means an Activity for public Utility infrastructural purposes which is likely to have a major impact on the environment or Adjacent Built Forms by virtue of its emissions, appearance, noise, size, traffic generation or operational characteristics. Typical functions 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 an Activity for public Utility infrastructural purposes that are likely to have some impact on the environment or Adjacent Built Forms by virtue of its appearance, noise, size, traffic generation or operational characteristics. Typical functions 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 an Activity used exclusively for outdoor storage of vehicles, derelict vehicles or parts. Typical functions include vehicle or equipment storage compounds.

VEHICLE REPAIR FACILITY means an Activity 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. A Vehicle Repair Facility may operate a Vehicle Wash.

VEHICLE SALES, LEASING OR RENTAL FACILITY means an Activity 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 an Activity 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 Activity 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 an Activity 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 functions include automatic/drive through or coin/time operated car washes.

VETERINARY CLINIC means a Building 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 Veterinary Clinic 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 Activity may also include the retail sale of associated products.

WAREHOUSE, DISTRIBUTION AND STORAGE means a single Building 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. This Activity includes moving companies, trucking terminals and intermodal transfer areas.

WAREHOUSE SALES means a Building 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 Activity includes functions where principal goods being sold are such bulky items as furniture, carpet, major appliances and Building materials. This Activity does not include Flea Markets or functions of the retail sale of food or a broad range of goods for personal or household use.

6.3. GENERAL DEFINITIONS

A

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 BUILT FORM OR ACCESSORY BUILDING means a Building, or Structure that is accessory to, incidental to and located on the same Site as the Principal Built Form. This may include, but is not limited to sheds, detached Garages, gazebos, private play structures, pergolas and decorative ponds. This does not include an 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 engaging pedestrian experience.

ACTIVITY means an undertaking identified under the Built Form definition which is appropriate for the Building, Site, or Lot. If an Activity is not identified under the Built Form definition it is prohibited from operating in the Built Form.

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 Building 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 and/or passage 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.

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, 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.

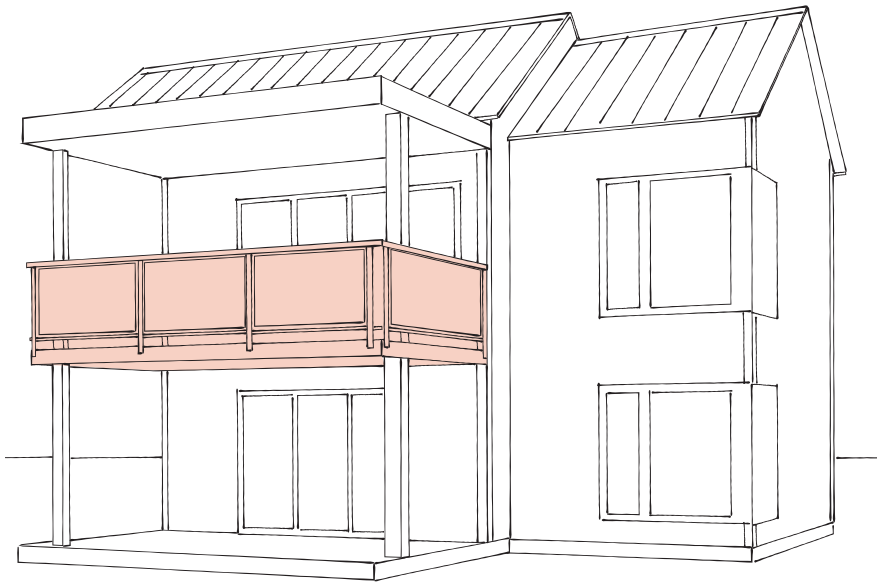
AREA REDEVELOPMENT PLAN means a Statutory Plan adopted by Council, prepared pursuant to the MGA, as amended, which addresses the redevelopment or rehabilitation of established neighbourhoods or other areas.

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 Façade 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 divide 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.

BUILT FORM means the use of a Site, Lot, and/or Building(s).

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 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.

CHANGE IN INTENSITY means, in the case of a Built Form, an increase or a decrease of fundamental aspects of a particular Built Form that may have land use implications or is otherwise regulated in this Bylaw. Such determinants that constitute a Change in Intensity may include, but are not limited to, a change in Net 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 the position of Chief Administrative Officer as defined by and 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.

COMPATIBLE means the characteristic of different Developments 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.

COMPREHENSIVE DISTRICT means a Distinct, geographic area intended to provide a tailored approach to regulating Development in unique character areas and designed to achieve place-based objectives established in the Municipal Development Plan. These districts are design and scale focused, context-sensitive, and strive to create and or build on the existing sense of place. They cover larger, contiguous areas and regulate Development through Regulating Maps, sublocations as qualifiers that help determine what Built Form and regulations are appropriate. In this Bylaw CND, DCD, DFD, DGD, HND, MUCD and PVD are the Comprehensive Districts.

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.

DECK means an uncovered platform that is raised from finished Grade.

DENSITY means the number of Dwellings per net residential hectare.

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.** The creation or existence of an Excavation or stockpile;
- **b.** The construction or placing of a Building including an addition to, replacement of, or repair of a Building in, on, over or under land;
- **c.** A change of the Built Form; or
- **d.** A Change in Intensity of Built Form.

DEVELOPMENT AUTHORITY means a Development Authority established under Part 17 of 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 Development on a Site that shares one or more vehicle 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 has ceased.

DISCRETIONARY BUILT FORM 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 Built Forms and Developments.

DISTRICT means a set of listed Built Forms and regulations to be applied within specific geographic area of the City. There are four types of Districts in this Bylaw including Comprehensive, Standard, Special and Direct Control Districts.

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 rooms used as a bedroom, bathroom, and 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 within a Building that is on a Foundation, and connected to utilities.

E

EASEMENT means a documented interest on private or public land registered with the Land Titles Office of Alberta, 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, while reasonable efforts have been undertaken to comply with the regulation, 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 Building where the outer shell of the Structure is made of fabric material spanned over a rigid structural frame or trusses. This does not include temporary structures associated with a permitted Temporary Outdoor Event.

FAÇADE means the exterior outward face of a Building.

FAÇADE IMPROVEMENT means the alteration or enhancement of the exterior face of a Building. This includes but is 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 glazing on the ground Façade or
- **f.** Signage attached to the Façade.

FENCE means a 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 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:

- **a.** at the Corners of a Site,
- **b.** at the Foundation, or
- **c.** 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, compacted or otherwise, is not considered Hard Surfacing.

HEAT ISLAND EFFECT means a phenomenon within urban areas where developed areas experience significantly higher temperatures than treed areas and surrounding rural Development.

HEIGHT means the vertical distance between Grade and the highest point of a Structure at the front Elevation to the Streetwall, 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 Nature 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 decorative 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.

LANE means a narrow Public Roadway intended chiefly to give access to the rear of Buildings and parcels of Land.

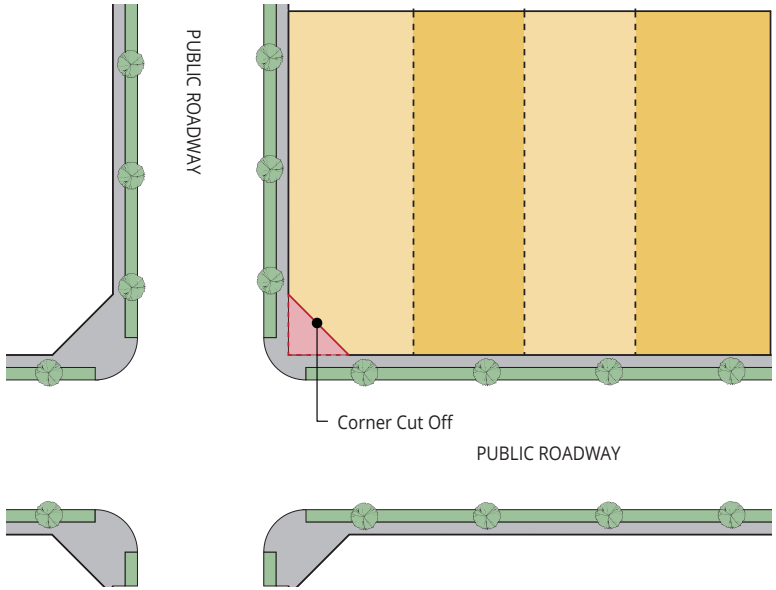
LOADING SPACE means a space provided on a Site to accommodate a commercial vehicle on a temporary basis, that being the time required for loading and unloading of goods and materials.

LOCATION means an area where Built Forms and regulations apply.

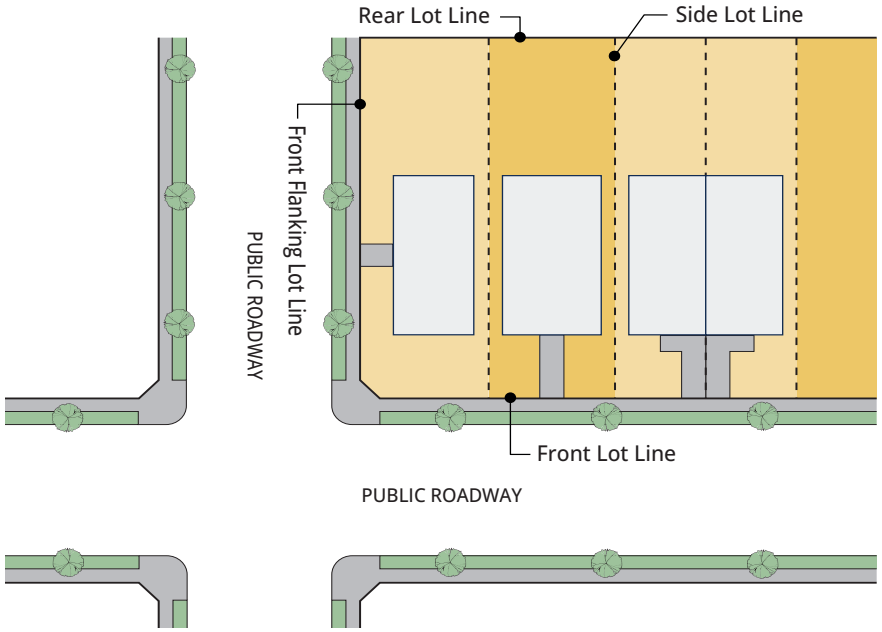
LOT means:

- **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.

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 edges 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 edges 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 a Front Lot Line, or Rear Lot Line.

M

MOTOR VEHICLE SIGNS means a visual medium attached to the body or frame of a vehicle and/or trailer intended for the purpose of advertising or calling attention to any business, organization, Person, matter, thing or event while being parked on a Street or Site. 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 wetlands, forests, ravines, rivers, valleys, and associated wildlife habitat areas along the edge of, or which support significant ecological functions within, the Nature Feature and include any tree, plant life, water feature, natural open space, rock outcropping or view corridor which presents vistas to a 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 Net Floor Area does not include Basement areas used exclusively for commercial storage or service to the Building; parking areas above or below Grade; mechanical and equipment floor area; stairwells, elevator shafts, escalators, public washrooms, a 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.

NON-CONFORMING BUILT FORM means a lawful specific Built Form:

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 Built Forms permitted in the Land Use Bylaw.

O

OBJECTIONABLE means unpleasant or offensive.

OCCUPANCY means the utilization of a Building or land as the Built Form for which it was approved.

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.

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.

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 MGA; 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 MGA.

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 BUILT FORM 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.

PERSON means any individual, corporation, firm, partnership, association, body corporate, company, society, owner, or occupant, but unless the context otherwise required, does not include the Town, or it's Employees.

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 BUILT FORM OR PRINCIPAL BUILDING means the Development, in the opinion of the Development Authority, that:

a. Occupies the majority of the parcel;

b. Is the main Building on a parcel;

c. Is not subordinate or incidental to any other Buildings on the same parcel; or

d. Constitutes the primary purpose for which the parcel is used.

PRINCIPAL DWELLING means the primary Dwelling and is the dominant function on a Site.

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.

PROJECT 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 OPEN SPACE means land including Buildings and / or Structures on it freely accessible to the public such as and not limited to parks, nature reserves, civic plazas, and play areas.

PUBLIC ROADWAY means a public Street.

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

REDEVELOPMENT SITE means Site with existing Development intended to be torn down, significantly altered, or repurposed for a different purpose or intensity.

REGULATING MAP means the detailed plan of the Comprehensive District or portion of the Comprehensive District designating the locations in which Built Forms and Development regulations apply.

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 Developments include solar panels mounted or attached to a roof or Accessory Building.

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.

RESIDENTIAL DEVELOPMENT means a Development where a Building or part of a Building is designed for people to live in. The Building contains one or more Dwellings or 1 or more Sleeping Units.

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.

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.

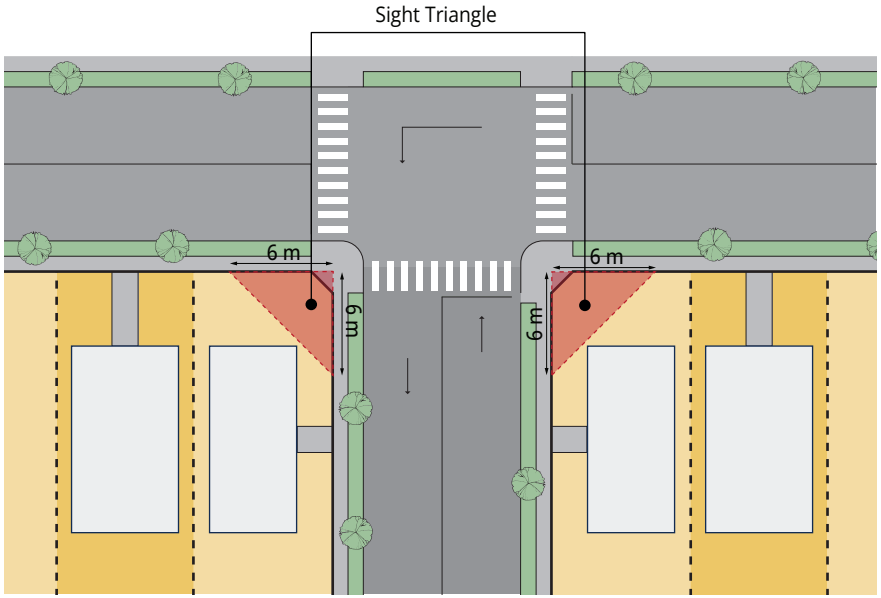
SHIPPING CONTAINER means a sealed unit (such as a sea can) used for the land and sea transport of goods and materials, which may also be used for storage, where permitted.

SIDE LOT LINE – see LOT LINE, SIDE

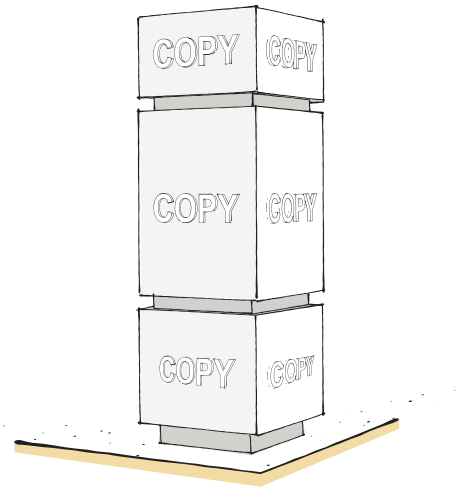
SIDE YARD – see YARD, SIDE

SIDEWALK means a paved or asphalted path for pedestrians.

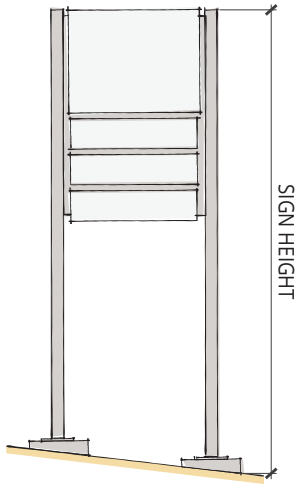
SIGHT TRIANGLE means a triangular portion of land established at Street and Lane intersections in which nothing shall be erected, placed, planted or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists or pedestrians entering or leaving the intersection.



SIGN 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 STRUCTURE means any Structure that supports a Sign,

including materials used to conceal or improve the visual appearance of the structural parts.

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, matter, thing or event.

SITE means an area of land consisting of one or more Abutting lots that are comprehensively developed as determined by the Subdivision Authority or Development Authority.

SITE COVERAGE means the ratio of the total horizontal area of all Buildings and Structures on a Site which are located at or higher than 0.6m above Grade, including any covered Projections (i.e. verandas, Porches, Cantilevers, enclosed/covered Decks. This definition shall not include:

a. Steps, eaves, cornices, Fence, Landscaping features and similar uncovered projections;

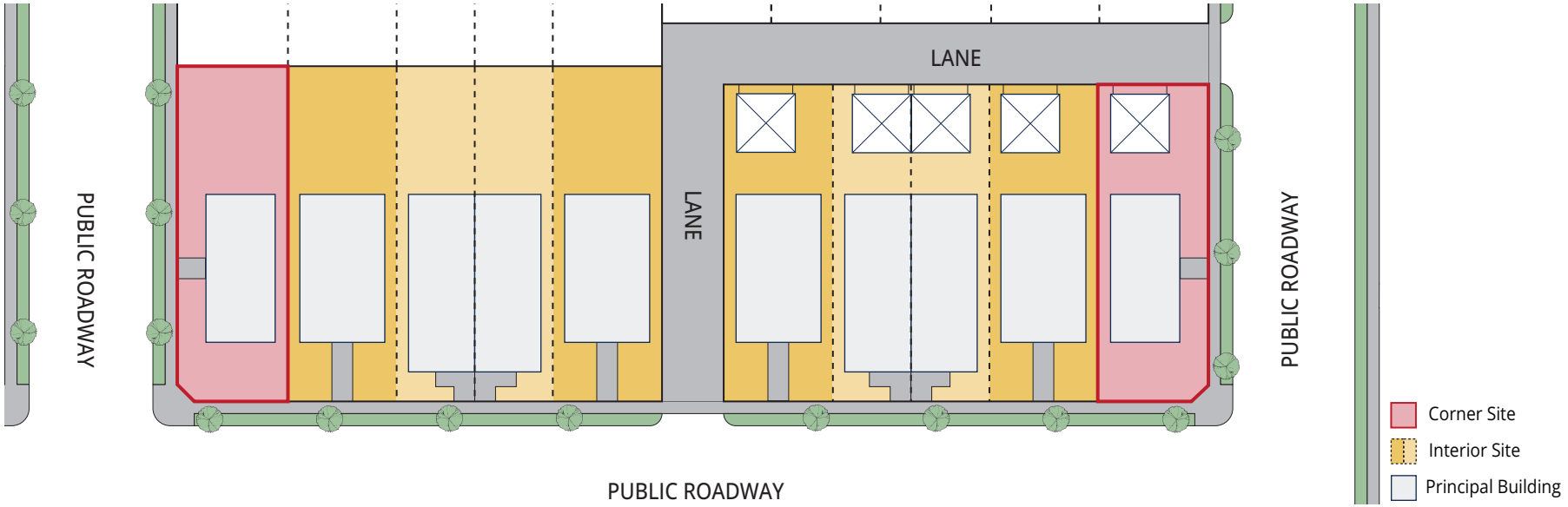
b. Driveways, Aisles and parking spaces; or

c. Unenclosed inner and outer courts, terraces and Patios where these are less than 0.6m above Grade.

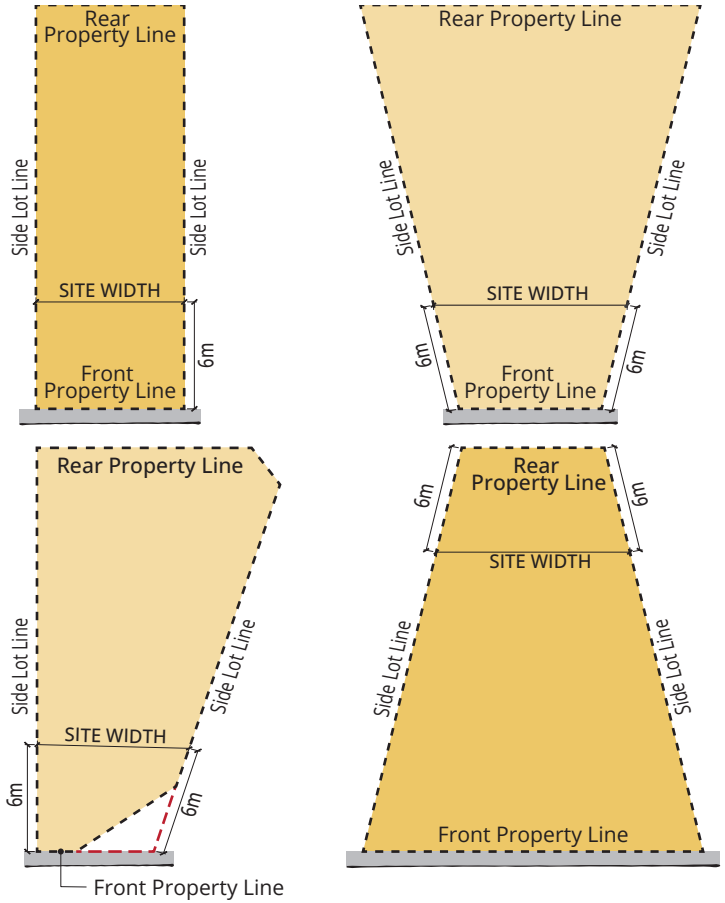
SITE DEPTH means the distance between the midpoints of the Front and Rear Lot Lines.

SITE, CORNER means a Site located at the intersection of two Streets, other than a Lane.

SITE, INTERIOR means a Site that is bounded by only one public Street.



SITE WIDTH means the horizontal distance between the Side Lot Lines of a Site measured 6.0m from the Front Lot Line. Where the side Lot Lines are not parallel, the Site Width is measured by the horizontal distance between the Side Lot Lines 6.0m from the front property line or rear property line, whichever is the lesser. For irregular Site configuration where the Site Width cannot be reasonably calculated by these methods, Site Width shall be determined having regard for access, shape, and buildable area of the Lot, and Location of Adjacent Buildings.



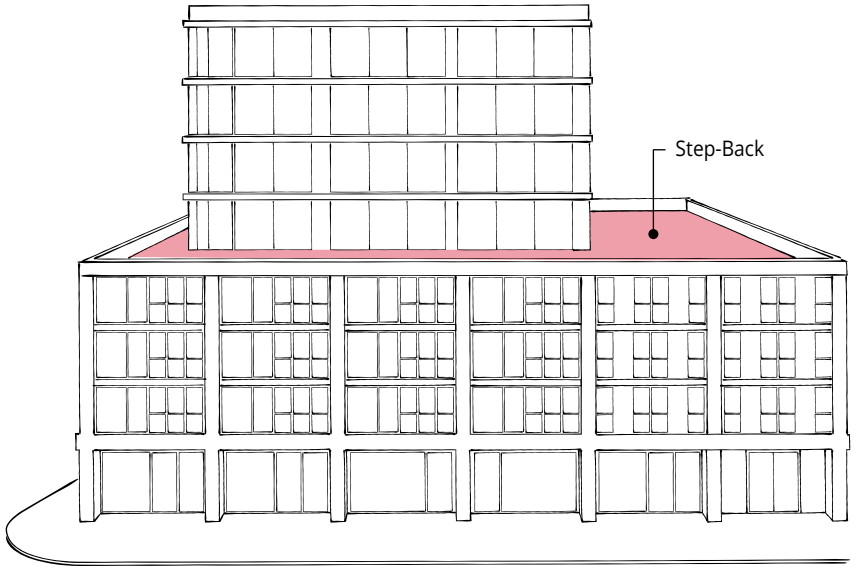
SLEEPING UNIT means a room in a residential Building that is used for people to live, that is available through a fee for service arrangement and is not self-contained. Sleeping Units have shared access to facilities such as cooking, dining, laundry, sanitary, or general living facilities in the same residential Building. A Sleeping Unit provides accommodation for a maximum of 2 people.

SPECIAL DISTRICT means an Applicant initiated District encompassing a geographic area to allow for Built Forms and unique regulations.

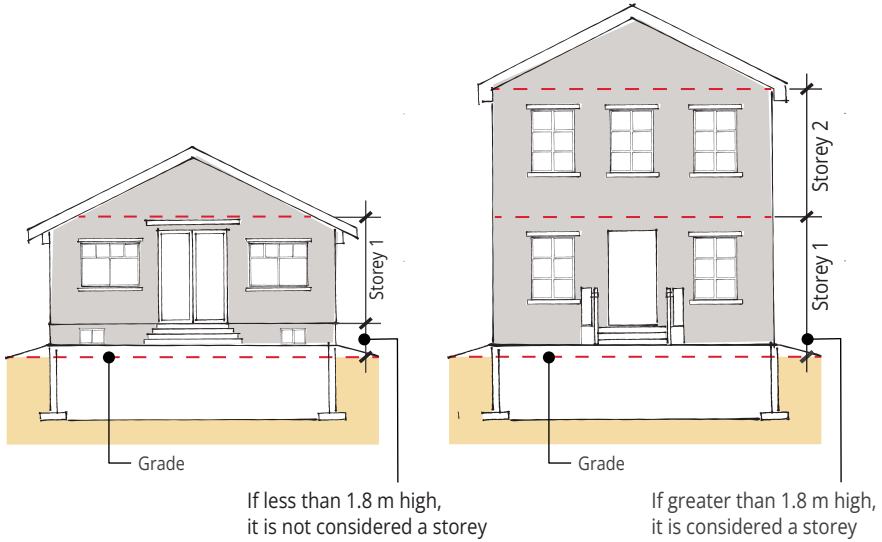
STANDARD DISTRICT means a District intended to allow for Built Forms that are similar and Compatible with similar impacts. For these districts context and design focus is secondary to facilitating Development of the Site. These districts are applied on a Site-by-Site basis as opposed to a comprehensive Regulating Map. In this Bylaw AG, EP, ESD, HI, IB, IR, LI, MI, PR, PS, and UR are Standard Districts.

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 are 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.

STREETWALL means the exterior wall of Buildings that directly abut or face towards a Street.

STRIPPING AND GRADING means the removal, stockpiling, or relocation of topsoil and organic surface material, and the subsequent reshaping of the land by cutting, filling, leveling, or contouring, to prepare a Site for Development, construction, or drainage purposes, excluding Excavation for Building Foundations.

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 of the same offence or has voluntarily paid a fine associated with the same offence within the past twenty four (24) months.

SURVEILLANCE SUITE means on-Site Building or a Structure used by an owner, manager or a caretake to provide security and / or maintenance.

SWIMMING POOL means a Structure designed to retain a large volume of water, a minimum of 0.378 cubic metres.

T

TEMPORARY BUILDING/DEVELOPMENT means a Development for which a permit has been issued for limited duration as determined by the Development Authority.

TEMPORARY SALES CENTER means an Accessory Building to market, lease or sell for a limited period of time on a Site where a Development Permit has been issued for a Principal Built Form.

TEMPORARY SIGNS means a visual medium Structure that is intended to be removed from the Site within a specific time limit or upon meeting a specific criterion.

TEMPORARY RETAIL SALES means:

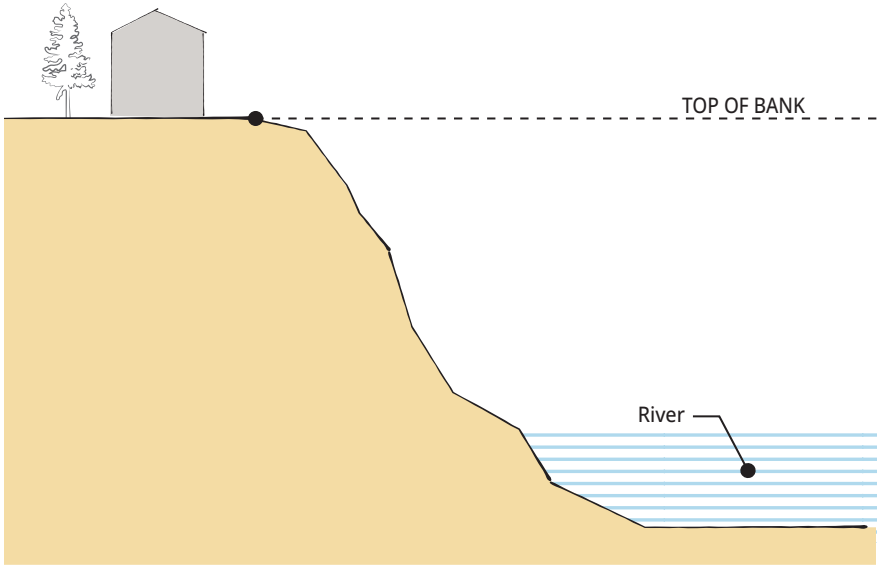
a. Stands typically operated by children for selling items such as lemonade or similar goods;

b. Volunteer-operated stands for fundraising purposes, such as hot dog stands;

c. Businesses displaying goods or wares on Adjacent sidewalks, provided they are directly associated with the Principal Built Form on the same property and do not obstruct pedestrian or vehicular traffic; or

d. Retail operations conducted from a vehicle, such as the sale of produce, food, flags, blankets, or other goods.

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, 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

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 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 visual medium installed in a Sign that displays full-motion, moving, or continuous scrolling Copy. Video Displays typically use LED or similar technology and may include dynamic content beyond simple transitions. These visual mediums 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.

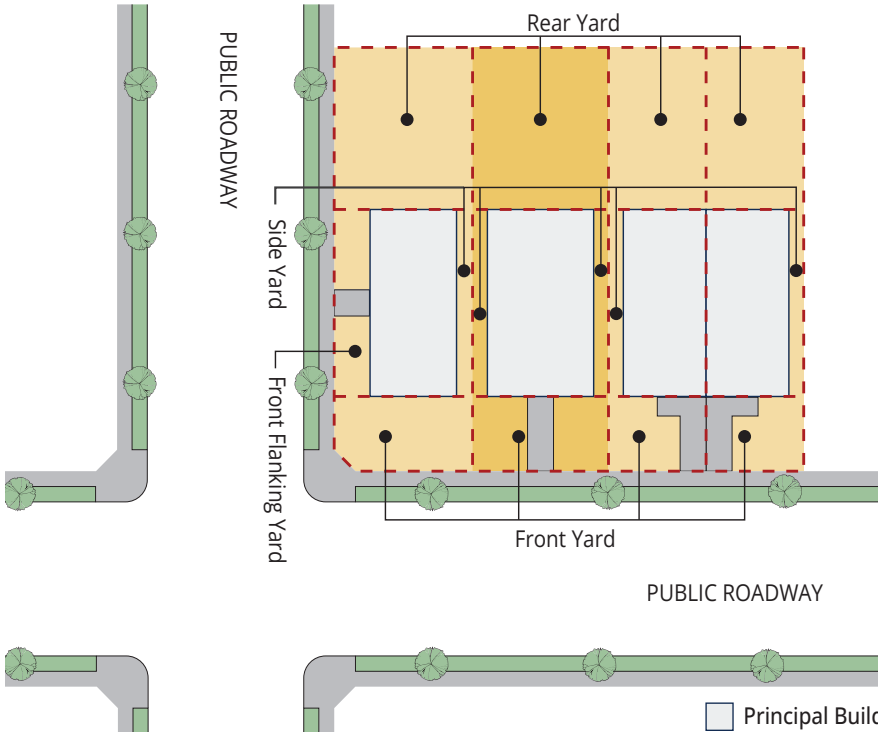
X

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 Side Lot Lines 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.

CITY OF
FORT SASKATCHEWAN