

Change Log for LUB 05-2025 Administrative Amendment					
#	Current Page Number & LUB Section	Type of Amendment	Rationale for Amendment	Current Text	Proposed Text for Amendment
1	Page 3 Subsection 1.7.1 Securities	 Typographical/ Formatting Corrections	The formatting on 1.7.1 has 2 separate main ideas and should be corrected to include 1.7.2 and 1.7.3 for logical organization of ideas and ease of comprehension.	1.7 Securities 1.7.1 Applicants may be required, at the discretion of the Development Authority, to provide to the City security in the form of either a certified cheque or an irrevocable letter of credit equal to 100% of the cost of the required landscaping, or other approved work, based on the approved plans. Where landscaping is required, following development completion and a site inspection, the security may be reduced to 20% of the cost of the required landscaping, but in no case shall the remaining security be less than \$5,000.	1.7 Securities 1.7.1 Applicants may be required, at the discretion of the Development Authority, to provide to the City security in the form of either a certified cheque or an irrevocable letter of credit equal to 100% of the cost of the required landscaping, or other approved work, based on the approved plans. 1.7.2 Where landscaping is required, following development completion and a site inspection, the security may be reduced to 20% of the cost of the required landscaping, but in no case shall the remaining security be less than \$5,000. 1.7.3 The conditions on which the security described in 1.7.1 is held shall be:
2	Page 6 Subsection 1.9.18 and 1.9.19 General Rules for Interpretation	 Clarification Of Intent	Amend the regulation to allow for more opportunities to maintain and improve approved residential dwellings that are now considered existing non-conforming based on Land Use Bylaw and Districting changes. This is applicable to several manufactured homes within the LDR Land Use District that are currently prohibited from being replaced or upgraded unless they are destroyed by an act of nature. This amendment is proposed based on discussions with affected landowners.	1.9.18 Any existing residential dwelling with an approved permit destroyed through fire, flood, or other act of nature may be replaced with a similar development at the discretion of the Development Authority regardless of the underlying district. 1.9.19 Replacement dwellings of the nature referred to in 1.9.18 shall be considered a discretionary use in all districts, except where the dwelling type being replaced is listed as a permitted use in the underlying district, and shall only be considered under the following provisions: a. all replacement developments shall be compatible with nearby buildings, and b. where the replacement dwelling is a mobile manufactured home the dwelling shall not be older than ten (10) years old.	1.9.18 Any existing residential dwelling with an approved permit destroyed through fire, flood, other act of nature or for other reasons deemed acceptable by the Development Authority- including but not limited to structural deterioration, documented building code compliance issues, or other safety related concerns- the Development Authority may authorize the dwelling to be replaced with a similar development, regardless of the underlying district.
3	Page 6 Subsection 1.9.21 General Rules for Interpretation	 Clarification Of Intent	New addition to clarify how landscaping/parking requirements are determined by lot size when the lot size is exactly the dimension of the requirements.	1.9.18 Any existing residential dwelling with an approved permit destroyed through fire, flood, or other act of nature may be replaced with a similar development at the discretion of the Development Authority regardless of the underlying district. 1.9.19 Replacement dwellings of the nature referred to in 1.9.18 shall be considered a discretionary use in all districts, except where the dwelling type being replaced is listed as a permitted use in the underlying district, and shall only be considered under the following provisions: a. all replacement developments shall be compatible with nearby buildings, and b. where the replacement dwelling is a mobile manufactured home the dwelling shall not be older than ten (10) years old. 1.9.20 Where a development has been granted a variance for a reduced required minimum setback, items indicated as allowed projections in Table 7 (Allowed Projections into Required Setbacks) and in Figure 7: Allowed Projections shall be allowed to project further into the varied setback provided the projection is in accordance with Subsection 13.35.	1.9.21 In cases where a requirement of this Bylaw may be dependent upon lot size (landscaping requirements, parking requirements or otherwise) and the lot in question is exactly of the dimensions detailed in the Bylaw, the lesser requirement shall be required. For example, where Table 8 (Landscaping Requirements) requires that lots 1.0 acre – 4.0 acres in area require a specific amount of landscaping while lots 4.0 acres – 5.0 acres require additional landscaping and an application is received for a lot that is exactly 4.0 acres in area, the Development Authority shall require the landscaping requirement for lots 1.0 acre – 4.0 acres to be met.
4	Page 9 Subsection 2.1.2 (c) Administrative Authority	 Clarification Of Intent	A consistent shorthand reference to the Subdivision and Development Appeal Board reduces the ambiguity associated with 'the Board.'	2.1 Development Authority 2.1.1 The Development Authority is designated in accordance with the Act to exercise development powers and perform duties on behalf of the City. 2.1.2 The Development Authority may be any of the following: a. Development Officers as designated by the City Manager, b. the City Manager, c. the Subdivision and Development Appeal Board (the Board), or d. City Council. 2.1.3 The Development Authority shall not approve a Development Permit application where the proposed use is neither permitted nor discretionary in a given district except in the situation described in 2.1.26 (b). 2.1.4 The Development Authority for Direct Control permits is Council unless otherwise designated by Council in the DC District.	2.1 Development Authority 2.1.1 The Development Authority is designated in accordance with the Act to exercise development powers and perform duties on behalf of the City. 2.1.2 The Development Authority may be any of the following: a. Development Officers as designated by the City Manager, b. the City Manager, c. the Subdivision and Development Appeal Board (the SDAB), or d. City Council. 2.1.3 The Development Authority shall not approve a Development Permit application where the proposed use is neither permitted nor discretionary in a given district except in the situation described in 2.1.26 (b). 2.1.4 The Development Authority for Direct Control permits is Council unless otherwise designated by Council in the DC District.
5	Pg. 10 Subsection 2.5.5 'New' Subdivision Applications	 Clarification Of Intent	Provides greater transparency to applicants by clarifying that subdivision applications are circulated to landowners.	2.5 Subdivision Applications 2.5.1 Subdivision applications for property located in Saskatchewan shall be processed in accordance with The Planning and Development Act, the Saskatchewan Subdivision Regulations, the Statements of Provincial Interest Regulations and the Dedicated Lands Regulations as amended. 2.5.2 Subdivision applications for property located in Alberta shall be processed in accordance with Section 653.1 of the Act and the Alberta Subdivision Regulations. 2.5.3 All subdivision applications shall be required to meet the regulations of the underlying district including all setbacks, lot depths and otherwise. 2.5.4 Notwithstanding 2.5.3 subdivided lots may intersect a building only in cases where the lots are divided along a shared party wall as detailed in Subsection 13.8.7.	2.5.5 Upon receipt of a subdivision application in either province, the Development Authority shall give notice in writing to landowners in accordance with Subsections 3.8.1 and 3.8.2.
6	Page 10 Subsection 2.6 Role of Subdivision and Development Appeal Board	 Clarification Of Intent	A consistent shorthand reference to the Subdivision and Development Appeal Board reduces the ambiguity associated with 'the Board.'	2.6 Role of the Subdivision and Development Appeal Board 2.6.1 The Board is authorized to perform such duties as specified in the City's Subdivision and Development Appeal Board Bylaw and the Act, as amended.	2.6 Role of the Subdivision and Development Appeal Board (SDAB) 2.6.1 The Subdivision and Appeal Board (SDAB) is authorized to perform such duties as specified in the City's Subdivision and Development Appeal Board Bylaw and the Act, as amended.
7	Page 10 Subsection 2.6 Role of Subdivision and Development Appeal Board	 Clarification Of Intent	New regulation to provide additional clarity on the source of the Subdivision and Development Appeal Board's legal authority.	2.6 Role of the Subdivision and Development Appeal Board 2.6.1 The Board is authorized to perform such duties as specified in the City's Subdivision and Development Appeal Board Bylaw and the Act, as amended. 2.7 Variance Authority	2.6.2 The SDAB is authorized to perform such duties as specified in the City's Subdivision and Development Appeal Board Bylaw, The Planning and Development Act, the Saskatchewan Subdivision Regulations, The Statements of Provincial Interest Regulations and The Dedicated Lands Regulations as amended.
8	Page 10 Subsection 2.7.1 (i) Variance Authority	 Regulation Changes	Include the opportunity for off-site parking distance to be varied, in conjunction with the amendment to subsection 15.3.1 to increase this distance from 120 m.	2.7 Variance Authority 2.7.1 Where allowed by the provisions of this Section, the Development Authority may vary the following requirements of this Bylaw: a. amenity area requirements, b. building height, c. fencing and screening height, d. maximum floor area for a home based business, e. maximum floor area for the business portion of a live/work unit, f. maximum density within HDR, HDR or CC Districts, g. maximum lot coverage, h. maximum size of a seasonal temporary commercial service, i. minimum parking, loading and unloading requirements (including bicycle parking).	2.7 Variance Authority 2.7.1 Where allowed by the provisions of this Section, the Development Authority may vary the following requirements of this Bylaw: a. amenity area requirements, b. building height, c. fencing and screening height, d. maximum floor area for a home based business, e. maximum floor area for the business portion of a live/work unit, f. maximum density within HDR, HDR or CC Districts, g. maximum lot coverage, h. maximum size of a seasonal temporary commercial service, i. minimum parking, loading and unloading requirements (including bicycle parking).

9	Page 12 Subsection 2.8 Land Use Bylaw Amendments	 Clarification Of Intent	Add new regulations after 2.8.5 relating to mapping, when a map amendment is required, map updates are for all maps within the bylaw, even when not listed/identified individually 2.8.6 Where a map amendment or text amendment to this Bylaw is adopted, all relevant sections, schedules, figures, tables, district maps, overlay maps, and other associated materials forming part of this Bylaw may be updated to reflect the amendment, whether or not such materials are specifically referenced within the adopting bylaw. 2.8.7 Technical, map and formatting updates do not require a separate bylaw and may be completed administratively for the sole purpose of ensuring internal consistency, accuracy, and clarity within the Bylaw. 2.8.8 No administrative update made under this provision shall alter the substance or intent of Council's adopted amendment.	2.8Land Use Bylaw Amendments 2.8.1 This Bylaw shall require an amendment for the addition or update to any text, map, figure, or other aspect of the Bylaw that changes its explicit intent. 2.8.2 Council may, at any time, initiate an amendment to this Bylaw in accordance with the process described in this Subsection by resolution. 2.8.3 Any person may request an amendment to this Bylaw by making an application through the City approved process. a. Proposed amendments shall not be recommended to Council until all required fees as detailed the City's Fees and Charges Bylaw as amended are paid by the applicant. 2.8.4 All proposed amendments shall be undertaken in accordance with the Act. 2.8.5 If an amendment application is refused, the Development Authority shall not accept another application on the same land for the same or similar amendment until six (6) months have passed after the date of such refusal. 2.9Land Use Bylaw Amendment Process 2.9.1 Upon receipt of a complete amendment application, the Development Authority: a. may refer the application in accordance with <i>Subsection 3.8</i>.	2.8.6 Where a map amendment or text amendment to this Bylaw is adopted, all relevant sections, schedules, figures, tables, district maps, overlay maps, and other associated materials forming part of this Bylaw may be updated to reflect the amendment, whether or not such materials are specifically referenced within the adopting bylaw. 2.8.7 Technical, map and formatting updates do not require a separate bylaw and may be completed administratively for the sole purpose of ensuring internal consistency, accuracy, and clarity within the Bylaw. 2.8.8 No administrative update made under this provision shall alter the substance or intent of Council's adopted amendment.
10	Pgs. 13 Subsection 2.9.1 Land Use Bylaw Amendments Process	 Clarification Of Intent	Amend 2.9.1 b of the Land Use Bylaw Amendment Process to provide additional clarity and better capture actual practice.	2.9Land Use Bylaw Amendment Process 2.9.1 Upon receipt of a complete amendment application, the Development Authority: a. may refer the application in accordance with <i>Subsection 3.8</i>. LAND USE BYLAW 20-2025 CLLOYDMINSTER b. shall prepare a written report advising the applicant on Administration's willingness to recommend the amendment to Council, and, if the applicant elects to proceed and prepays the necessary advertising fees, c. shall draft a proposed Bylaw amendment and present the proposed amendment to Council.	2.9Land Use Bylaw Amendment Process 2.9.1 Upon receipt of a complete amendment application, including application and advertising fees, the Development Authority: a. may refer the application in accordance with <i>Subsection 3.8</i>, b. shall consider and address comments and concerns submitted by adjacent landowners and Administration, c. shall consider alignment with overarching plans, such as the Municipal Development Plan and applicable Area Structure Plans, and d. shall determine whether to recommend the proposed amendment to Council based on the criteria above, and e. shall draft a proposed Bylaw amendment and present the proposed amendment to Council.
11	Pg. 15 Subsection 2.11.2 (g.) Direct Control (DC) District Provisions	 Clarification Of Intent	Amend 2.11.2 (g.) to provide additional clarity regarding parties responsible for registration of Development Agreements and other instruments at Land Titles.	g. a Development Agreement may be required and registered by caveat, together with an attached copy of the agreement, at the appropriate Land Titles Office against the affected lands.	g. The Development Authority may require the applicant to enter into a Development Agreement and register a copy of the agreement as a caveat against the subject lands at Land Titles.
12	Page 15 - Control of Development "New" Subsection 3.1.3	 Clarification Of Intent	Provide some additional clarity to be identified as 3.1.3 on what constitutes as stacking uses and how inquiries or applications are managed.	3. Development Permit Decisions & Procedures 3.1Control of Development 3.1.1 No development shall be undertaken in the City unless a Development Permit has been issued under the provisions of this Bylaw, or the development is explicitly exempt from requiring a permit as per <i>Subsection 3.2 – Development Not Requiring a Development Permit</i> and <i>Subsection 16.2 - Signs Not Requiring a Development Permit</i>. 3.1.2 All development, including development not requiring a permit, shall comply with all applicable provisions and regulations of this Bylaw.	3.1.3 Where two or more uses are proposed on the same site, within the same building, or as part of a single development, and when combined the nature, scale, intensity, or operational characteristics of those uses are substantially equivalent to, or reasonably constitute, another use classification defined in this Bylaw, the Development Authority shall deem the proposal to be that use classification. In such circumstances, the deemed use must be specifically listed as a Permitted Use or Discretionary Use within the applicable Land Use District in order to be considered for development approval. Where the deemed use is not listed within the applicable Land Use District, the application shall be refused unless the Land Use District is amended to include the use.
13	Pg. 15 Subsection 3.2.1 Table 1 line 1 Development Not Requiring a Development Permit	 A Typographical/ Formatting Corrections	The words "result in" are not required before the words "change in use."	Table 1: Development Not Requiring a Development Permit Development Type Conditions for Permit Exemption 1 Building alterations or renovations Where the changes do not result in an increase in the number of dwelling units, the building footprint, or result in a change of use	Table 1: Development Not Requiring a Development Permit Development Type Conditions for Permit Exemption 1 Building alterations or renovations Where the changes do not result in an increase in the number of dwelling units, the building footprint, or a change of use

14	Page 15 Subsection 3.2.1 Table 1 line 6 Development Not Requiring a Development Permit	Clarification Of Intent	Add new regulation to distinguish a Greenhouse for personal use from one that is intended to be a commercial use and clarify that the former can be considered an accessory building.	<table><tr><td>6</td><td>Construction, demolition or relocation of an accessory building or structure (including shipping containers/sea cans and sheds)</td><td>Where the development: a. is located in the rear yard of any district, b. is under 10.0 m² (108 ft²) in area, c. has a maximum wall height of 2.5 m (8.0 ft), d. is developed in accordance with the provisions for accessory buildings and structures in <i>Subsection 13.1</i>, and e. does not exceed the maximum allowance of two (2) Development Permit exempt accessory buildings or structures on a single site</td></tr></table>	6	Construction, demolition or relocation of an accessory building or structure (including shipping containers/sea cans and sheds)	Where the development: a. is located in the rear yard of any district, b. is under 10.0 m² (108 ft²) in area, c. has a maximum wall height of 2.5 m (8.0 ft), d. is developed in accordance with the provisions for accessory buildings and structures in <i>Subsection 13.1</i> , and e. does not exceed the maximum allowance of two (2) Development Permit exempt accessory buildings or structures on a single site	<table><tr><th colspan="2">Table 1: Development Not Requiring a Development Permit</th></tr><tr><th>Development Type</th><th>Conditions for Permit Exemption</th></tr><tr><td>6 Construction, demolition or relocation of an accessory building or structure (including shipping containers/ sea cans and sheds) and greenhouses classified as an accessory building</td><td>Where the development: a. is located in the rear yard of any district, b. is under 10.0 m² (108 ft²) in area, c. has a maximum wall height of 2.5 m (8.0 ft), d. is developed in accordance with the provisions for accessory buildings and structures in <i>Subsection 13.1</i>, and e. does not exceed the maximum allowance of two (2) Development Permit exempt accessory buildings or structures on a single site</td></tr></table>	Table 1: Development Not Requiring a Development Permit		Development Type	Conditions for Permit Exemption	6 Construction, demolition or relocation of an accessory building or structure (including shipping containers/ sea cans and sheds) and greenhouses classified as an accessory building	Where the development: a. is located in the rear yard of any district, b. is under 10.0 m² (108 ft²) in area, c. has a maximum wall height of 2.5 m (8.0 ft), d. is developed in accordance with the provisions for accessory buildings and structures in <i>Subsection 13.1</i> , and e. does not exceed the maximum allowance of two (2) Development Permit exempt accessory buildings or structures on a single site
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15	Page 16 Subsection 3.2.1 Table 1 (Row 6) Development Not Requiring a Development Permit	A Typographical/ Formatting Corrections	The final item of a bulleted list is incorrectly labeled as 'a' when it should be 'e.'	<table><tr><td>6</td><td>Construction, demolition or relocation of an accessory building or structure (including shipping containers/see cans and sheds)</td><td>Where the development: a. is located in the rear yard of any district, b. is under 10.0 m² (108 ft²) in area, c. has a maximum wall height of 2.5 m (8.0 ft), d. is developed in accordance with the provisions for accessory buildings and structures in <i>Subsection 13.1</i>, and e. does not exceed the maximum allowance of two (2) Development Permit exempt accessory buildings or structures on a single site</td></tr></table>	6	Construction, demolition or relocation of an accessory building or structure (including shipping containers/see cans and sheds)	Where the development: a. is located in the rear yard of any district, b. is under 10.0 m² (108 ft²) in area, c. has a maximum wall height of 2.5 m (8.0 ft), d. is developed in accordance with the provisions for accessory buildings and structures in <i>Subsection 13.1</i> , and e. does not exceed the maximum allowance of two (2) Development Permit exempt accessory buildings or structures on a single site	<table><tr><th colspan="2">Table 1: Development Not Requiring a Development Permit</th></tr><tr><th>Development Type</th><th>Conditions for Permit Exemption</th></tr><tr><td>6 Construction, demolition or relocation of an accessory building or structure (including shipping containers/ see cans and sheds) and greenhouses classified as an accessory building</td><td>Where the development: a. is located in the rear yard of any district, b. is under 10.0 m² (108 ft²) in area, c. has a maximum wall height of 2.5 m (8.0 ft), d. is developed in accordance with the provisions for accessory buildings and structures in <i>Subsection 13.1</i>, and e. does not exceed the maximum allowance of two (2) Development Permit exempt accessory buildings or structures on a single site</td></tr></table>	Table 1: Development Not Requiring a Development Permit		Development Type	Conditions for Permit Exemption	6 Construction, demolition or relocation of an accessory building or structure (including shipping containers/ see cans and sheds) and greenhouses classified as an accessory building	Where the development: a. is located in the rear yard of any district, b. is under 10.0 m² (108 ft²) in area, c. has a maximum wall height of 2.5 m (8.0 ft), d. is developed in accordance with the provisions for accessory buildings and structures in <i>Subsection 13.1</i> , and e. does not exceed the maximum allowance of two (2) Development Permit exempt accessory buildings or structures on a single site
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16	Page 17 Subsection 3.2.1 Table 1 (Row 15) Development Not Requiring a Development Permit	A Typographical/ Formatting Corrections	Syntactical errors in Table 1 need to be corrected for enhanced reading comprehension and clarity.	15 Maintenance and upkeep of any building or structure including, but not limited to the replacing damaged siding, shingle, windows or otherwise	15 Maintenance and upkeep of any building or structure including, but not limited to the replacement of damaged siding, shingle, windows or otherwise									
17	Pages 17 and 178 Subsection 3.2.1 Table 1 (Row 16) "NEW" (d.) Development Not Requiring a Development Permit	Clarification Of Intent	Row 16 within Table 1 does not specify a depth of water that would make the pool exempt and align with the definition of Private Swimming Pool. The depth for exemption was added at (d.) in Row 16 and the definition was amended to increase the depth from 2 feet to 4 feet to reduce red tape.	Private Swimming Pool Artificially created water-filled basin lined with concrete, fiberglass, vinyl, metal or similar material, intended for swimming, diving, wading or other similar activity, which is at least 0.6 m (2.0 ft) in depth, and includes pools situated above grade and hot tubs.	Private Swimming Pool Artificially created water-filled basin lined with concrete, fiberglass, vinyl, metal or similar material, intended for swimming, diving, wading or other similar activity, which is at least 1.22 m (4.0 ft) in depth, and includes pools situated above grade and hot tubs.									
	16	Private swimming pools or hot tubs	Where the development: a. is wholly contained on private property in a rear or interior side yard, b. meets all setback requirements for accessory buildings or structures as detailed in <i>Subsection 13.2</i> of this Bylaw and are not placed on any easement or right-of-way or on top of any utility lines, and c. does not create any negative impact or nuisance to the neighbours or neighbourhood, including but not limited to: noise, odour, or anything of an offensive or objectional nature	16 Private swimming pools or hot tubs	Where the development: a. is wholly contained on private property in a rear or interior side yard, b. meets all setback requirements for accessory buildings or structures as detailed in <i>Subsection 13.2</i> of this Bylaw and are not placed on any easement or right-of-way or on top of any utility lines, and c. does not create any negative impact or nuisance to the neighbours or neighbourhood, including but not limited to: noise, odour, or anything of an offensive or objectional nature d. is 1.22m (4.0 ft.) or greater in water depth.									
18	Page 18 Subsection 3.2.1 Table 1 - Row 21 Development Not Requiring a Development Permit	Clarification Of Intent	Shipping Containers and Sea Cans are only listed as exempt for industrial districts. Commercial sites should also be considered/included to reduce red tape.	21 Shipping containers/sea cans greater than 10.0 m² (108 ft²) in area	21 Shipping containers/sea cans greater than 10.0 m² (108 ft²) in area									
18	Shipping Containers and Sea Cans are only listed as exempt for industrial districts. Commercial sites should also be considered/included to reduce red tape.	Where: a. there are no more than three (3) shipping containers/sea cans located in the rear yard of an Industrial District, or b. the shipping container/sea can is placed for a maximum of thirty (30) days in any district and aligns with <i>Subsection 13.1.8 (b-c)</i>	<table><tr><th colspan="2">Table 1: Development Not Requiring a Development Permit</th></tr><tr><th>Development Type</th><th>Conditions for Permit Exemption</th></tr><tr><td>25 Temporary office, machinery, or equipment</td><td>Where it is needed in conjunction with the construction of development for which a Development Permit has been issued Such development shall only be permitted for the time period required for completion of construction approved under said Development Permit This does not include machinery and equipment that requires a road closure</td></tr></table>	Table 1: Development Not Requiring a Development Permit		Development Type	Conditions for Permit Exemption	25 Temporary office, machinery, or equipment	Where it is needed in conjunction with the construction of development for which a Development Permit has been issued Such development shall only be permitted for the time period required for completion of construction approved under said Development Permit This does not include machinery and equipment that requires a road closure	Where: a. there are no more than three (3) shipping containers/sea cans located in the rear yard of an Industrial District or Commercial District, provided that it adheres to provisions of this Bylaw, does not interfere with traffic or site lines and is screened from view to the satisfaction of the Development Authority b. the shipping container/sea can is placed for a maximum of thirty (30) days in any district and aligns with <i>Subsection 13.1.8 (b-c)</i>				
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19	Page 19 Subsection 3.2 - Table 1 - Developemnt Not Requiring a Development Permit - Row 25	Clarification Of Intent	Current regulations limit exemption of temporary structures associated with construction to only those associated with a Development Permit, creating unnecessary red tape for temporary structures associated with other permits or agreements released by the City. Additional regulations are also needed to clarify that nuisance mitigation may still be necessary in the absence of a Development Permit.	25 Temporary office, machinery, or equipment	Where it is needed in conjunction with the construction of development for which a Development Permit, Excavation permit, Development Agreement, Lease Agreement or other Agreement or approval acceptable to the Development Authority has been issued. Such development shall only be permitted for the time period required for completion of construction approved under said permit or agreement. The Development Authority may require a mitigation plan relating to the noise, lighting, odour, sound, or other nuisance that may affect landowners in proximity to the development. This permit exemption does not include machinery and equipment that requires a road closure and the City shall be notified in writing the install and removal dates. The applicant shall be willing to relocate if deemed necessary by the City.									
20	Page 24 Subsection 3.10.1(b) Decisions on Development Permit Applications	A Typographical/ Formatting Corrections	Fixing an incorrect reference to another subsection. References 1.9.15 and should reference 1.9.16 (b.)	<table><tr><th colspan="2">3.10 Decisions on Development Permit Applications</th></tr><tr><td>3.10.1</td><td>For all Development Permit application decisions, the Development Authority shall: a. review the evaluation considerations included in the application, b. refuse an application for any use that is not listed as either permitted or discretionary in the appropriate district, or is determined to be reasonably similar in accordance with <i>Subsection 1.9.15</i> c. refuse any application, and provide rationale for refusal, that does not conform with this Bylaw.</td></tr></table>	3.10 Decisions on Development Permit Applications		3.10.1	For all Development Permit application decisions, the Development Authority shall: a. review the evaluation considerations included in the application, b. refuse an application for any use that is not listed as either permitted or discretionary in the appropriate district , or is determined to be reasonably similar in accordance with <i>Subsection 1.9.15</i> c. refuse any application, and provide rationale for refusal, that does not conform with this Bylaw.	<table><tr><th colspan="2">3.10 Decisions on Development Permit Applications</th></tr><tr><td>3.10.1</td><td>For all Development Permit application decisions, the Development Authority shall: a. review the evaluation considerations included in the application, b. refuse an application for any use that is not listed as either permitted or discretionary in the appropriate district, or is determined to be reasonably similar in accordance with <i>Subsection 1.9.16 (b)</i>, c. refuse any application, and provide rationale for refusal, that does not conform with this Bylaw.</td></tr></table>	3.10 Decisions on Development Permit Applications		3.10.1	For all Development Permit application decisions, the Development Authority shall: a. review the evaluation considerations included in the application, b. refuse an application for any use that is not listed as either permitted or discretionary in the appropriate district , or is determined to be reasonably similar in accordance with <i>Subsection 1.9.16 (b)</i> , c. refuse any application, and provide rationale for refusal, that does not conform with this Bylaw .	
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3.10.1	For all Development Permit application decisions, the Development Authority shall: a. review the evaluation considerations included in the application, b. refuse an application for any use that is not listed as either permitted or discretionary in the appropriate district , or is determined to be reasonably similar in accordance with <i>Subsection 1.9.15</i> c. refuse any application, and provide rationale for refusal, that does not conform with this Bylaw.													
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3.10.1	For all Development Permit application decisions, the Development Authority shall: a. review the evaluation considerations included in the application, b. refuse an application for any use that is not listed as either permitted or discretionary in the appropriate district , or is determined to be reasonably similar in accordance with <i>Subsection 1.9.16 (b)</i> , c. refuse any application, and provide rationale for refusal, that does not conform with this Bylaw .													

21	Page 26 Subsection 3.12 and 3.13 Appealing Development Permit Decisions and Resubmission Interval	 Clarification Of Intent	A consistent shorthand reference to the Subdivision and Development Appeal Board reduces the ambiguity associated with 'the Board.'	3.12 Appealing Development Permit Decisions 3.12.1 The applicant for a Development Permit, or any person affected by a Development Permit or the decision, may appeal to the Board or the Land and Property Rights Tribunal, where applicable, if the Development Authority: a. refuses a Development Permit, b. fails to make a decision on a Development Permit within forty (40) days of receipt of a completed application, unless there is an agreed upon extension, c. specifically the Development Officer, in this instance, misinterprets the decision of Council, in the opinion of the applicant, within Direct Control (DC) Districts as per the Act, or d. issues a Development Permit subject to conditions. Notwithstanding Subsection 3.12.1 no appeal lies in respect of the issuance of a Development Permit for a permitted use, unless the provisions of this Bylaw were relaxed, varied, or misinterpreted. 3.12.2 A person desiring to appeal to the Board shall file with the Clerk of the Board written notice of appeal within twenty-one (21) days of the date stated on the Notice of Decision. Appeals will be processed in accordance with the Act. 3.13 Resubmission Interval 3.13.1 An application for a Development Permit for a use within the same use class of this Bylaw shall not be accepted by the Development Authority from the same or any other applicant for the same site: a. within six (6) months of the date of a refusal by the Development Authority, b. within six (6) months of the date of a written decision of the Board on a previous application if the previous application was approved to and subsequently refused by the Board, c. within six (6) months of the date of a written decision of the Alberta Court of Appeal on the previous application if the application has been appealed to the Alberta Court of Appeal, or d. during the time prior to the decision of the Board or the Alberta Court of Appeal, if the application has been appealed to the Board or the Alberta Court of Appeal. 3.13.2 If an application complies with all regulations and provisions of this Bylaw, the time frames listed in Subsection 3.13.1 shall not apply. 3.13.3 If upon review of any application for a Development Permit, the Development Authority determines the proposed use to be within the same use class as a refused application, the application shall be returned to the applicant, along with any fees that have been submitted and the time frames listed in Subsection 3.13.1. 3.12 Appealing Development Permit Decisions 3.12.1 The applicant for a Development Permit, or any person affected by a Development Permit or the decision, may appeal to the SDAB or the Land and Property Rights Tribunal, where applicable, if the Development Authority: a. refuses a Development Permit, b. fails to make a decision on a Development Permit within forty (40) days of receipt of a completed application, unless there is an agreed upon extension, c. specifically the Development Officer, in this instance, misinterprets the decision of Council, in the opinion of the applicant, within Direct Control (DC) Districts as per the Act, or d. issues a Development Permit subject to conditions. Notwithstanding Subsection 3.12.1 no appeal lies in respect of the issuance of a Development Permit for a permitted use, unless the provisions of this Bylaw were relaxed, varied, or misinterpreted. 3.12.2 A person desiring to appeal to the SDAB shall file with the Clerk of the SDAB written notice of appeal within twenty-one (21) days of the date stated on the Notice of Decision. Appeals will be processed in accordance with the Act. 3.13 Resubmission Interval 3.13.1 An application for a Development Permit for a use within the same use class of this Bylaw shall not be accepted by the Development Authority from the same or any other applicant for the same site: a. within six (6) months of the date of a refusal by the Development Authority, b. within six (6) months of the date of a written decision of the SDAB on a previous application if the previous application was approved to and subsequently refused by the SDAB, c. within six (6) months of the date of a written decision of the Alberta Court of Appeal on the previous application if the application has been appealed to the Alberta Court of Appeal, or d. during the time prior to the decision of the SDAB or the Alberta Court of Appeal, if the application has been appealed to the SDAB or the Alberta Court of Appeal. 3.13.2 If an application complies with all regulations and provisions of this Bylaw, the time frames listed in Subsection 3.13.1 shall not apply. 3.13.3 If upon review of any application for a Development Permit, the Development Authority determines the proposed use to be within the same use class as a refused application, the application shall be returned to the applicant, along with any fees that have been submitted and the time frames listed in Subsection 3.13.1.																																																																																				
22	Page 28 Subsection 4.2.1(e.) Development Agreement Conditions	 Typographical/ Formatting Corrections	Amended wording for clarity and to reduce repetition of verbiage.	4.2 Development Agreement Conditions 4.2.1 As a condition of Development Permit approval, the Development Authority may require that the applicant enter into and comply with a Development Agreement with the City which, in addition to other matters, which may require the applicant to: a. pay a Development Agreement fee upon execution of the Development Agreement, in addition to any other fee required in this or any other Bylaw, as outlined in the City's Fees and Charges Bylaw, as amended, b. install or pay for the installation of a public utility described in Section 656(v) (3) to (4) of the Act, or a road or public way that is necessary to serve the development, whether or not the public utility is, or will be, located on the land that is the subject of the development, c. pay all applicable development charges and levies including off-site and redevelopment levies, d. attend to all other reasonable matters the Development Authority considers appropriate, and e. to ensure compliance with a Development Agreement, the City may register or register a caveat against the property being developed which may be discharged upon the terms of the agreement being met. 4.2 Development Agreement Conditions 4.2.1 As a condition of Development Permit approval, the Development Authority may require that the applicant enter into and comply with a Development Agreement with the City which, in addition to other matters, which may require the applicant to: a. pay a Development Agreement fee upon execution of the Development Agreement, in addition to any other fee required in this or any other Bylaw, as outlined in the City's Fees and Charges Bylaw, as amended, b. install or pay for the installation of a public utility described in Section 656(v) (3) to (4) of the Act, or a road or public way that is necessary to serve the development, whether or not the public utility is, or will be, located on the land that is the subject of the development, c. pay all applicable development charges and levies including off-site and redevelopment levies, d. attend to all other reasonable matters the Development Authority considers appropriate, and e. register a caveat against the property being developed which may be discharged upon the terms of the agreement being met.																																																																																				
23	Page 31 Subsection 5.5.4 Stop Orders	 Typographical/ Formatting Corrections	The comma after "doing so..." is unnecessary.	5.5.4 If the City takes action to carry out a Stop Order, the City shall cause the costs and expenses incurred in doing so, to be placed on the tax roll of the property concerned. 5.5.4 If the City takes action to carry out a Stop Order, the City shall cause the costs and expenses incurred in doing so to be placed on the tax roll of the property concerned.																																																																																				
24	Page 32 5.7.1 Table 2: Land Use Bylaw Fines	 Regulation Changes	Amendment to accommodate new portable sign enforcement initiatives. The maximum daily fine is \$100 as it is less than half (60% less) of the current permit application fee for portable signs. The maximum cumulative fine is capped at \$1900 to account for the 48-hour grace period and the 21-day appeal period.	5.7 Fines 5.7.1 In addition to the charges and fees included in the City's Fees and Charges Bylaw as amended, the fines included within Table 2 (Land Use Bylaw Fines) shall be issued to those not in compliance with the applicable provisions of this Bylaw in accordance with Subsection 5.6.1. Table 2: Land Use Bylaw Fines <table><tr><th></th><th>Provision</th><th>Offense</th><th>Fine</th></tr><tr><td>1</td><td>Subsection 16.9.2</td><td>Third or subsequent portable sign related offense within one (1) calendar year of the first offense</td><td>\$500.00</td></tr></table> 5.7 Fines 5.7.1 In addition to the charges and fees included in the City's Fees and Charges Bylaw as amended, the fines included within Table 2 (Land Use Bylaw Fines) shall be issued to those not in compliance with the applicable provisions of this Bylaw in accordance with Subsection 5.6.1. Table 2: Land Use Bylaw Fines <table><tr><th></th><th>Provision</th><th>Offense</th><th>Fine</th></tr><tr><td>1</td><td>Subsection 16.9.2</td><td>Daily fine incurred for failure to remove each non-compliant portable sign within 48 hours of Stop Order issued by the Development Authority</td><td>\$100.00 daily, up to a maximum of \$1900 per offence</td></tr></table>		Provision	Offense	Fine	1	Subsection 16.9.2	Third or subsequent portable sign related offense within one (1) calendar year of the first offense	\$500.00		Provision	Offense	Fine	1	Subsection 16.9.2	Daily fine incurred for failure to remove each non-compliant portable sign within 48 hours of Stop Order issued by the Development Authority	\$100.00 daily, up to a maximum of \$1900 per offence																																																																				
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25	Page 40 Subsection 6.2 MDR District	 Density Change	Allows for additional housing opportunity in Medium Density Residential districts. Currently the High Density Residential district permits housing between 13 and 50 dwelling units, if that is the case than MDR should allow up to 12 as permitted.	6.2 Medium Density Residential (MDR) District 6.2.1 Purpose This district provides a range of medium density housing options that are compatible with the surrounding area. 6.2.2 Permitted & Discretionary Uses <table><tr><th>Permitted</th><th>Discretionary</th></tr><tr><td>Accessory Building or Structure</td><td>Dwelling, Apartment, seven (7) or more units</td></tr><tr><td>Accessory Use</td><td>Dwelling, Multi-unit, seven (7) or more units</td></tr><tr><td>Dwelling, Additional Unit</td><td>Dwelling, Single-detached</td></tr><tr><td>Dwelling, Apartment, up to six (6) units</td><td>Dwelling, Show Home</td></tr><tr><td>Dwelling, Multi-unit, up to six (6) units</td><td>Dwelling, Supportive Housing, seven (7) or more units</td></tr><tr><td>Dwelling, Secondary Suite</td><td>Home Based Business, Major</td></tr><tr><td>Dwelling, Supportive Housing, up to six (6) units</td><td>Mixed Use Building</td></tr><tr><td>Dwelling, Two-unit</td><td>Short Term Rental</td></tr><tr><td>Home Based Business, Minor</td><td>Solar Collector (Freestanding)</td></tr><tr><td></td><td>Wind Energy System</td></tr></table> 6.2 Medium Density Residential (MDR) District 6.2.1 Purpose This district provides a range of medium density housing options that are compatible with the surrounding area. 6.2.2 Permitted & Discretionary Uses <table><tr><th>Permitted</th><th>Discretionary</th></tr><tr><td>Accessory Building or Structure</td><td>Dwelling, Apartment, thirteen (13) or more units</td></tr><tr><td>Accessory Use</td><td>Dwelling, Multi-unit, thirteen (13) or more units</td></tr><tr><td>Dwelling, Additional Unit</td><td>Dwelling, Single-detached</td></tr><tr><td>Dwelling, Apartment, up to twelve (12) units</td><td>Dwelling, Show Home</td></tr><tr><td>Dwelling, Multi-unit, up to twelve (12) units</td><td>Dwelling, Supportive Housing, seven (7) or more units</td></tr><tr><td>Dwelling, Secondary Suite</td><td>Home Based Business, Major</td></tr><tr><td>Dwelling, Supportive Housing, up to six (6) units</td><td>Mixed Use Building</td></tr><tr><td>Dwelling, Two-unit</td><td>Short Term Rental</td></tr><tr><td>Home Based Business, Minor</td><td>Solar Collector (Freestanding)</td></tr><tr><td></td><td>Wind Energy System</td></tr></table>	Permitted	Discretionary	Accessory Building or Structure	Dwelling, Apartment, seven (7) or more units	Accessory Use	Dwelling, Multi-unit, seven (7) or more units	Dwelling, Additional Unit	Dwelling, Single-detached	Dwelling, Apartment, up to six (6) units	Dwelling, Show Home	Dwelling, Multi-unit, up to six (6) units	Dwelling, Supportive Housing, seven (7) or more units	Dwelling, Secondary Suite	Home Based Business, Major	Dwelling, Supportive Housing, up to six (6) units	Mixed Use Building	Dwelling, Two-unit	Short Term Rental	Home Based Business, Minor	Solar Collector (Freestanding)		Wind Energy System	Permitted	Discretionary	Accessory Building or Structure	Dwelling, Apartment, thirteen (13) or more units	Accessory Use	Dwelling, Multi-unit, thirteen (13) or more units	Dwelling, Additional Unit	Dwelling, Single-detached	Dwelling, Apartment, up to twelve (12) units	Dwelling, Show Home	Dwelling, Multi-unit, up to twelve (12) units	Dwelling, Supportive Housing, seven (7) or more units	Dwelling, Secondary Suite	Home Based Business, Major	Dwelling, Supportive Housing, up to six (6) units	Mixed Use Building	Dwelling, Two-unit	Short Term Rental	Home Based Business, Minor	Solar Collector (Freestanding)		Wind Energy System																																								
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26	Page 38 Subsection 6.2.3 (a) MDR District Development Regulations	 Density Change	Increase maximum density from 50 to 75 units per ha, which is exactly 50% of the maximum density of High Density Residential. Also allowed for additional housing opportunities in apartment dwellings of three or more storeys, up to 125 units per ha.	6.2.3 Development Regulations In addition to the provisions contained within this Bylaw, the following regulations shall apply in this district: a. the maximum density shall be fifty (50) dwelling units/hectare, b. landscaping shall be provided according to the provisions of Part 5 of this Bylaw, 6.2.3 Development Regulations In addition to the provisions contained within this Bylaw, the following regulations shall apply in this district: a. the maximum density shall be seventy-five (75) dwelling units/hectare, for dwellings multi-unit and one hundred and twenty-five (125) dwelling units/ hectare for dwelling, apartments three (3) storeys or more, b. landscaping shall be provided according to the provisions of Part 5 of this Bylaw,																																																																																				
27	Page 39 Subsection 6.2.3 (j.) MDR Setbacks Development Regulations	 Density Change	Amend the setback table to reflect the proposed increase in density.	Table <table><tr><th>Use</th><th>Front Setback (m)</th><th>Side Setback (m)</th><th>Rear Setback (m)</th><th>Lot Coverage (%)</th><th>Lot Frontage (m)</th><th>Lot Depth (m)</th></tr><tr><td>Apartment or multi-unit dwelling (up to six (6) units), interior lots</td><td>6.0</td><td>1.2</td><td>4.0</td><td>34.0</td><td>60</td><td>10.5</td></tr><tr><td>Apartment or multi-unit dwelling (up to six (6) units), corner lots</td><td>6.0</td><td>3.0 (street side)</td><td>4.0</td><td>34.0</td><td>60</td><td>10.5</td></tr><tr><td>Apartment or multi-unit dwelling (more than six (6) units) and mixed use buildings, interior or corner lots</td><td>6.0</td><td>3.0</td><td>4.0</td><td>34.0</td><td>60</td><td>10.0</td></tr><tr><td>All other principal uses, interior lots</td><td>6.0</td><td>1.2</td><td>4.0</td><td>34.0</td><td>60</td><td>10.5</td></tr><tr><td>All other principal uses, corner lots</td><td>6.0</td><td>3.0 (street side)</td><td>4.0</td><td>34.0</td><td>60</td><td>10.5</td></tr></table> Table <table><tr><th>Use</th><th>Front Setback (m)</th><th>Side Setback (m)</th><th>Rear Setback (m)</th><th>Lot Coverage (%)</th><th>Lot Frontage (m)</th><th>Lot Depth (m)</th></tr><tr><td>Apartment or multi-unit dwelling (up to twelve (12) units), interior lots</td><td>6.0</td><td>1.2</td><td>4.0</td><td>34.0</td><td>60</td><td>10.5</td></tr><tr><td>Apartment or multi-unit dwelling (up to twelve (12) units), corner lots</td><td>6.0</td><td>3.0 (street side)</td><td>4.0</td><td>34.0</td><td>60</td><td>10.5</td></tr><tr><td>Apartment or multi-unit dwelling (more than twelve (12) units) and mixed use buildings, interior or corner lots</td><td>6.0</td><td>3.0</td><td>4.0</td><td>34.0</td><td>60</td><td>10.0</td></tr><tr><td>All other principal uses, interior lots</td><td>6.0</td><td>1.2</td><td>4.0</td><td>34.0</td><td>60</td><td>10.5</td></tr><tr><td>All other principal uses, corner lots</td><td>6.0</td><td>3.0 (street side)</td><td>4.0</td><td>34.0</td><td>60</td><td>10.5</td></tr></table>	Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Lot Frontage (m)	Lot Depth (m)	Apartment or multi-unit dwelling (up to six (6) units), interior lots	6.0	1.2	4.0	34.0	60	10.5	Apartment or multi-unit dwelling (up to six (6) units), corner lots	6.0	3.0 (street side)	4.0	34.0	60	10.5	Apartment or multi-unit dwelling (more than six (6) units) and mixed use buildings, interior or corner lots	6.0	3.0	4.0	34.0	60	10.0	All other principal uses, interior lots	6.0	1.2	4.0	34.0	60	10.5	All other principal uses, corner lots	6.0	3.0 (street side)	4.0	34.0	60	10.5	Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Lot Frontage (m)	Lot Depth (m)	Apartment or multi-unit dwelling (up to twelve (12) units), interior lots	6.0	1.2	4.0	34.0	60	10.5	Apartment or multi-unit dwelling (up to twelve (12) units), corner lots	6.0	3.0 (street side)	4.0	34.0	60	10.5	Apartment or multi-unit dwelling (more than twelve (12) units) and mixed use buildings, interior or corner lots	6.0	3.0	4.0	34.0	60	10.0	All other principal uses, interior lots	6.0	1.2	4.0	34.0	60	10.5	All other principal uses, corner lots	6.0	3.0 (street side)	4.0	34.0	60	10.5
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28	Page 39 Subsection 6.2.4(a)(ii) Additional Development Requirements MDR	 Typographical/ Formatting Corrections	Removed the words "in width" at the end of 6.2.4 (a) (ii) to reduce redundancy.	6.2.4 Additional Development Requirements a. Multi-unit and apartment dwellings, and mixed use buildings, shall be developed in accordance with the following provisions: i. only the commercial uses detailed in Subsection 13.30 shall be considered within approved mixed use buildings, ii. where detached rear garages are developed, the maximum width of the building containing the garage(s) shall not exceed 24.0 m (78.7 ft) in width, 6.2.4 Additional Development Requirements a. Multi-unit and apartment dwellings, and mixed use buildings, shall be developed in accordance with the following provisions: i. only the commercial uses detailed in Subsection 13.30 shall be considered within approved mixed use buildings, ii. where detached rear garages are developed, the maximum width of the building containing the garage(s) shall not exceed 24.0 m (78.7 ft),																																																																																				

29	Page 39 Subsection 6.2.4(d) Additional Development Requirements MDR	A Typographical/ Formatting Corrections	Adding a missing determiner to indicate that existing non-conforming structures may be replaced by structures of a similar nature under limited circumstances.	d. Single-detached dwellings shall be developed in accordance with the provisions of the LDR District and shall only be considered where they are replacing an existing structure of the same nature, with an approved permit, destroyed through fire, flood, or other act of nature may be replaced in accordance with the provisions of <i>Subsections 1.9.18</i> and <i>1.9.19</i> of this Bylaw.	d. Single-detached dwellings shall be developed in accordance with the provisions of the LDR District and shall only be considered where they are replacing an existing structure of the same nature, with an approved permit, destroyed through fire, flood, or other act of nature which may be replaced in accordance with the provisions of <i>Subsections 1.9.18</i> and <i>1.9.19</i> of this Bylaw .																																				
30	Page 42 Subsection 6.3 HDR District	Density Density Change	Allows for additional flexibility in residential developments in HDR districts by removing minimum unit requirement.	6.3.1 Purpose This district provides a range of high density housing options that are compatible with the surrounding area. 6.3.2 Permitted & Discretionary Uses <table><tr><th>Permitted</th><th>Discretionary</th></tr><tr><td>Accessory Building or Structure</td><td>Dwelling, Apartment, more than fifty (50) units</td></tr><tr><td>Accessory Use</td><td>Dwelling, Multi-unit, more than fifty (50) units</td></tr><tr><td>Dwelling, Apartment, thirteen (13) to fifty (50) units</td><td>Dwelling, Supportive Housing, more than fifty (50) units</td></tr><tr><td>Dwelling, Multi-unit, thirteen (13) to fifty (50) units</td><td>Home Based Business, Major</td></tr><tr><td>Dwelling, Supportive Housing, thirteen (13) to fifty (50) units</td><td>Mixed Use Building, more than fifty (50) units</td></tr><tr><td>Home Based Business, Minor</td><td>Short Term Rental</td></tr><tr><td>Mixed Use Building, thirteen (13) to fifty (50) dwelling units</td><td>Solar Collector (Freestanding)</td></tr><tr><td></td><td>Wind Energy System</td></tr></table>	Permitted	Discretionary	Accessory Building or Structure	Dwelling, Apartment, more than fifty (50) units	Accessory Use	Dwelling, Multi-unit, more than fifty (50) units	Dwelling, Apartment, thirteen (13) to fifty (50) units	Dwelling, Supportive Housing, more than fifty (50) units	Dwelling, Multi-unit, thirteen (13) to fifty (50) units	Home Based Business, Major	Dwelling, Supportive Housing, thirteen (13) to fifty (50) units	Mixed Use Building, more than fifty (50) units	Home Based Business, Minor	Short Term Rental	Mixed Use Building, thirteen (13) to fifty (50) dwelling units	Solar Collector (Freestanding)		Wind Energy System	6.3.2 Permitted & Discretionary Uses <table><tr><th>Permitted</th><th>Discretionary</th></tr><tr><td>Accessory Building or Structure</td><td>Dwelling, Apartment, more than fifty (50) units</td></tr><tr><td>Accessory Use</td><td>Dwelling, Multi-unit, more than fifty (50) units</td></tr><tr><td>Dwelling, Apartment, up to fifty (50) units</td><td>Dwelling, Supportive Housing, more than fifty (50) units</td></tr><tr><td>Dwelling, Multi-unit, up to fifty (50) units</td><td>Home Based Business, Major</td></tr><tr><td>Dwelling, Supportive Housing, up to fifty (50) units</td><td>Mixed Use Building, more than fifty (50) units</td></tr><tr><td>Home Based Business, Minor</td><td>Short Term Rental</td></tr><tr><td>Mixed Use Building, up to fifty (50) dwelling units</td><td>Solar Collector (Freestanding)</td></tr><tr><td></td><td>Wind Energy System</td></tr></table>	Permitted	Discretionary	Accessory Building or Structure	Dwelling, Apartment, more than fifty (50) units	Accessory Use	Dwelling, Multi-unit, more than fifty (50) units	Dwelling, Apartment, up to fifty (50) units	Dwelling, Supportive Housing, more than fifty (50) units	Dwelling, Multi-unit, up to fifty (50) units	Home Based Business, Major	Dwelling, Supportive Housing, up to fifty (50) units	Mixed Use Building, more than fifty (50) units	Home Based Business, Minor	Short Term Rental	Mixed Use Building, up to fifty (50) dwelling units	Solar Collector (Freestanding)		Wind Energy System
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31	Page 40 Subsection 6.3.3 HDR District Development Regulations	Density Density Change	Provides additional residential development and housing opportunities by allowing for higher maximum densities in apartments than in row houses. Increases density to up to 200 dwelling per ha in apartment buildings 3 storeys or more.	6.3.3 Development Regulations In addition to the provisions contained in this Bylaw, the following regulations shall apply in this district : a. the maximum density shall be one-hundred-fifty (150) dwelling units /hectare, b. landscaping shall be provided according to the provisions of <i>Part 5</i> of this Bylaw,	6.3.3 Development Regulations In addition to the provisions contained in this Bylaw , the following regulations shall apply in this district : a. the maximum density shall be one hundred and fifty (150) dwelling units / hectare, for dwelling, multi-unit and two hundred (200) dwelling units / hectare for dwellings, apartment three (3) storeys or more b. landscaping shall be provided according to the provisions of <i>Part 5</i> of this Bylaw ,																																				
32	Page 41 Subsection 6.3.3 (j.) High Density Residential District Setbacks/Height Table Amendment	Regulation Changes	In the HDR district setbacks table, dwelling units with a party wall are explicitly stated as being allowed to have a 0 m side setback. This is not stated in any other district. Subsections 2.5.4 and 13.9.7 (Building Design and Character) speak to this being an allowed setback reduction across all districts, further reinforced by 6.3.3(g).	j. minimum setbacks, lot depth, and maximum height and lot coverage shall be as follows: <table><tr><th>Use</th><th>Front Setback (m)</th><th>Side Setback (m)</th><th>Rear Setback (m)</th><th>Lot Depth (m)</th><th>Lot Coverage (%)</th><th>Height (m)</th></tr><tr><td>Multi-unit dwellings with a party wall, interior or corner lots</td><td>7.6</td><td>4.5 (exterior wall side) 0 (common wall side)</td><td>7.6</td><td>34.0</td><td>60</td><td>20.0</td></tr><tr><td>All other principal uses, interior or corner lots</td><td>7.6</td><td>4.5</td><td>7.6</td><td>34.0</td><td>60</td><td>20.0</td></tr></table>	Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Depth (m)	Lot Coverage (%)	Height (m)	Multi-unit dwellings with a party wall, interior or corner lots	7.6	4.5 (exterior wall side) 0 (common wall side)	7.6	34.0	60	20.0	All other principal uses, interior or corner lots	7.6	4.5	7.6	34.0	60	20.0	Use Front Setback (m) Side Setback (m) Rear Setback (m) Lot Depth (m) Lot Coverage (%) Height (m) <table><tr><td>Principal uses, interior or corner lots</td><td>7.6</td><td>4.5</td><td>7.6</td><td>34.0</td><td>60</td><td>20.0</td></tr></table>	Principal uses, interior or corner lots	7.6	4.5	7.6	34.0	60	20.0								
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33	Page 45 Subsection 7.1.2 General Commercial (GC) Permitted and Discretionary Uses	District Changes	Add newly added Commercial Use, General Use to Land Use Districts where this Use could be suitable for consideration.	Not Listed in Bylaw Currently	15.2 Permitted and Discretionary Uses <table><tr><th>Permitted</th><th>Discretionary</th></tr><tr><td>Accessory Building or Structure</td><td>Dwelling, Apartment, more than fifty (50) units</td></tr><tr><td>Accessory Use</td><td>Dwelling, Multi-unit, more than fifty (50) units</td></tr><tr><td>Dwelling, Apartment, up to fifty (50) units</td><td>Dwelling, Supportive Housing, more than fifty (50) units</td></tr><tr><td>Dwelling, Multi-unit, up to fifty (50) units</td><td>Home Based Business, Major</td></tr><tr><td>Dwelling, Supportive Housing, up to fifty (50) units</td><td>Mixed Use Building, more than fifty (50) units</td></tr><tr><td>Home Based Business, Minor</td><td>Short Term Rental</td></tr><tr><td>Mixed Use Building, up to fifty (50) dwelling units</td><td>Solar Collector (Freestanding)</td></tr><tr><td></td><td>Wind Energy System</td></tr></table>	Permitted	Discretionary	Accessory Building or Structure	Dwelling, Apartment, more than fifty (50) units	Accessory Use	Dwelling, Multi-unit, more than fifty (50) units	Dwelling, Apartment, up to fifty (50) units	Dwelling, Supportive Housing, more than fifty (50) units	Dwelling, Multi-unit, up to fifty (50) units	Home Based Business, Major	Dwelling, Supportive Housing, up to fifty (50) units	Mixed Use Building, more than fifty (50) units	Home Based Business, Minor	Short Term Rental	Mixed Use Building, up to fifty (50) dwelling units	Solar Collector (Freestanding)		Wind Energy System																		
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35	Page 46 Subsection 7.1.3(g.) General Commercial (GC) Permitted and Discretionary Uses	Consistency Updates	The definition and General Land Use Provisions for mixed use buildings were little contradictory to the intent of their inclusion in the General Commercial district. Amendments were made to better align and allow for additional commercial opportunities in commercial districts.	g. mixed use buildings shall be designed in accordance with the MDR District (<i>Subsection 6.2</i>). Notwithstanding the regulations of the MDR District , the maximum lot coverage, height , and required setbacks shall be in accordance with this district ,	g. mixed use buildings shall be designed in accordance with the MDR District (<i>Subsection 6.2</i>). Notwithstanding the regulations of the MDR District , commercial uses are not limited to the main floor provided they are developed in accordance with the regulations in <i>Subsection 13.30</i> and the maximum lot coverage, height , and required setbacks shall be in accordance with this district ,																																				
36	Page 46 Subsection 7.1.3 (h) Development Regulations GC District	Clarification Of Intent	Amendment to clarify that outdoor storage is not allowed in certain districts. With the addition of Subsection 13.33.3, 7.1.3 h. is no longer required.	h. contractor services and automotive and equipment repair shops shall not include an outdoor storage component within this district ,	g. mixed use buildings shall be designed in accordance with the MDR District (<i>Subsection 6.2</i>). Notwithstanding the regulations of the MDR District, the maximum lot coverage, height, and required setbacks shall be in accordance with this district, h. contractor services and automotive and equipment repair shops shall not include an outdoor storage component within this district,																																				
37	Page 48 Subsection 7.2.3(h) Development Regulations NC District	A Typographical/ Formatting Corrections	Mixed use building' should have been included in this sentence to maintain consistency in form and dimension throughout the district.	h. apartment and multi-unit dwellings shall be designed in accordance with the MDR District (<i>Subsection 6.2</i>). Notwithstanding the regulations of the MDR District , the maximum lot coverage, height , and required setbacks shall be in accordance with this district ,	h. apartment and multi-unit dwellings and mixed use buildings shall be designed in accordance with the MDR District (<i>Subsection 6.2</i>). Notwithstanding the regulations of the MDR District , the maximum lot coverage, height , and required setbacks shall be in accordance with this district ,																																				
38	Page 48 Subsection 7.2.3(i) & (j) Development Regulations NC District	A Typographical/ Formatting Corrections	(i) is missing the word uses after winery and (j) should say fencing not fence.	i. distillery, brewery, and winery shall only be considered where the development is in conjunction with a drinking or eating establishment, j. visual screening a minimum of 2.0 m (6.5 ft) high shall be provided by a solid fence or a combination of fence and landscaping along all common property lines, except for flanking front yard boundaries, which are abutting a Residential District,	i. distillery, brewery, and winery uses shall only be considered where the development is in conjunction with a drinking or eating establishment, j. visual screening a minimum of 2.0 m (6.5 ft) high shall be provided by a solid fence or a combination of fencing and landscaping along all common property lines, except for flanking front yard boundaries, which are abutting a Residential District,																																				

39	Page 49 Subsection 7.3.2 Corridor Commercial (CC) Permitted and Discretionary Uses		Add newly added Commercial Use, General Use to Land Use Districts where this Use could be suitable for consideration.	Not Listed Currently																																					
40	Page 49 Subsection 7.3.2 Corridor Commercial (CC) Permitted and Discretionary Uses		Add newly added Storage, Indoor, General Use to Land Use Districts where this Use could be suitable for consideration.	Not Listed Currently																																					
41	Page 50 Subsection 7.3.3(g) Additional Development Regulations Corridor Commercial District		Remove Subsection 7.3.3(g)(ii) as this is redundant following amendments to 1.9.18.	g. residential uses shall only be considered where they are: i. located within a mixed use building, or ii. replacing an existing legally permitted development destroyed through fire, flood, or other act of nature. Such replacements shall be developed in accordance with <i>Subsections 1.9.18</i> and <i>1.9.19</i>.	g. residential uses shall only be considered where they are: i. located within a mixed use building, or ii. replacing an existing legally permitted development destroyed through fire, flood, or other act of nature. Such replacements shall be developed in accordance with <i>Subsections 1.9.18</i> and <i>1.9.19</i>.																																				
42	Page 50 Subsection 7.3.4(b) Additional Development Regulations Corridor Commercial District		The definition and General Land Use Provisions for mixed use buildings were little contradictory to the intent of their inclusion in the Corridor Commercial district. Amendments were made to better align and allow for additional commercial opportunities in commercial districts.	7.3.4 Additional Development Regulations a. Landscaping visible from a highway shall be used to minimize the perceived mass of the buildings and to create visual interest. b. apartment dwellings and mixed use buildings shall be designed in accordance with the MDR District (<i>Subsection 6.2</i>). Notwithstanding the regulations of the MDR District, the maximum lot coverage, height, and required setbacks shall be in accordance with this district,	7.3.4 Additional Development Regulations a. Landscaping visible from a highway shall be used to minimize the perceived mass of the buildings and to create visual interest. b. Apartment dwellings and mixed use buildings shall be designed in accordance with the MDR District (<i>Subsection 6.2</i>). Notwithstanding the regulations of the MDR District, commercial uses are not limited to the main floor provided they are developed in accordance with the regulations in <i>Subsection 13.30</i> and the maximum lot coverage, height, and required setbacks shall be in accordance with this district,																																				
43	Page 50 Subsection 7.3.4(b) Additional Development Regulations Corridor Commercial District		Capitalize "Apartment" for consistency with the rest of the list.	7.3.4 Additional Development Regulations a. Landscaping visible from a highway shall be used to minimize the perceived mass of the buildings and to create visual interest. b. apartment dwellings and mixed use buildings shall be designed in accordance with the MDR District (<i>Subsection 6.2</i>). Notwithstanding the regulations of the MDR District, the maximum lot coverage, height, and required setbacks shall be in accordance with this district,	7.3.4 Additional Development Regulations a. Landscaping visible from a highway shall be used to minimize the perceived mass of the buildings and to create visual interest. b. Apartment dwellings and mixed use buildings shall be designed in accordance with the MDR District (<i>Subsection 6.2</i>). Notwithstanding the regulations of the MDR District, commercial uses are not limited to the main floor provided they are developed in accordance with the regulations in <i>Subsection 13.30</i> and the maximum lot coverage, height, and required setbacks shall be in accordance with this district,																																				
44	Page 52 Subsection 7.4.3(h) Additional Development Regulations Downtown District		The definition and General Land Use Provisions for mixed use buildings were little contradictory to the intent of their inclusion in the Downtown Commercial district. Amendments were made to better align and allow for additional commercial opportunities in commercial districts.	h. apartment dwellings and mixed use buildings shall be designed in accordance with the MDR District (<i>Subsection 6.2</i>). Notwithstanding the regulations of the MDR District, the maximum lot coverage, height, and required setbacks shall be in accordance with this district,	h. apartment dwellings and mixed use buildings shall be designed in accordance with the MDR District (<i>Subsection 6.2</i>). Notwithstanding the regulations of the MDR District, commercial uses are not limited to the main floor provided they are developed in accordance with the regulations in <i>Subsection 13.30</i> and the maximum lot coverage, height, and required setbacks shall be in accordance with this district,																																				
45	Page 52 Subsection 7.4.3 (j.) DTN Maximum Height Amendment		DARP states that the maximum height in the Downtown core should be 9 storeys, this is a approximately 30 m. The LUB today has a max height of 20 m. Propose increasing the max height here to 30 m to align with DARP.	<table><thead><tr><th>Use</th><th>Front Setback (m)</th><th>Side Setback (m)</th><th>Rear Setback (m)</th><th>Lot Coverage (%)</th><th>Height (m)</th></tr></thead><tbody><tr><td>Principal uses abutting Residential Districts</td><td>0</td><td>1.5 (abutting side) 0 (non-abutting side)</td><td>0</td><td>100</td><td>20.0</td></tr><tr><td>All other principal uses</td><td>0</td><td>0 (street and interior)</td><td>0</td><td>100</td><td>20 .0</td></tr></tbody></table>	Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Height (m)	Principal uses abutting Residential Districts	0	1.5 (abutting side) 0 (non-abutting side)	0	100	20.0	All other principal uses	0	0 (street and interior)	0	100	20 .0	<table><thead><tr><th>Use</th><th>Front Setback (m)</th><th>Side Setback (m)</th><th>Rear Setback (m)</th><th>Lot Coverage (%)</th><th>Height (m)</th></tr></thead><tbody><tr><td>Principal uses abutting Residential Districts</td><td>0</td><td>1.5 (abutting side) 0 (non-abutting side)</td><td>0</td><td>100</td><td>30.0</td></tr><tr><td>All other principal uses</td><td>0</td><td>0 (street and interior)</td><td>0</td><td>100</td><td>30.0</td></tr></tbody></table>	Use	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Lot Coverage (%)	Height (m)	Principal uses abutting Residential Districts	0	1.5 (abutting side) 0 (non-abutting side)	0	100	30.0	All other principal uses	0	0 (street and interior)	0	100	30.0
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46	Page 53 Subsection 7.4.4 (e.) Downtown Commercial Additional Development Regulations		Examples of what types of design elements should be considered to provide additional clarity.	e. Development shall encourage design elements that create a barrier free, pedestrian oriented built form. f. Storefronts and upper storeys of buildings shall be illuminated at night for pedestrian safety and to provide visual interest and shall not negatively affect adjacent properties. Lighting shall be provided in accordance with <i>Subsection 13.28</i>. g. notwithstanding <i>7.4.3 (h)</i>, the residential component of a mixed-use building in this district may be allowed on the same storey as a commercial use provided that the character of the building remains commercial, the residential component is completely separate from the commercial component, and the commercial component of the building faces the street.	e. Development shall encourage design elements that create a barrier free, pedestrian oriented built form, which could include but is not limited to window openings/alignment, multiple entrances, arcades, columns, quality materials, double height entrances, plazas, colour and other architectural features, setbacks and stepbacks in the building mass, building articulation and the architectural treatment of the façades, wheelchair accessible ramps and entrances, automatic door openers, and building entrances facing the sidewalk instead of parking lot.																																				
47	Page 53 Subsection 7.4.4 (g.) Downtown Commercial Additional Development Regulations		Captilization of first word to align with other items in list	g. notwithstanding <i>7.4.3 (h)</i>, the residential component of a mixed-use building in this district may be allowed on the same storey as a commercial use provided that the character of the building remains commercial, the residential component is completely separate from the commercial component, and the commercial component of the building faces the street.	g. Notwithstanding <i>7.4.3 (h)</i>, the residential component of a mixed-use building in this district may be allowed on the same storey as a commercial use provided that the character of the building remains commercial, the residential component is completely separate from the commercial component, and the commercial component of the building faces the street.																																				

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54	Page 56 Subsection 7.6.2 Business Transition (BT) Permitted and Discretionary Uses		Add newly added Commercial Use, General Use to Land Use Districts where this Use could be suitable for consideration.	Not Listed Currently	7.6Business Transition (BT) District 7.6.1Purpose This district provides for commercial and light industrial businesses that operate in such a manner that no nuisance is created or apparent outside an enclosed building. Outdoor activities shall not conflict with the purpose of this district or dominate the use of the site. This district is intended for sites located on, or in proximity to, arterial or collector roads within an industrial area. 7.6.2Permitted & Discretionary Uses <table><tr><th>Permitted</th><th>Discretionary</th></tr><tr><td>Accessory Building or Structure</td><td>Adult Services</td></tr><tr><td>Accessory Use</td><td>Agricultural Oriented Sales and Services</td></tr><tr><td>Automotive and Equipment Repair Shop</td><td>Auctioneering Establishment</td></tr><tr><td>Automotive and Equipment Sales or Rentals</td><td>Bulk Fuel Storage and Distribution</td></tr><tr><td>Automotive Service Station</td><td>Cannabis Production and Distribution Facility</td></tr><tr><td>Broadcasting and Television Studio</td><td>Commercial School</td></tr><tr><td>Cannabis Establishment</td><td>Commercial Uses, General</td></tr><tr><td>Child Care Facility</td><td>Communication Facility</td></tr><tr><td>Contractor Services</td><td>Community Support Centre, Major</td></tr><tr><td>Distillery, Brewery, and Winery</td><td>Community Support Centre, Minor</td></tr><tr><td>Distribution Centre</td><td>Community Support Centre, Warming Shelter</td></tr><tr><td>Drinking or Eating Establishment</td><td>Crematorium</td></tr><tr><td>Drinking Establishment, Nightclub</td><td>Dwelling, Single-detached</td></tr><tr><td>Drive Through Services</td><td>Dwelling, Supportive Housing</td></tr><tr><td>Education Services</td><td>Dwelling, Two-unit</td></tr><tr><td>Fitness Studio</td><td>Exhibition and Convention Facilities</td></tr><tr><td>Funeral Services</td><td>Fleet Services</td></tr><tr><td>Greenhouse and Plant Nurseries</td><td>Industrial Uses, General</td></tr><tr><td>Hall</td><td>Industrial Uses, Limited</td></tr><tr><td>Health Services</td><td>Kennel</td></tr><tr><td>Home Based Business, Major</td><td>Recycling Depot, Major</td></tr><tr><td>Home Based Business, Minor</td><td>Religious Assembly</td></tr><tr><td>Manufacturing Establishment</td><td>Solar Collector (Freestanding)</td></tr><tr><td>Mixed Use Building</td><td>Utility Services, Major</td></tr><tr><td>Office</td><td>Veterinary Services, Major</td></tr><tr><td>Pawn Shop</td><td>Wind Energy System</td></tr><tr><td>Personal Service Shop</td><td></td></tr><tr><td>Pet Care Facility</td><td></td></tr><tr><td>Protective and Emergency Services</td><td></td></tr><tr><td>Public Library or Cultural Exhibit</td><td></td></tr><tr><td>Recreation Services</td><td></td></tr><tr><td>Recycling Depot, Minor</td><td></td></tr><tr><td>Retail Store</td><td></td></tr><tr><td>Storage, Indoors</td><td></td></tr><tr><td>Utility Services, Minor</td><td></td></tr><tr><td>Veterinary Services, Minor</td><td></td></tr></table>	Permitted	Discretionary	Accessory Building or Structure	Adult Services	Accessory Use	Agricultural Oriented Sales and Services	Automotive and Equipment Repair Shop	Auctioneering Establishment	Automotive and Equipment Sales or Rentals	Bulk Fuel Storage and Distribution	Automotive Service Station	Cannabis Production and Distribution Facility	Broadcasting and Television Studio	Commercial School	Cannabis Establishment	Commercial Uses, General	Child Care Facility	Communication Facility	Contractor Services	Community Support Centre, Major	Distillery, Brewery, and Winery	Community Support Centre, Minor	Distribution Centre	Community Support Centre, Warming Shelter	Drinking or Eating Establishment	Crematorium	Drinking Establishment, Nightclub	Dwelling, Single-detached	Drive Through Services	Dwelling, Supportive Housing	Education Services	Dwelling, Two-unit	Fitness Studio	Exhibition and Convention Facilities	Funeral Services	Fleet Services	Greenhouse and Plant Nurseries	Industrial Uses, General	Hall	Industrial Uses, Limited	Health Services	Kennel	Home Based Business, Major	Recycling Depot, Major	Home Based Business, Minor	Religious Assembly	Manufacturing Establishment	Solar Collector (Freestanding)	Mixed Use Building	Utility Services, Major	Office	Veterinary Services, Major	Pawn Shop	Wind Energy System	Personal Service Shop		Pet Care Facility		Protective and Emergency Services		Public Library or Cultural Exhibit		Recreation Services		Recycling Depot, Minor		Retail Store		Storage, Indoors		Utility Services, Minor		Veterinary Services, Minor	
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55	Page 56 Subsection 7.6.2 Business Transition (BT) Permitted and Discretionary Uses		Add newly added Storage, Indoor Use to Land Use Districts where this Use could be suitable for consideration.	Not Listed Currently	7.6Business Transition (BT) District 7.6.1Purpose This district provides for commercial and light industrial businesses that operate in such a manner that no nuisance is created or apparent outside an enclosed building. Outdoor activities shall not conflict with the purpose of this district or dominate the use of the site. This district is intended for sites located on, or in proximity to, arterial or collector roads within an industrial area. 7.6.2Permitted & Discretionary Uses <table><tr><th>Permitted</th><th>Discretionary</th></tr><tr><td>Accessory Building or Structure</td><td>Adult Services</td></tr><tr><td>Accessory Use</td><td>Agricultural Oriented Sales and Services</td></tr><tr><td>Automotive and Equipment Repair Shop</td><td>Auctioneering Establishment</td></tr><tr><td>Automotive and Equipment Sales or Rentals</td><td>Bulk Fuel Storage and Distribution</td></tr><tr><td>Automotive Service Station</td><td>Cannabis Production and Distribution Facility</td></tr><tr><td>Broadcasting and Television Studio</td><td>Commercial School</td></tr><tr><td>Cannabis Establishment</td><td>Commercial Uses, General</td></tr><tr><td>Child Care Facility</td><td>Communication Facility</td></tr><tr><td>Contractor Services</td><td>Community Support Centre, Major</td></tr><tr><td>Distillery, Brewery, and Winery</td><td>Community Support Centre, Minor</td></tr><tr><td>Distribution Centre</td><td>Community Support Centre, Warming Shelter</td></tr><tr><td>Drinking or Eating Establishment</td><td>Crematorium</td></tr><tr><td>Drinking Establishment, Nightclub</td><td>Dwelling, Single-detached</td></tr><tr><td>Drive Through Services</td><td>Dwelling, Supportive Housing</td></tr><tr><td>Education Services</td><td>Dwelling, Two-unit</td></tr><tr><td>Fitness Studio</td><td>Exhibition and Convention Facilities</td></tr><tr><td>Funeral Services</td><td>Fleet Services</td></tr><tr><td>Greenhouse and Plant Nurseries</td><td>Industrial Uses, General</td></tr><tr><td>Hall</td><td>Industrial Uses, Limited</td></tr><tr><td>Health Services</td><td>Kennel</td></tr><tr><td>Home Based Business, Major</td><td>Recycling Depot, Major</td></tr><tr><td>Home Based Business, Minor</td><td>Religious Assembly</td></tr><tr><td>Manufacturing Establishment</td><td>Solar Collector (Freestanding)</td></tr><tr><td>Mixed Use Building</td><td>Utility Services, Major</td></tr><tr><td>Office</td><td>Veterinary Services, Major</td></tr><tr><td>Pawn Shop</td><td>Wind Energy System</td></tr><tr><td>Personal Service Shop</td><td></td></tr><tr><td>Pet Care Facility</td><td></td></tr><tr><td>Protective and Emergency Services</td><td></td></tr><tr><td>Public Library or Cultural Exhibit</td><td></td></tr><tr><td>Recreation Services</td><td></td></tr><tr><td>Recycling Depot, Minor</td><td></td></tr><tr><td>Retail Store</td><td></td></tr><tr><td>Storage, Indoors</td><td></td></tr><tr><td>Utility Services, Minor</td><td></td></tr><tr><td>Veterinary Services, Minor</td><td></td></tr></table>	Permitted	Discretionary	Accessory Building or Structure	Adult Services	Accessory Use	Agricultural Oriented Sales and Services	Automotive and Equipment Repair Shop	Auctioneering Establishment	Automotive and Equipment Sales or Rentals	Bulk Fuel Storage and Distribution	Automotive Service Station	Cannabis Production and Distribution Facility	Broadcasting and Television Studio	Commercial School	Cannabis Establishment	Commercial Uses, General	Child Care Facility	Communication Facility	Contractor Services	Community Support Centre, Major	Distillery, Brewery, and Winery	Community Support Centre, Minor	Distribution Centre	Community Support Centre, Warming Shelter	Drinking or Eating Establishment	Crematorium	Drinking Establishment, Nightclub	Dwelling, Single-detached	Drive Through Services	Dwelling, Supportive Housing	Education Services	Dwelling, Two-unit	Fitness Studio	Exhibition and Convention Facilities	Funeral Services	Fleet Services	Greenhouse and Plant Nurseries	Industrial Uses, General	Hall	Industrial Uses, Limited	Health Services	Kennel	Home Based Business, Major	Recycling Depot, Major	Home Based Business, Minor	Religious Assembly	Manufacturing Establishment	Solar Collector (Freestanding)	Mixed Use Building	Utility Services, Major	Office	Veterinary Services, Major	Pawn Shop	Wind Energy System	Personal Service Shop		Pet Care Facility		Protective and Emergency Services		Public Library or Cultural Exhibit		Recreation Services		Recycling Depot, Minor		Retail Store		Storage, Indoors		Utility Services, Minor		Veterinary Services, Minor	
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56	Page 58 Part 3 - Section 8 Industrial Land Use Districts	 Typographical/ Formatting Corrections	Should be writted as "varied approach to " not varied approach "for"	8. Industrial Land Use Districts Purpose: This Section details the districts whose primary intention is to facilitate industrial development within the City. The specific provisions of these districts ensure a varied approach of industrial development to promote industrial activity that is environmentally safe, mitigates public nuisance, and ensures public safety. Section Contents: <table><tr><td>8.1</td><td>Medium Industrial (MI) District</td><td>59</td></tr><tr><td>8.2</td><td>Heavy Industrial (HI) District</td><td>61</td></tr></table>	8.1	Medium Industrial (MI) District	59	8.2	Heavy Industrial (HI) District	61	8. Industrial Land Use Districts Purpose: This Section details the districts whose primary intention is to facilitate industrial development within the City. The specific provisions of these districts ensure a varied approach to industrial development to promote industrial activity that is environmentally safe, mitigates public nuisance, and ensures public safety. Section Contents: <table><tr><td>8.1</td><td>Medium Industrial (MI) District</td><td>61</td></tr><tr><td>8.2</td><td>Heavy Industrial (HI) District</td><td>63</td></tr></table>	8.1	Medium Industrial (MI) District	61	8.2	Heavy Industrial (HI) District	63																																																														
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57	Page 59 Subsection 8.1.2 Medium Industrial (MI) Permitted and Discretionary Uses		Add newly added Storage, Indoor Use to Land Use Districts (in alphabetical order) where this Use could be suitable for consideration.	Not Listed Currently	8.1Medium Industrial (MI) District 8.1.1Purpose This district provides opportunities for industrial development that operate with a limited amount of nuisance, such as noise, odour, emissions or otherwise, on the surrounding areas. 8.1.2Permitted & Discretionary Uses <table><tr><th>Permitted</th><th>Discretionary</th></tr><tr><td>Accessory Building or Structure</td><td>Adult Services</td></tr><tr><td>Accessory Use</td><td>Communication Facility</td></tr><tr><td>Agricultural Oriented Sales and Services</td><td>Community Support Centre, Major</td></tr><tr><td>Auctioneering Establishment</td><td>Community Support Centre, Minor</td></tr><tr><td>Automotive and Equipment Repair Shop</td><td>Community Support Centre, Warming Shelter</td></tr><tr><td>Automotive and Equipment Sales or Rentals</td><td>Drinking or Eating Establishment</td></tr><tr><td>Automotive Service Station</td><td>Drinking Establishment, Nightclub</td></tr><tr><td>Bulk Fuel Storage and Distribution</td><td>Drive Through Services</td></tr><tr><td>Cannabis Production and Distribution</td><td>Fitness Studio</td></tr><tr><td>Commercial School</td><td>Grain Elevator</td></tr><tr><td>Contractor Services</td><td>Personal Service Shop</td></tr><tr><td>Distillery, Brewery, and Winery</td><td>Recreation Services</td></tr><tr><td>Distribution Centre</td><td>Solar Collector (Freestanding)</td></tr><tr><td>Fleet Services</td><td>Wind Energy System</td></tr><tr><td>Greenhouse and Plant Nurseries</td><td></td></tr><tr><td>Industrial Uses, General</td><td></td></tr><tr><td>Kennel</td><td></td></tr><tr><td>Office</td><td></td></tr><tr><td>Outdoor Storage</td><td></td></tr><tr><td>Protective and Emergency Services</td><td></td></tr><tr><td>Recycling Depot, Major</td><td></td></tr><tr><td>Recycling Depot, Minor</td><td></td></tr><tr><td>Storage, Indoors</td><td></td></tr><tr><td>Utility Services, Major</td><td></td></tr><tr><td>Utility Services, Minor</td><td></td></tr><tr><td>Veterinary Services, Major</td><td></td></tr></table>	Permitted	Discretionary	Accessory Building or Structure	Adult Services	Accessory Use	Communication Facility	Agricultural Oriented Sales and Services	Community Support Centre, Major	Auctioneering Establishment	Community Support Centre, Minor	Automotive and Equipment Repair Shop	Community Support Centre, Warming Shelter	Automotive and Equipment Sales or Rentals	Drinking or Eating Establishment	Automotive Service Station	Drinking Establishment, Nightclub	Bulk Fuel Storage and Distribution	Drive Through Services	Cannabis Production and Distribution	Fitness Studio	Commercial School	Grain Elevator	Contractor Services	Personal Service Shop	Distillery, Brewery, and Winery	Recreation Services	Distribution Centre	Solar Collector (Freestanding)	Fleet Services	Wind Energy System	Greenhouse and Plant Nurseries		Industrial Uses, General		Kennel		Office		Outdoor Storage		Protective and Emergency Services		Recycling Depot, Major		Recycling Depot, Minor		Storage, Indoors		Utility Services, Major		Utility Services, Minor		Veterinary Services, Major	
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58	Page 60 Subsection 8.1.4(b) Additional Development Regulations Medium Industrial District		(b) should say fencing not fence	8.1.4Additional Development Requirements a. A personal service shop shall only be considered where it is intended as an an accessory use to and is complementary of an existing approved industrial use. b. Visual screening a minimum of 2.0 m (6.5 ft) high provided by a solid fence or a combination of fence and soft landscaping, may be required along all property lines.	8.1.4Additional Development Requirements a. A personal service shop shall only be considered where it is intended as an an accessory use to and is complementary of an existing approved industrial use. b. Visual screening a minimum of 2.0 m (6.5 ft) high provided by a solid fence or a combination of fencing and soft landscaping, may be required along all property lines.																																																						
59	Page 62 Subsection 8.2.4(a) Additional Development Regulations Heavy Industrial District		(b) should say fencing not fence	8.2.4Additional Development Regulations a. Visual screening a minimum of 2.0 m (6.5 ft) high shall be provided by a solid fence or a combination of fence and soft landscaping along all property lines, except for common flanking front yard boundaries in any district other than the MI District. b. Grain elevators are exempt from the height requirements of this district.	8.2.4Additional Development Regulations a. Visual screening a minimum of 2.0 m (6.5 ft) high shall be provided by a solid fence or a combination of fencing and soft landscaping along all property lines, except for common flanking front yard boundaries in any district other than the MI District.																																																						
60	Page 67 Subsection 9.3.2 Medium Industrial (MI) Permitted and Discretionary Uses		Add newly added Storage, Indoor Use to Land Use Districts (in alphabetical order) where this Use could be suitable for consideration.	Not Listed Currently	9.3Transitional (T) District 9.3.1Purpose This district provides a limited range of agricultural and retail uses within a relatively undisturbed area to further the urban, efficient, and logical pattern of urban development in the City. 9.3.2Permitted & Discretionary Uses <table><tr><th>Permitted</th><th>Discretionary</th></tr><tr><td>Accessory Building or Structure</td><td>Agricultural Support Services</td></tr><tr><td>Accessory Use</td><td>Amusement Entertainment</td></tr><tr><td>Building, Industrial Use</td><td>Commercial Facility</td></tr><tr><td>Building, Residential Use</td><td>Community Support Centre, Major</td></tr><tr><td>Building, Retail Use</td><td>Community Support Centre, Minor</td></tr><tr><td>Building, Storage</td><td>Community Support Centre, Warming Shelter</td></tr><tr><td>Building, Warehouse</td><td>Drinking or Eating Establishment</td></tr><tr><td>Building, Warehouse</td><td>Drinking Establishment, Nightclub</td></tr><tr><td>Building, Warehouse</td><td>Drive Through Services</td></tr><tr><td>Building, Warehouse</td><td>Fitness Studio</td></tr><tr><td>Building, Warehouse</td><td>Grain Elevator</td></tr><tr><td>Building, Warehouse</td><td>Personal Service Shop</td></tr><tr><td>Building, Warehouse</td><td>Recreation Services</td></tr><tr><td>Building, Warehouse</td><td>Solar Collector (freestanding)</td></tr><tr><td>Building, Warehouse</td><td>Wind Energy System</td></tr></table>	Permitted	Discretionary	Accessory Building or Structure	Agricultural Support Services	Accessory Use	Amusement Entertainment	Building, Industrial Use	Commercial Facility	Building, Residential Use	Community Support Centre, Major	Building, Retail Use	Community Support Centre, Minor	Building, Storage	Community Support Centre, Warming Shelter	Building, Warehouse	Drinking or Eating Establishment	Building, Warehouse	Drinking Establishment, Nightclub	Building, Warehouse	Drive Through Services	Building, Warehouse	Fitness Studio	Building, Warehouse	Grain Elevator	Building, Warehouse	Personal Service Shop	Building, Warehouse	Recreation Services	Building, Warehouse	Solar Collector (freestanding)	Building, Warehouse	Wind Energy System																						
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61	Page 68 Subsection 9.3.4(c.) Subdivision Regulations		This is a typo that must be corrected for alignment with the City's ASP and NSP policies and the intended scope of each document.	9.3.4Subdivision Regulations a. A single parcel subdivision may be allowed when subdivided from a parent parcel with an area of 64.7 hectares more or less. b. A single parcel subdivision shall have a maximum area of two (2) ha. c. A multi-lot residential subdivision (greater than one lot) shall be prohibited unless otherwise indicated within an Area Structure Plan (ASP). If subdivision is accommodated by an ASP, a quarter section of 64.7 ha in the Transitional (T) District shall contain a maximum parcel density of four (4), comprising:	9.3.4Subdivision Regulations a. A single parcel subdivision may be allowed when subdivided from a parent parcel with an area of 64.7 hectares more or less. b. A single parcel subdivision shall have a maximum area of two (2) ha. c. A multi-lot residential subdivision (greater than one lot) shall be prohibited unless otherwise indicated within an Area Structure Plan (ASP). If subdivision is accommodated by an ASP, a quarter section of 64.7 ha in the Transitional (T) District shall contain a maximum parcel density of four (4), comprising: 1. two (2) parcels of 32.4 ha or alternative areas necessary due to land fragmentation, and; 2. two (2) parcels for residential uses, one (1) from each of the two (2) 32.4 ha parcels, to a maximum area of two (2) ha each.																																																						
62	Page 69 Subsection 9.4.1 Purpose MA District		accommodate' does not need a preposition.	9.4Municipal Airport (MA) District	9.4Municipal Airport (MA) District																																																						
63	Pg. 71 Part 3 - Section 10 Direct Control Districts		Development should be plural, as indicated by the verb "have"	10.Direct Control Districts Purpose: For the purpose of this Bylaw the following Section details the districts designated as Direct Control. Development within these districts have varying purposes, but due to their specific needs or impact, all development decisions except decisions regarding signs and landscaping (such decisions may be approved by the Development Authority) are made publicly through meetings of City Council. More information regarding the creation, application, and implementation of Direct Control Districts is located in Subsection 2.1.1 of this Bylaw.	10.Direct Control Districts Purpose: For the purpose of this Bylaw the following Section details the districts designated as Direct Control. Development within these districts have varying purposes, but due to their specific needs or impact, all development decisions except decisions regarding signs and landscaping (such decisions may be approved by the Development Authority) are made publicly through meetings of City Council. More information regarding the creation, application, and implementation of Direct Control Districts is located in Subsection 2.1.1 of this Bylaw.																																																						
64	Page 72 Subsection 10.1.1 Purpose Direct Control Casino District		Minor syntactical errors need to be fixed for consistency and clarity.	10.1Direct Control Casino (DC1) District 10.1.1Purpose The purpose of this district accommodates the development of a regional destination and mixed use site that will consist of an entertainment centre, casino, hotel, and retail development. This site will be characterized by its urban design, landscaping features, and its pedestrian-friendly circulation within the site.	10.1Direct Control Casino (DC1) District 10.1.1Purpose The purpose of this district accommodates the development of a regional destination and mixed use site that will consist of an entertainment centre, casino, hotel, and retail development. This site will be characterized by its urban design, landscaping features, and its pedestrian-friendly circulation within the site.																																																						

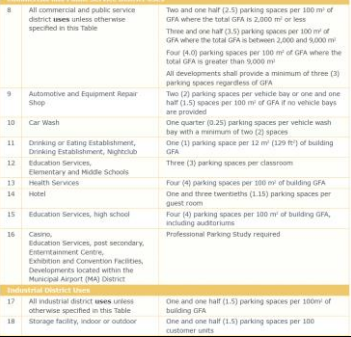
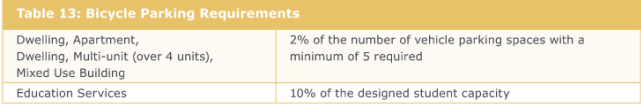
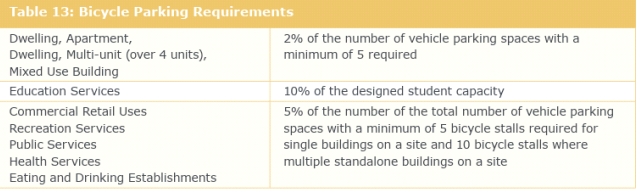
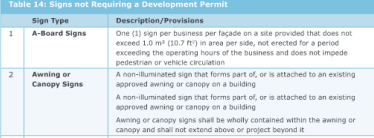
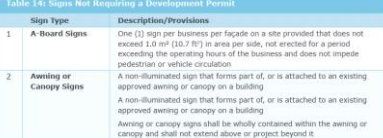
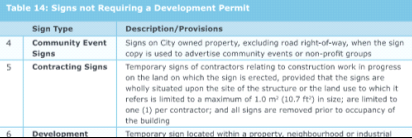
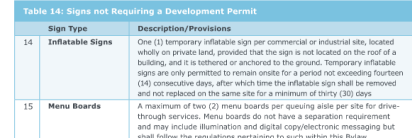
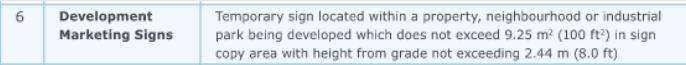
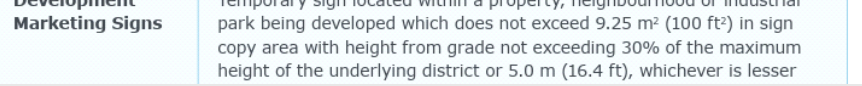
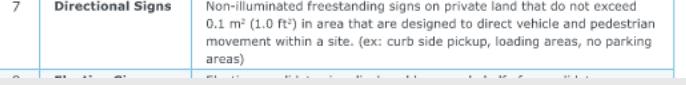
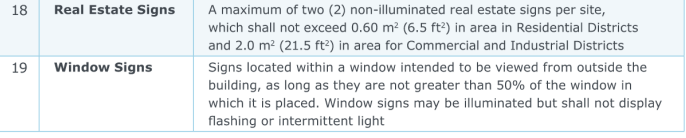
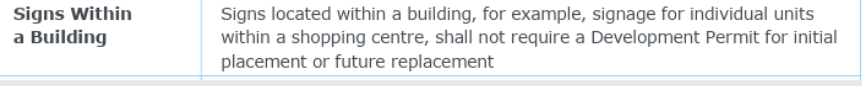
65	Page 75 Part 3 - Section 11 Overlays	A Typographical/ Formatting Corrections	Minor syntactical errors need to be fixed for consistency and clarity.	Purpose: For the purposes of this Bylaw the following Section details the specific provisions provided by the City's Overlays. Overlays are intended to provide special provisions on specific areas within the City that require additional attention in development. Provisions included in this Section are in addition to and, in the case of any discrepancy, take precedence over, the provisions and regulations of the underlying Land Use District. Information regarding the creation and enactment of Overlays can be found in <i>Subsection 2.10</i> of this Bylaw.	Purpose: For the purpose of this Bylaw the following Section details the specific provisions provided by the City's Overlays. Overlays are intended to provide special provisions for specific areas within the City that require additional considerations in development. Provisions included in this Section are in addition to and, in the case of any discrepancy, take precedence over, the provisions and regulations of the underlying Land Use District. Information regarding the creation and enactment of Overlays can be found in <i>Subsection 2.10</i> of this Bylaw.																																																																																										
66	Page 78 Subsection 11.2.1 Purpose DARP Overlay	A Typographical/ Formatting Corrections	Minor syntactical errors need to be fixed for consistency and clarity.	11.2 Downtown Area Redevelopment Plan (DARP) Overlay 11.2.1 Purpose This Overlay identifies the areas addressed within the Downtown Area Redevelopment Plan (DARP) Overlay Map (Figure 2, Map 2) and implement the DARP's policies to encourage revitalization alongside economic and residential growth.	11.2 Downtown Area Redevelopment Plan (DARP) Overlay 11.2.1 Purpose This Overlay identifies the areas addressed within the Downtown Area Redevelopment Plan (DARP) Overlay Map (Figure 2, Map 2) and implements the DARP's policies to encourage revitalization alongside economic and residential growth.																																																																																										
67	Page 81 Subsection 11.2.7 Permitted, Discretionary and Prohibited Uses	A Typographical/ Formatting Corrections	Both Major and Minor Utility Services should be prohibited; currently, only Utility Services, Minor, are prohibited, despite the fact that they pose fewer nuisances than Utility Services Major.	<table><tr><th>Permitted</th><th>Discretionary</th><th>Prohibited</th></tr><tr><td>Drinking or Eating Establishment</td><td>Automotive and Equipment Repair Shop</td><td>Adult Services</td></tr><tr><td>Entertainment Centre</td><td>Contractor Services, without Outdoor Storage</td><td>Agricultural Oriented Sales and Services</td></tr><tr><td>Health Services</td><td>Community Support Centre, Major</td><td>Auctioneering Establishment</td></tr><tr><td>Live/Work Unit</td><td>Distribution Centre</td><td>Automotive Service Station</td></tr><tr><td>Pet Care Facility</td><td>Education Services</td><td>Bulk Fuel Storage and Distribution</td></tr><tr><td>Personal Service Shop</td><td></td><td>Cannabis Production and Distribution Facility</td></tr><tr><td></td><td></td><td>Campground</td></tr><tr><td></td><td></td><td>Contractor Services, with Outdoor Storage component</td></tr><tr><td></td><td></td><td>Commercial School</td></tr><tr><td></td><td></td><td>Fleet Services</td></tr><tr><td></td><td></td><td>Industrial Uses, General</td></tr><tr><td></td><td></td><td>Recycling Depot, Major or Minor</td></tr><tr><td></td><td></td><td>Utility Services, Minor</td></tr><tr><td></td><td></td><td>Veterinary Services, Major</td></tr></table> of the DARP differ from that of the applicable district.	Permitted	Discretionary	Prohibited	Drinking or Eating Establishment	Automotive and Equipment Repair Shop	Adult Services	Entertainment Centre	Contractor Services, without Outdoor Storage	Agricultural Oriented Sales and Services	Health Services	Community Support Centre, Major	Auctioneering Establishment	Live/Work Unit	Distribution Centre	Automotive Service Station	Pet Care Facility	Education Services	Bulk Fuel Storage and Distribution	Personal Service Shop		Cannabis Production and Distribution Facility			Campground			Contractor Services, with Outdoor Storage component			Commercial School			Fleet Services			Industrial Uses, General			Recycling Depot, Major or Minor			Utility Services, Minor			Veterinary Services, Major	<table><tr><th>Permitted</th><th>Discretionary</th><th>Prohibited</th></tr><tr><td>Drinking or Eating Establishment</td><td>Automotive and Equipment Repair Shop</td><td>Adult Services</td></tr><tr><td>Entertainment Centre</td><td>Contractor Services, without Outdoor Storage</td><td>Agricultural Oriented Sales and Services</td></tr><tr><td>Health Services</td><td>Community Support Centre, Major</td><td>Auctioneering Establishment</td></tr><tr><td>Live/Work Unit</td><td>Distribution Centre</td><td>Automotive Service Station</td></tr><tr><td>Pet Care Facility</td><td>Education Services</td><td>Bulk Fuel Storage and Distribution</td></tr><tr><td>Personal Service Shop</td><td></td><td>Cannabis Production and Distribution Facility</td></tr><tr><td></td><td></td><td>Campground</td></tr><tr><td></td><td></td><td>Contractor Services, with Outdoor Storage component</td></tr><tr><td></td><td></td><td>Commercial School</td></tr><tr><td></td><td></td><td>Fleet Services</td></tr><tr><td></td><td></td><td>Industrial Uses, General</td></tr><tr><td></td><td></td><td>Recycling Depot, Major or Minor</td></tr><tr><td></td><td></td><td>Utility Services, Major or Minor</td></tr><tr><td></td><td></td><td>Veterinary Services, Major</td></tr></table> of the DARP differ from that of the applicable district.	Permitted	Discretionary	Prohibited	Drinking or Eating Establishment	Automotive and Equipment Repair Shop	Adult Services	Entertainment Centre	Contractor Services, without Outdoor Storage	Agricultural Oriented Sales and Services	Health Services	Community Support Centre, Major	Auctioneering Establishment	Live/Work Unit	Distribution Centre	Automotive Service Station	Pet Care Facility	Education Services	Bulk Fuel Storage and Distribution	Personal Service Shop		Cannabis Production and Distribution Facility			Campground			Contractor Services, with Outdoor Storage component			Commercial School			Fleet Services			Industrial Uses, General			Recycling Depot, Major or Minor			Utility Services, Major or Minor			Veterinary Services, Major
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68	Pg. 82 subsection 11.2.8(a)	✓ Consistency Updates	This section is proposed to be re-written for consistency with subsection 11.2.9(a).	11.2.8 Highway Commercial a. Regulations for development within this area of the DARP Overlay shall be in accordance with those of a site's underlying district unless otherwise indicated here. Regulations contained in Section 4.3.4 of the DARP shall be considered in areas where the regulations of the DARP differ from that of the applicable district.	11.2.8 Highway Commercial a. The following apply to all areas within the Highway Commercial area as detailed in the DARP Overlay Map (Figure 2, Map 2)																																																																																										
69	Page 89 Subsection 13.1.3 Accessory Buildings or Structures	💡 Clarification Of Intent	Clarity is needed on the number of shipping containers/sea cans that are allowed on a site without a permit. Table 1 row 21 states that Industrial Districts can have 3 sea cans w/o a permit while Subsection 13.1.3 says that there can only be 2 accessory buildings allowed w/o a permit.	13.1.3 While accessory buildings or structures developed in accordance with the provisions included in Table 1 (Development Not Requiring a Development Permit) are not required to obtain a Development Permit, there shall be a maximum allowance of two (2) Development Permit exempt accessory buildings or structures on a single site. Each additional accessory building or structure beyond the two (2) building maximum shall be required to obtain a Development Permit regardless of the size of the development.	13.1.3 While accessory buildings or structures developed in accordance with the provisions included in Table 1 (Development Not Requiring a Development Permit) are not required to obtain a Development Permit, there shall be a maximum allowance of two (2) Development Permit exempt accessory buildings or structures on a single site. Unless stated otherwise in this Bylaw, each additional accessory building or structure beyond the two (2) building maximum shall be required to obtain a Development Permit regardless of the size of the development.																																																																																										
70	Page 90 Subsection 13.1.9 Accessory Buildings	💡 Clarification Of Intent	Add new regulation for clarity purposes to separate a Greenhouse for personal use from one that is intended to be a commercial use.	New Regulation - currently does not exist	13.1.9 A greenhouse that is used solely for personal purposes or related to community support services, and is not intended for any form of commercial sale, may be considered an Accessory Building at the discretion of the Development Authority.																																																																																										
71	Page 91 Subsection 13.4.1 Adult Services	A Typographical/ Formatting Corrections	"Line" should be plural.	13.4 Adult Services 13.4.1 Where adult services is the principal use on a site it shall only be considered on sites where there is minimum radial separation distance of 300 m from all property line of sites containing the following uses:	13.4.1 Where adult services is the principal use on a site it shall only be considered on sites where there is minimum radial separation distance of 300 m from all property lines of sites containing the following uses:																																																																																										
72	Page 92 Subsection 13.5.1(a) Alcohol Sales	A Typographical/ Formatting Corrections	"An" is a typographical error that does not correspond with the plural nouns in subsection 13.5.1(a).	13.5 Alcohol Sales 13.5.1 Where a retail store's primary intention is the sale of alcohol, the development shall only be considered on sites where there is a minimum radial separation distance of 100 m from all property lines of sites containing the following uses: a. child care facilities and day homes operating under an active and valid business licenses, b. education services where the primary attendees are under eighteen (18) years of age, and c. public parks, not including public trails, pathways, or retention ponds.	13.5 Alcohol Sales 13.5.1 Where a retail store's primary intention is the sale of alcohol, the development shall only be considered on sites where there is a minimum radial separation distance of 100 m from all property lines of sites containing the following uses: a. child care facilities and day homes operating under active and valid business licenses, b. education services where the primary attendees are under eighteen (18) years of age, and c. public parks, not including public trails, pathways, or retention ponds.																																																																																										

73	Page 93 Subsection 13.6.3(a)ii. Alternative Energy Wind Energy Systems	 Consistency Updates	underlying' has been inserted before 'district' for consistency with previous policies within the Alternative Energy section.	13.6.2 a. Solar collectors (freestanding) may be located on the roof or wall of a building and shall not require a Development Permit, as per Subsection 3.2, provided they: i. meet the setback and height regulations of the underlying district, and ii. do not extend beyond the outermost edge of the roof or wall. Solar Collector (Freestanding) a. Solar collectors (freestanding) shall be considered a discretionary use in all districts provided they: i. are located in the rear yard, ii. meet the setback and height requirements of the underlying district, and iii. are screened from view in Residential Districts to the satisfaction of the Development Authority. LAND USE BYLAW 05-2025 LLOYDMINSTER 34 13.6.3 Wind Energy Systems a. Wind energy systems shall be considered a discretionary use in all districts provided they: i. are located in the rear yard or on a roof, ii. meet the setback and height requirements of the district, and iii. do not create noise uncharacteristic to that of the surrounding area.	13.6.2 Solar Collector (Freestanding) a. Solar collectors (freestanding) shall be considered a discretionary use in all districts provided they: LAND USE BYLAW 05-2025 LLOYDMINSTER 34 13.6.3 Wind Energy Systems a. Wind energy systems shall be considered a discretionary use in all districts provided they: i. are located in the rear yard or on a roof, ii. meet the setback and height requirements of the underlying district, and iii. do not create noise uncharacteristic to that of the surrounding area.																																																								
74	Page 93 Subsection 13.8.2(b) Bareland Condominiums	 Typographical/ Formatting Corrections	"provision of supply of" is redundant, and has been re-worded for better comprehension.	13.8 Bare Land Condominiums 13.8.1 Except for common property lines on attached units, no building on a bare land condominium unit may encroach on any property line, easement or right-of-way. 13.8.2 A bare land condominium plan shall be treated in all respects as though it were a plan of subdivision and shall comply with all requirements for a subdivision and all applicable regulations of its underlying district including, but not limited to: a. adequate pedestrian and vehicle access, b. provision of supply of water, electrical power, gas and sanitary sewer and storm drainage, and c. sequencing and timing of construction of all buildings and servicing.	13.8 Bare Land Condominiums 13.8.1 Except for common property lines on attached units, no building on a bare land condominium unit may encroach on any property line, easement or right-of-way. 13.8.2 A bare land condominium plan shall be treated in all respects as though it were a plan of subdivision and shall comply with all requirements for a subdivision and all applicable regulations of its underlying district including, but not limited to: a. adequate pedestrian and vehicle access, b. supplying water, electrical power, gas and sanitary sewer and storm drainage, and c. sequencing and timing of construction of all buildings and servicing.																																																								
75	Page 94 Building Design and Character Subsection 13.9.2 amendment to (l) and new addition (m)	 Consistency Updates	To be consistent with Fire Bylaw 08-2026, additional regulations for	shall incorporate home numbers and address plates in a visible location on the front side of the development.	l. Residential developments, three (3) dwelling units or less shall incorporate home numbers and address plates in a visible location on the front side of the development. m. All commercial, industrial and multi-family developments over three (3) units shall have an identifiable address plate posted in a visible location on the front of the building with numbers being a minimum 4" in height.																																																								
76	Page 95 Subsection 13.9.7 Building Design and Character amendment	 Clarification Of Intent	Clarification added for party wall regulations to allow for additional uses beyond just dwelling units.	13.9.7 providing mitigation to the satisfaction of the Development Authority. Lots containing two-unit or multi-unit dwellings that share a party wall may have their required side yard setback reduced to zero (0) metres. In such cases only the setback on which a party wall is located may be reduced.	13.9.7 Lots containing buildings that share a party wall may have their required side yard setback reduced to zero (0) metres. In such cases only the setback on which a party wall is located may be reduced.																																																								
77	Page 97 Subsection 13.13.1(d) Child Care Facilities	 Typographical/ Formatting Corrections	The preposition "an" is needed before 'on-site drop off area'	13.13 Child Care Facilities 13.13.1 All child care facilities shall: a. be licensed under the applicable Provincial Legislation (see provisions for day homes for unlicensed facilities), b. be consistent with the character, scale and form of the district in which it is located, c. provide a fenced outdoor play space to the satisfaction of the Provincial Governing Body and the Development Authority, and d. provide on-site drop off area suitable to accommodate traffic associated with the use and to limit any impacts on the surrounding neighborhood to the satisfaction of the Development Authority.	13.13 Child Care Facilities 13.13.1 All child care facilities shall: a. be licensed under the applicable Provincial Legislation (see provisions for day homes for unlicensed facilities), b. be consistent with the character, scale and form of the district in which it is located, c. provide a fenced outdoor play space to the satisfaction of the Provincial Governing Body and the Development Authority, and d. provide an on-site drop off area suitable to accommodate traffic associated with the use and to limit any impacts on the surrounding neighborhood to the satisfaction of the Development Authority.																																																								
78	Page 99-100 Subsection 13.16 Community Support Centres	 Regulation Changes	A new regulation within Subsection 13.16 Community Support Centres is necessary for clarity and to prevent the creation of Community Support Centres, Major in inappropriate areas.	13.16 Community Support Centres 13.16.4 Community support centre, major, minor or warming shelter, shall not be considered within sites where there is a residential component which includes but is not limited to a dwelling or dwelling unit, dwelling apartment, dwelling, multi-unit or mixed use building that is intended to operate separately from an approved community support centre use.	13.16.4 Community support centre, major, minor or warming shelter, shall not be considered within sites where there is a residential component which includes but is not limited to a dwelling or dwelling unit, dwelling apartment, dwelling, multi-unit or mixed use building that is intended to operate separately from an approved community support centre use.																																																								
79	Page 101 Subsection 13.19 Decks	 Consistency Updates	A regulation prohibiting building over an easement was added to the Deck section to be consistent with the requirements of Accessory Buildings.	13.19 Decks 13.19.1 All decks, covered or otherwise: a. may be attached to the principal building, b. shall meet the front, side, rear yard and projection setback requirements in accordance with its appropriate district and Subsection 13.35, c. shall not interfere with a site's sight triangle.	13.19 Decks 13.19.1 All decks, covered or otherwise: a. may be attached to the principal building, b. shall meet the front, side, rear yard and projection setback requirements in accordance with its appropriate district and Subsection 13.35, c. shall not interfere with a site's sight triangle. d. shall not be located on, under or over an easement or utility right-of-way in accordance with Figure 4.																																																								
80	Page 102 Subsection 13.20.6 Table 4 (line 2 and line 3)- Minimum Queuing Spaces Required	 Regulation Changes	When putting queuing regulations into practice, administration noted that queuing requirements appear to be somewhat excessive. From this, queuing requirements were amended to be reviewed based on bay doors rather internal and external bays. Additionally, with this review administration recommends reducing fueling positions required from 2 stalls per fueling position to 1 stall per fueling position.	<table><tr><th colspan="4">Table 4: Minimum Number of Queuing Space for Drive Through Services</th></tr><tr><th>Use Type</th><th>In-bound</th><th>Out-bound</th><th></th></tr><tr><td>1 Automotive and Equipment Repair Shop</td><td>Two (2) per service bay</td><td>One (1) per exit from drive-though</td><td></td></tr><tr><td>2 Automotive Service Station</td><td>Two (2) per fueling position</td><td>One (1) per exit from drive-though</td><td></td></tr><tr><td>3 Car Wash</td><td>Three (3) per wash bay (manual or automatic)</td><td>One (1) per exit from drive-though</td><td></td></tr><tr><td>4 Drinking or Eating Establishment</td><td>Six (6) per service window (pertaining to vehicles approaching the first service window only)</td><td>One (1) per exit from drive-though</td><td></td></tr><tr><td>5 Other Commercial Uses providing Drive Through Service</td><td>Three (3) per service window</td><td>One (1) per exit from drive-though</td><td></td></tr></table>	Table 4: Minimum Number of Queuing Space for Drive Through Services				Use Type	In-bound	Out-bound		1 Automotive and Equipment Repair Shop	Two (2) per service bay	One (1) per exit from drive-though		2 Automotive Service Station	Two (2) per fueling position	One (1) per exit from drive-though		3 Car Wash	Three (3) per wash bay (manual or automatic)	One (1) per exit from drive-though		4 Drinking or Eating Establishment	Six (6) per service window (pertaining to vehicles approaching the first service window only)	One (1) per exit from drive-though		5 Other Commercial Uses providing Drive Through Service	Three (3) per service window	One (1) per exit from drive-though		<table><tr><th colspan="4">Table 4: Minimum Number of Queuing Space for Drive Through Services</th></tr><tr><th>Use Type</th><th>In-bound</th><th>Out-bound</th><th></th></tr><tr><td>1 Automotive and Equipment Repair Shop</td><td>Two (2) per service bay door</td><td>One (1) per exit from drive-though</td><td></td></tr><tr><td>2 Automotive Service Station</td><td>One (1) per fueling position</td><td>One (1) per exit from drive-though</td><td></td></tr><tr><td>3 Car Wash</td><td>Three (3) per wash bay door (manual or automatic)</td><td>One (1) per exit from drive-though</td><td></td></tr><tr><td>4 Drinking or Eating Establishment</td><td>Six (6) per service window (pertaining to vehicles approaching the first service window only)</td><td>One (1) per exit from drive-though</td><td></td></tr><tr><td>5 Other Commercial Uses providing Drive Through Services</td><td>Three (3) per service window</td><td>One (1) per exit from drive-though</td><td></td></tr></table>	Table 4: Minimum Number of Queuing Space for Drive Through Services				Use Type	In-bound	Out-bound		1 Automotive and Equipment Repair Shop	Two (2) per service bay door	One (1) per exit from drive-though		2 Automotive Service Station	One (1) per fueling position	One (1) per exit from drive-though		3 Car Wash	Three (3) per wash bay door (manual or automatic)	One (1) per exit from drive-though		4 Drinking or Eating Establishment	Six (6) per service window (pertaining to vehicles approaching the first service window only)	One (1) per exit from drive-though		5 Other Commercial Uses providing Drive Through Services	Three (3) per service window	One (1) per exit from drive-though	
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81	Page 102 Subsection 13.20.6 Table 4 (line 5)- Minimum Queuing Spaces Required	 Consistency Updates	Table 3 refers to Drive Through Services. To be consistent with the table line 5 should be written as 'Drive Through Services' rather than 'Drive Through Service.'	<table><tr><td>5</td><td>Other Commercial Uses providing Drive Through Service</td><td>Three (3) per service window</td><td>One (1) per exit from drive-though</td></tr></table>	5	Other Commercial Uses providing Drive Through Service	Three (3) per service window	One (1) per exit from drive-though	<table><tr><td>5</td><td>Other Commercial Uses providing Drive Through Services</td><td>Three (3) per service window</td><td>One (1) per exit from drive-though</td></tr></table>	5	Other Commercial Uses providing Drive Through Services	Three (3) per service window	One (1) per exit from drive-though																																																
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82	Page 102 Subsection 13.21.2 Easements and Rights-of-Way	A Typographical/ Formatting Corrections	All of 'road' should be bolded as it is a defined term.	13.21.2	Notwithstanding 13.21.1 , portable signs may be placed on or over an easement or right-of-way registered in the name of the City provided they conform with all applicable provisions included in Subsection 16.5.4 , including provisions regarding road rights-of-way where applicable and obtain a Development Permit .						
83	Page 102 Subsection 13.21.3 (b) Easements and Rights-of-Way	A Typographical/ Formatting Corrections	"damages occur" is corrected to "damage occurs" for proper grammar and syntax.	13.21.3	The owner of any development , including temporary development such as portable signs or sheds placed on or over an easement with or without a Development Permit , shall be responsible for: a. any damage done to the underlying infrastructure beneath or upon an easement or right-of-way, and b. any damage done to the development, lands, adjacent buildings, or otherwise should the easement or right-of-way need to be accessed and damages occur.						
84	Page 102 Subsection 13.21.4 Easements and Rights-of-Way	Clarification Of Intent	Provide some additional clarity to ensure that consent from all parties listed within any registered agreement(s) on title is also required in addition to the landowner, where it relates to a registered easement or right of way.	13.21 Easements and Rights-of-Way			13.21.1	No development , including temporary development such as portable signs or sheds , shall be allowed on or over any easement or right-of-way without landowner authorization in accordance with Subsection 13.34 .			
85	Page 103 Subsection 13.22.1 Education Services	A Typographical/ Formatting Corrections	Multiple minor gramatical errors need to be corrected for comprehension.	13.22 Education Services			13.22.1	Education services where the primary attendees are under eighteen (18) years of age shall only be considered on sites where the following minimum radial separation distances are met: a. 300 m from all property lines of an adult services site, b. 100 m from all property lines of a cannabis establishment site, a retail store site where the principal intention is the sale of alcohol, c. 200 m from all property lines of a community support centre, major site, or a community support centre, warming shelter that requires a Development Permit site, and d. 400 m from all property lines of a cannabis production and distributions facility site.			
86	Page. 103 Subsection 13.23.1 Excavation, Stripping, Drainage, Grading & Retaining Walls	A Typographical/ Formatting Corrections	The word 'and' between two bylaws is currently italicized. As the word 'and' is not part of these bylaw's names itself, it should not be in italics.	13.23 Excavation, Stripping, Drainage, Grading, & Retaining Walls			13.23.1	All excavation, stripping, grading, and drainage shall be provided in accordance with the City's <i>Municipal Development Standards (MDS)</i> , <i>Community Standards Bylaw</i> and <i>Lot Grading and Drainage Bylaw</i> , as amended.			
87	Page 105 Subsection 13.24.5(d.) Table 5: Screening Requirements Row 2	Clarification Of Intent	This regulation is unclear as it refers to "any structure visible from a residential district," which is subjective. Amendments are proposed for clarity in application.	Table 5: Screening Requirements			Table 5: Screening Requirements				
88	Page 106 Subsection13.25.1(b) Garbage Enclosures	A Typographical/ Formatting Corrections	The word "where" should be between "development" and "waste"	weatherproof receptacles, except where: a. receptacles are located in the rear yard of an industrial site that is screened or if, in the opinion of the Development Authority, site conditions do not warrant the need for an enclosure, or b. multi-unit residential developments waste collection is serviced by the City.			13.25.2	Garbage, recycling, and other waste containers and areas shall:			
89	Page 106 Subsection 13.26.5 Home Based Business Clarity Amendment	Clarification Of Intent	Amendment to clarify that the Development Authority will not permit more than one (1) Home Based Business, Major on a single site	13.26.5 A maximum of two (2) home based businesses, major or minor may be permitted within one (1) site containing a single-detached, two-unit, or multi-unit (up to four (4) units) dwelling provided that both obtain an approved Development Permit and the provisions for both businesses within this Bylaw are met.			13.26.6 A home based business. maior shall not be permitted:				
90	Page 107 Subsection 13.26 Home Based Businesses Table 6 - Row 3 and 4	Clarification Of Intent	Omission of references to 'primary dwelling' as a Home Based Business, Limited or Minor can be based out of an apartment or ADU or secondary suite.	3	Exterior Business Activity	All business activity related to the home business shall be contained fully within the primary dwelling	All business activity related to the home business shall be contained fully within the primary dwelling and accessory buildings on site Exterior business activity may be permitted provided that it does not impact the neighbours or neighbourhood and is screened from view in a form and manner deemed acceptable by the Development Authority	3	Exterior Business Activity	All business activity related to the home business shall be contained fully within the dwelling	All business activity related to the home business shall be contained fully within the dwelling and accessory buildings on site Exterior business activity may be permitted provided that it does not impact the neighbours or neighbourhood and is screened from view in a form and manner deemed acceptable by the Development Authority

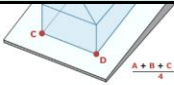
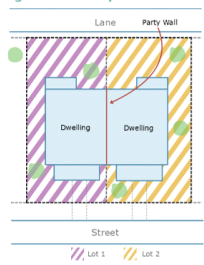
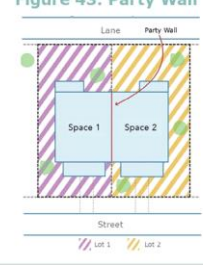
91	Page 108 Subsection 13.26 Home Based Businesses Table 6 - Row 3 and 4	 Clarification Of Intent	Deletion of 'primary' from 'primary dwelling' as a Home Based Business, Limited and Minor can be based out of an apartment, ADU or secondary suite.	<table><tr><th colspan="4">Table 6: Home Based Business Provisions</th></tr><tr><th></th><th>Standard</th><th>Home Based Business, Limited</th><th>Home Based Business, Minor</th></tr><tr><td>4</td><td>Business Storage</td><td>All storage related to the home based business shall be contained fully within the primary dwelling, which could include an attached garage The usage of an attached garage shall not interfere with or take away required parking for the principal dwelling as identified within this Bylaw</td><td>All storage related to the home business shall be contained fully within the primary dwelling and accessory buildings on site Exterior business activity may be permitted provided that it does not impact the neighbours or neighbourhood and is screened from view in a form and manner deemed acceptable by the Development Authority The usage of a garage on site for storage shall not interfere with or take away required parking for the principal dwelling as identified within this Bylaw or parking requirements below</td></tr></table>	Table 6: Home Based Business Provisions					Standard	Home Based Business, Limited	Home Based Business, Minor	4	Business Storage	All storage related to the home based business shall be contained fully within the primary dwelling, which could include an attached garage The usage of an attached garage shall not interfere with or take away required parking for the principal dwelling as identified within this Bylaw	All storage related to the home business shall be contained fully within the primary dwelling and accessory buildings on site Exterior business activity may be permitted provided that it does not impact the neighbours or neighbourhood and is screened from view in a form and manner deemed acceptable by the Development Authority The usage of a garage on site for storage shall not interfere with or take away required parking for the principal dwelling as identified within this Bylaw or parking requirements below	<table><tr><td>4</td><td>Business Storage</td><td>All storage related to the home based business shall be contained fully within the dwelling, which could include an attached garage The usage of an attached garage shall not interfere with or take away required parking for the principal dwelling as identified within this Bylaw</td><td>All storage related to the home business shall be contained fully within the dwelling and accessory buildings on site Exterior business activity may be permitted provided that it does not impact the neighbours or neighbourhood and is screened from view in a form and manner deemed acceptable by the Development Authority The usage of a garage on site for storage shall not interfere with or take away required parking for the principal dwelling as identified within this Bylaw or parking requirements below</td></tr></table>	4	Business Storage	All storage related to the home based business shall be contained fully within the dwelling, which could include an attached garage The usage of an attached garage shall not interfere with or take away required parking for the principal dwelling as identified within this Bylaw	All storage related to the home business shall be contained fully within the dwelling and accessory buildings on site Exterior business activity may be permitted provided that it does not impact the neighbours or neighbourhood and is screened from view in a form and manner deemed acceptable by the Development Authority The usage of a garage on site for storage shall not interfere with or take away required parking for the principal dwelling as identified within this Bylaw or parking requirements below
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92	Page 110 Subsection 13.29.5 Live/Work Units	A Typographical/ Formatting Corrections	The word "a" is unnecessary and needs to be removed.	13.29.5 Uses Prohibited as part of a live/work units include: a. home based business, major or minor, b. adult services, c. dating and escort services,	13.29.5 Uses Prohibited as part of live/work units include:																
93	Page 111 Subsection 13.30.2 Mixed Use Buildings	 Clarification Of Intent	For clarity and consistency, replace wording in 13.30.2 so that mixed use buildings can have commercial uses above the main floor provided that residential and commercial are not on the same floor.	13.30 Mixed Use Buildings 13.30.1 Commercial uses located within the ground floor of a mixed use building shall require a Development Permit and shall be considered as either permitted or discretionary based on the provisions of their underlying district. 13.30.2 Commercial and residential uses in mixed use buildings shall not be located on the same storey.	13.30.2 Commercial uses within mixed use buildings shall be located below residential uses and in no instance shall residential and commercial uses be located on the same storey.																
94	Page 112 Subsection 13.33 Outdoor Storage Regulations	 Clarification Of Intent	New policy to clarify where outdoor storage is permitted.	13.33 Outdoor Storage 13.33.1 All outdoor storage shall: a. be located in a rear or side yard, b. be screened according to Subsection 13.24 and c. shall meet the setback and yard requirements of the underlying district. 13.33.2 Outdoor storage shall only be considered as an accessory use in all districts other than the MI, HI, and T Districts where it may be considered as a principal use.	13.33.3 Notwithstanding 13.33.2 , outdoor storage shall not be considered as an accessory or principal use in any Residential District or the NC, GC, DTN, RE, or PU Districts .																
95	Page. 113 Subsection 13.36.1(b) Public Parks	A Typographical/ Formatting Corrections	The word "site" should be after "warming shelter" and not after "Development Permit" for ease of comprehension.	13.36 Public Parks 13.36.1 Public parks, not including public trails, pathways or retention ponds, shall only be considered on sites where the following minimum radial separation distances are met: a. 300 m from all property lines of an adult services site, b. 200 m from all property lines of a community support centre, major site, or a community support centre, warming shelter that requires a Development Permit site, and c. 400 m from all property lines of a cannabis production and distributions facility site.	b. 200 m from all property lines of a community support centre, major site, or a community support centre, warming shelter site that requires a Development Permit , and																
96	Page. 113 Subsection 13.36.1(c) Public Parks	A Typographical/ Formatting Corrections	distribution facility' should be singular, not plural.	c. 400 m from all property lines of a cannabis production and distributions facility site .	c. 400 m from all property lines of a cannabis production and distribution facility site .																
97	Page 115 Subsection 13.39 Relocation and Demolition	A Typographical/ Formatting Corrections	Subsections 13.39.5 (c) and (d) should reference Subsection 13.39.5 (b), not 13.38.5(b) or 13.38.5	c. If, in the opinion of the Development Authority, services are not replaced, or there is no intention of replacement within twelve (12) months of the application, the City may employ the caveat described in 13.38.5(b) and replace. d. Notwithstanding 13.38.5, existing services may be reused at the discretion of the Development Authority, provided the applicant demonstrates the services are in accordance with the City's Municipal Development Standards (MDS) as amended.	c. If, in the opinion of the Development Authority, services are not replaced, or there is no intention of replacement within twelve (12) months of the application, the City may employ the caveat described in 13.39.5(b) and replace. d. Notwithstanding 13.39.5(b), existing services may be reused at the discretion of the Development Authority, provided the applicant demonstrates the services are in accordance with the City's Municipal Development Standards (MDS) as amended.																
98	Page 116 Subsection 13.41.1 Secondary Suites	A Typographical/ Formatting Corrections	Dwelling' should be plural.	13.41 Secondary Suites 13.41.1 All dwelling, secondary suites shall not be assigned a separate municipal address or be eligible for separate municipal servicing including, but not limited to, a separate water meter or separate garbage collection.	13.41 Secondary Suites 13.41.1 All dwellings, secondary suites shall not be assigned a separate municipal address or be eligible for separate municipal servicing including, but not limited to, a separate water meter or separate garbage collection.																
99	Page 116 Subsubsection 13.41.3 Secondary Suites	✓ Consistency Updates	Primary dwelling' has been changed to principal dwelling for consistency as the terms are used interchangeably throughout the LUB.	13.41.3 The inclusion of multiple kitchens within a dwelling shall be reviewed on a case-by-case basis by the Development Authority and may result in the development being designated as a dwelling, secondary suite if it is determined that the additional kitchen's primary use will be by anyone other than the residents of the primary dwelling .	13.41.3 The inclusion of multiple kitchens within a dwelling shall be reviewed on a case-by-case basis by the Development Authority and may result in the development being designated as a dwelling, secondary suite if it is determined that the additional kitchen's primary use will be by anyone other than the residents of the principal dwelling .																

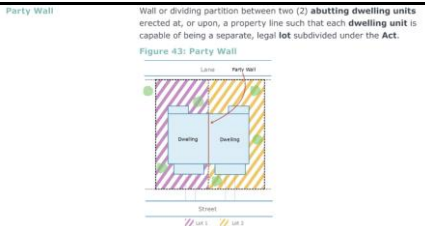
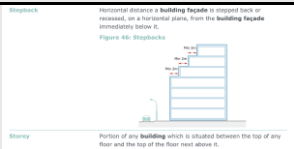
100	Page 117 Subsection 13.43 Short Term Rentals	 Regulation Changes	A regulation relating to short term rentals is being considered based on resident feedback and a review of the regulations.	New Regulation will be known as 13.45.5	13.43.5 Maximum capacity of a short term rental shall be limited no more than two overnight guests per bedroom.																				
101	Page 123 Subsection 14.2.3 Landscaping Plan	 Typographical/ Formatting Corrections	", and submitted" is redundant and not required in the sentence	14.2.3 A Landscaping Plan for a proposed development must be submitted by an appropriate professional such as a landscape design technologist, a landscape architect, or an individual who, in the opinion of the Development Authority , has adequate proven experience in landscape design, and submitted as part of a Development Permit application prepared according to <i>Subsection 3.3</i> and shall include at least the following:	14.2.3 A Landscaping Plan for a proposed development must be submitted by an appropriate professional such as a landscape design technologist, a landscape architect, or an individual who, in the opinion of the Development Authority , has adequate proven experience in landscape design, as part of a Development Permit application prepared according to <i>Subsection 3.3</i> and shall include at least the following:																				
102	Page 124 Subsection 14.3 (b.) (i) Planting Requirements Table 8 - Row 5 & 6	 Clarification Of Intent	Rows 5 and 6 need to be updated as there is a gap in landscaping requirements between 2.5 and 4.0 acre sites in Industrial districts.	<table><tr><th>Industrial Development by Lot Size</th><th>Minimum Required Landscaping per lot</th></tr><tr><td>4 Up to 1.0 acre</td><td>Seven (7) trees and ten (10) shrubs</td></tr><tr><td>5 1.0 acres – 2.5 acres</td><td>Ten (10) trees and fourteen (14) shrubs</td></tr><tr><td>6 4.0 acres – 5.0 acres</td><td>Twelve (12) trees and twenty-one (21) shrubs</td></tr><tr><td>7 Over 5.0 acres</td><td>Eighteen (18) trees and thirty-two (32) shrubs</td></tr></table>	Industrial Development by Lot Size	Minimum Required Landscaping per lot	4 Up to 1.0 acre	Seven (7) trees and ten (10) shrubs	5 1.0 acres – 2.5 acres	Ten (10) trees and fourteen (14) shrubs	6 4.0 acres – 5.0 acres	Twelve (12) trees and twenty-one (21) shrubs	7 Over 5.0 acres	Eighteen (18) trees and thirty-two (32) shrubs	<table><tr><th>Industrial District Development by Lot Size</th><th>Minimum Required Landscaping Per Lot</th></tr><tr><td>4 Up to 1.0 acre</td><td>Seven (7) trees and ten (10) shrubs</td></tr><tr><td>5 1.1 to 3.0 acres</td><td>Ten (10) trees and fourteen (14) shrubs</td></tr><tr><td>6 3.1 to 5.0 acres</td><td>Twelve (12) trees and twenty-one (21) shrubs</td></tr><tr><td>7 Over 5.0 acres</td><td>Eighteen (18) trees and thirty-two (32) shrubs</td></tr></table>	Industrial District Development by Lot Size	Minimum Required Landscaping Per Lot	4 Up to 1.0 acre	Seven (7) trees and ten (10) shrubs	5 1.1 to 3.0 acres	Ten (10) trees and fourteen (14) shrubs	6 3.1 to 5.0 acres	Twelve (12) trees and twenty-one (21) shrubs	7 Over 5.0 acres	Eighteen (18) trees and thirty-two (32) shrubs
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105	Page 127 Subsection 15.1.5(b) General Parking and Loading Provisions	 Typographical/ Formatting Corrections	Rationale' is the correct term in this context, not 'rational'	15.1.5 Where a Professional Parking Study is provided, the Study shall be completed by a professional engineer and contain at least the following: a. the amount of parking proposed by the development compared to the amount required, and b. discussion rationalizing the proposed parking supply which could include the following: i. data supporting the proposed parking based on demand for a similar site , ii. assumptions and rationale for non-vehicle transportation access to the site , and iii. rationale for shared parking with other uses on or near the proposed site .	15.1.5 Where a Professional Parking Study is provided, the Study shall be completed by a professional engineer and contain at least the following: a. the amount of parking proposed by the development compared to the amount required, and b. discussion rationalizing the proposed parking supply which could include the following: i. data supporting the proposed parking based on demand for a similar site , ii. assumptions and rationale for non-vehicle transportation access to the site , and iii. rationale for shared parking with other uses on or near the proposed site .																				
106	Page 128 Subsection 15.2.1 Barrier Free Parking	 Consistency Updates	References to Alberta legislation regarding accessibility in parking design must be updated.	15.2 Barrier-Free Parking 15.2.1 The requirements for barrier-free parking and loading spaces, including but not limited to the number required, design, and placement shall conform to the requirements of the <i>Barrier-Free Design Guidelines of the Alberta Building Code</i> as amended and shall be included as part of and not in addition to, the applicable minimum parking requirement.	15.2 Barrier-Free Parking 15.2.1 The requirements for barrier-free parking and loading spaces , including but not limited to the number required, design, and placement shall conform to the requirements of the <i>Alberta Government Accessibility Design Guide 2024</i> as amended and shall be included as part of and not in addition to, the applicable minimum parking requirement.																				
107	Page 128 Subsection 15.3.1 - Location of Parking Facilities	 Regulation Changes	The walking distance from parking lots to buildings in the downtown that don't require parking on site has been increased for reduction of red tape.	15.3 Location of Parking Facilities 15.3.1 Required or additional parking, except in the case of residential developments , may be provided off-site provided it is not further than 120 m from the site via the shortest public pedestrian route measured from the nearest point of the off-site parking area to the nearest point of the site .	15.3 Location of Parking Facilities 15.3.1 Required or additional parking, except in the case of residential developments , may be provided off-site provided it is not further than 200 m from the site via the shortest public pedestrian route measured from the nearest point of the off-site parking area to the nearest point of the site .																				
108	Page 129 Subsection 15.4.1 (b) Parking Space & Drive Aisle Dimesions	 Consistency Updates	Change to parking space length in 15.4.1 to align with Table 9 for consistency.	15.4.1 Each off-street parking space and drive aisle shall conform to the general provisions of this Section and be built according to the dimensions provided in Table 9 (Parking Space Dimensions) and shown in Figure 8 (Parking Space & Drive Aisle Dimensions) and shall: a. have a minimum vertical clearance of 2.0 m (6.5 ft), and b. shall not provide any spaces shorter than 5.44 m (17.8 ft), other than the 15% described in <i>15.4.2</i> below.	15.4 Parking Space & Drive Aisle Dimensions 15.4.1 Each off-street parking space and drive aisle shall conform to the general provisions of this Section and be built according to the dimensions provided in Table 9 (Parking Space Dimensions) and shown in Figure 8 (Parking Space & Drive Aisle Dimensions) and shall: a. have a minimum vertical clearance of 2.0 m (6.5 ft), and b. shall not provide any spaces shorter than 5.5 m (18 ft), other than the 15% described in <i>15.4.2</i> below.																				
109	Page 131 Subsection 15.6.1 Table 10 - Offstreet Parking Line 3	 Consistency Updates	Primary dwelling' has been changed to 'principal dwelling' for consistency as the terms are used interchangeably throughout the LUB.	<table><tr><td>3</td><td>Dwelling, Additional Unit (ADU), Dwelling, Secondary Suite</td><td>One (1) parking space per two (2) bedrooms with a minimum of 1 space, in addition to what is required for the primary dwelling</td></tr></table>	3	Dwelling, Additional Unit (ADU), Dwelling, Secondary Suite	One (1) parking space per two (2) bedrooms with a minimum of 1 space, in addition to what is required for the primary dwelling	<table><tr><td>3</td><td>Dwelling, Additional Unit (ADU), Dwelling, Secondary Suite</td><td>One (1) parking space per two (2) bedrooms with a minimum of 1 space, in addition to what is required for the principal dwelling</td></tr></table>	3	Dwelling, Additional Unit (ADU), Dwelling, Secondary Suite	One (1) parking space per two (2) bedrooms with a minimum of 1 space, in addition to what is required for the principal dwelling														
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110	Page 131 Subsection 15.6 Parking Requirements Table 10 - Offstreet Parking	 Clarification Of Intent	It is unclear what classifies as a commercial or public service use. The word "district" has been added before "use" so that regardless of the use, the parking is reviewed and calculated based on the district it is located.			
111	Page 132 Subsection 15.6 Parking Requirements Table 10: Bicycle parking Requirements	 Regulation Changes	Parking requirements have been added for some non-residential districts which are likely to attract some bicycle traffic. Two new subsections have been added to clarify how bicycle parking should be provided when there are multiple buildings on a single site.			 15.10.3 Where bicycle parking is required under this Bylaw and a Development consists of two or more buildings within the same site, the total number of required bicycle parking spaces shall be provided throughout the site rather than on a per building basis. 15.10.4 Bicycle parking spaces may be distributed between buildings or consolidated in shared locations across the site provided that: - Bicycle parking is reasonably accessible to all buildings it is intended to serve; and - The location and distribution of bicycle parking supports safe, convenient and practical use.
112	Page 136 Subsection 16.2 Table 14: Signs Not Requiring a Development Permit	 Typographical/ Formatting Corrections	The title of each page of this table needs to have 'not' capitalized. This is for consistency with all other table titles, especially with Table 1			
113	Page 137 Subsection 16.2 Table 14: Signs Not Requiring a Development Permit	 Typographical/ Formatting Corrections	The title of each page of this table needs to have 'not' capitalized. This is for consistency with all other table titles, especially with Table 1			
114	Page 138 Subsection 16.2 Table 14: Signs Not Requiring a Development Permit	 Typographical/ Formatting Corrections	The title of each page of this table needs to have 'not' capitalized. This is for consistency with all other table titles, especially with Table 1			
115	Page 137 Subsection 16.2.1 (c.) Table 14 - Signs Not Requiring a Development Permit Row 6 - Development Marketing Signs	 Regulation Changes	The maximum height of Development Marketing Signs has been increased to reduce red tape for developers.		6	
116	Page 137 Subsection 16.2.1 (c.) Table 14 - Signs Not Requiring a Development Permit Row 7 - Directional Signs	 Regulation Changes	The maximum size for directional signs has been increased to reduce red tape, and language clarifying permitted districts for directional signage has been added.		7	
117	Page 138 Subsection 16.2.1 (c.) Table 14 - Signs Not Requiring a Development Permit New Row 19 - Signs within a Building	 Clarification Of Intent	A new provision has been added to clarify that signs within a building do not need a permit.		19	

118	Page 139 Subsection 16.4.5 (b.) General Sign Provisions	 Regulation Changes	The minimum distance between portable signs and freestanding signs has been decreased to reduce red tape.	16.4.5 Except as provided in the home based business, major provisions (Subsection 13.26) the maximum number of temporary signs and permanent signs per site , excluding signs listed in Subsection 16.2, shall be as follows: a. multi-unit dwellings (over eight (8) units): one (1) permanent freestanding sign per street access, b. non-residential developments : one (1) permanent sign for every 30.0 m (98.0 ft) of frontage or fraction thereof and one (1) portable sign for every 50.0 m (164 ft) of frontage or fraction thereof. Portable signs on a site shall also be a minimum of 12.2 m (40.0 ft) from existing freestanding signs .	16.4.5 Except as provided in the home based business, major provisions (Subsection 13.26) the maximum number of temporary signs and permanent signs per site , excluding signs listed in Subsection 16.2, shall be as follows: a. multi-unit dwellings (over eight (8) units): one (1) permanent freestanding sign per street access, b. non-residential developments : one (1) permanent sign for every 30.0 m (98.0 ft) of frontage or fraction thereof and one (1) portable sign for every 50.0 m (164 ft) of frontage or fraction thereof. Portable signs on a site shall also be a minimum of 6.1 m (20.0 ft) from existing freestanding signs .																																																																																																																																																																																																																																										
119	Page 140 Subsection 16.5 Table 15: Signs Allowed By District	 Consistency Updates	Portable Signs have been added as a Permitted Use in the Commercial Corridor District to reduce red tape, having previously been omitted due to an administrative error. Discretionary Use is too cumbersome and timely for an area where Portable Signs would be most effective and are already listed as permitted in other Commercial Districts.	16.5 Sign Provisions by Type Notwithstanding signs listed as exempt in Table 14 (Signs Not Requiring a Development Permit), the Development Authority shall review Development Permit application as related to signs in accordance with Table 15 (Signs Allowed by District): Table 15: Signs Allowed by District <table><tr><th rowspan="2">Sign Type</th><th colspan="12">Land Use Districts</th><th rowspan="2">DC1 & DC2</th></tr><tr><th>LDR</th><th>MDR & HDR</th><th>RMH</th><th>DTN</th><th>CC</th><th>NC</th><th>GC</th><th>RE</th><th>BT</th><th>MI</th><th>HI</th><th>CS & PU</th></tr><tr><td>Billboard</td><td>X</td><td>X</td><td>X</td><td>X</td><td>D</td><td>X</td><td>X</td><td>D</td><td>P</td><td>P</td><td>P</td><td>D</td><td>P</td><td>D</td><td>X</td></tr><tr><td>Fascia</td><td>X</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>D</td></tr><tr><td>Freestanding</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>X</td></tr><tr><td>Portable</td><td>X</td><td>D*</td><td>X</td><td>P</td><td>D</td><td>D</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>D</td><td>D</td><td>P</td><td>P</td></tr><tr><td>Projecting</td><td>X</td><td>X</td><td>X</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>X</td><td>P</td></tr><tr><td>Roof</td><td>X</td><td>X</td><td>X</td><td>D</td><td>D</td><td>D</td><td>X</td><td>D</td><td>D</td><td>D</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td></tr></table> P = Permitted D = Discretionary X = Not Allowed * shall only be considered on sites containing a mixed use building.	Sign Type	Land Use Districts												DC1 & DC2	LDR	MDR & HDR	RMH	DTN	CC	NC	GC	RE	BT	MI	HI	CS & PU	Billboard	X	X	X	X	D	X	X	D	P	P	P	D	P	D	X	Fascia	X	P	P	P	P	P	P	P	P	P	P	P	P	P	D	Freestanding	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	Portable	X	D*	X	P	D	D	P	P	P	P	P	D	D	P	P	Projecting	X	X	X	P	P	P	P	P	P	P	P	P	P	X	P	Roof	X	X	X	D	D	D	X	D	D	D	X	X	X	X	X	Table 15: Signs Allowed by District Land Use Districts <table><tr><th>Sign Type</th><th>LDR</th><th>MDR & HDR</th><th>RMH</th><th>DTN</th><th>CC</th><th>NC</th><th>GC</th><th>RE</th><th>BT</th><th>MI</th><th>HI</th><th>CS & PU</th><th>MA</th><th>T</th><th>DC1 & DC2</th></tr><tr><td>Billboard</td><td>X</td><td>X</td><td>X</td><td>X</td><td>D</td><td>X</td><td>X</td><td>D</td><td>P</td><td>P</td><td>P</td><td>D</td><td>P</td><td>D</td><td>X</td></tr><tr><td>Fascia</td><td>X</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>D</td></tr><tr><td>Freestanding</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>X</td></tr><tr><td>Portable</td><td>X</td><td>D*</td><td>X</td><td>P</td><td>D</td><td>D</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>D</td><td>D</td><td>P</td><td>P</td></tr><tr><td>Projecting</td><td>X</td><td>X</td><td>X</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>X</td><td>P</td></tr><tr><td>Roof</td><td>X</td><td>X</td><td>X</td><td>D</td><td>D</td><td>D</td><td>X</td><td>D</td><td>D</td><td>D</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td></tr></table> P = Permitted D = Discretionary X = Not Allowed * shall only be considered on sites containing a mixed use building.	Sign Type	LDR	MDR & HDR	RMH	DTN	CC	NC	GC	RE	BT	MI	HI	CS & PU	MA	T	DC1 & DC2	Billboard	X	X	X	X	D	X	X	D	P	P	P	D	P	D	X	Fascia	X	P	P	P	P	P	P	P	P	P	P	P	P	P	D	Freestanding	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	Portable	X	D*	X	P	D	D	P	P	P	P	P	D	D	P	P	Projecting	X	X	X	P	P	P	P	P	P	P	P	P	P	X	P	Roof	X	X	X	D	D	D	X	D	D	D	X	X	X	X	X
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120	Page 141 16.5.2 Fascia Sign Regulations New "e"	 Clarification Of Intent	Additional regulations have been added for Fascia Signs, which are intended to be related structure or business in which they are located, to prevent the inappropriate use of such signage for third-party advertising.	16.5.2 Fascia Signs a. Shall be securely attached to a building or other structure , including a fence. b. Shall not extend above the eave line of any building elevation, if the sign is attached to a building . c. May be illuminated but shall not display flashing or intermittent light, if the sign is attached to the principal building . d. Shall not exceed 40% of the building façade .	e. Fascia signs shall not include third party advertising except where it is for non-profit agencies or community events.																																																																																																																																																																																																																																										
121	Page 141 Subsection 16.5.3 (d.) Table 16: Freestanding Sign Provisions	 Regulation Changes	Freestanding sign provisions have been updated provide additional clarity and flexibility for developers.	Table 16: Freestanding Sign Provisions <table><tr><th>District</th><th>Maximum Height</th><th>Maximum Area</th><th>Maximum # of Freestanding Signs per Site</th></tr><tr><td>LDR, MDR & RMH (developments under eight (8) units)</td><td>5.0 m (16.0 ft)</td><td>10.0 m² (107.0 ft²)</td><td>One (1) per road entrance to community</td></tr><tr><td>MDR & HDR (developments over eight (8) units)</td><td>5.0 m (16.0 ft)</td><td>6.0 m² (64.5 ft²)</td><td>One (1) per site</td></tr><tr><td>DTN</td><td>10.0 m (32.0 ft)</td><td>10.0 m² (107.0 ft²)</td><td>One (1) per site</td></tr><tr><td>CC GC BT MI HI DC1 DC2</td><td>10.0 m (32.0 ft)</td><td>17.0 m² (183.0 ft²)</td><td>One (1) per 30.0 m (98.0 ft) on same site and minimum 15.0 m (49.0 ft) from a freestanding sign on an adjacent site</td></tr><tr><td>NC</td><td>10.0 m (32.0 ft)</td><td>10.0 m² (107.0 ft²)</td><td>One (1) per site</td></tr><tr><td>CS</td><td>10.0 m (32.0 ft)</td><td>6.0 m² (64.5 ft²)</td><td>One (1) per site</td></tr><tr><td>PU</td><td>10.0 m (32.0 ft)</td><td>17.0 m² (183.0 ft²)</td><td>One (1) per site</td></tr><tr><td>RE</td><td>10.0 m (32.0 ft)</td><td>17.0 m² (183.0 ft²)</td><td>One (1) per site</td></tr></table>	District	Maximum Height	Maximum Area	Maximum # of Freestanding Signs per Site	LDR, MDR & RMH (developments under eight (8) units)	5.0 m (16.0 ft)	10.0 m² (107.0 ft²)	One (1) per road entrance to community	MDR & HDR (developments over eight (8) units)	5.0 m (16.0 ft)	6.0 m² (64.5 ft²)	One (1) per site	DTN	10.0 m (32.0 ft)	10.0 m² (107.0 ft²)	One (1) per site	CC GC BT MI HI DC1 DC2	10.0 m (32.0 ft)	17.0 m² (183.0 ft²)	One (1) per 30.0 m (98.0 ft) on same site and minimum 15.0 m (49.0 ft) from a freestanding sign on an adjacent site	NC	10.0 m (32.0 ft)	10.0 m² (107.0 ft²)	One (1) per site	CS	10.0 m (32.0 ft)	6.0 m² (64.5 ft²)	One (1) per site	PU	10.0 m (32.0 ft)	17.0 m² (183.0 ft²)	One (1) per site	RE	10.0 m (32.0 ft)	17.0 m² (183.0 ft²)	One (1) per site	Table 16: Freestanding Sign Provisions <table><tr><th>District</th><th>Maximum Height</th><th>Maximum Area</th><th>Maximum # of Freestanding Signs per Site</th></tr><tr><td>LDR, MDR, RMH & HDR</td><td>5.0 m (16.0 ft)</td><td>6.0 m² (64.5 ft²)</td><td>One (1) per 30.0 m (98.0 ft) on same site provided the lot width is greater than 60 m (196 ft). Freestanding sign shall be a minimum 15.0 m (49.0 ft) from a freestanding sign on an adjacent site</td></tr><tr><td>DTN NC</td><td>10.0 m (32.0 ft)</td><td>10.0 m² (107.0 ft²)</td><td>One (1) per site provided that the sign is placed a minimum 15.0 m from a Freestanding sign on an abutting site.</td></tr><tr><td>CC GC BT MI HI DC1 DC2 PU RE</td><td>10.0 m (32.0 ft)</td><td>17.0 m² (183.0 ft²)</td><td>One (1) per 30.0 m (98.0 ft) on same site and minimum 15.0 m (49.0 ft) from a freestanding sign on an adjacent site Where a site abuts 2 roads (front and back) and has a lot depth greater than 70 m, freestanding sign regulations of one (1) per 30.0 m (98.0 ft) on same site and minimum 15.0 m (49.0 ft) from a freestanding sign on an adjacent site may be considered abutting both roads.</td></tr><tr><td>CS</td><td>10.0 m (32.0 ft)</td><td>6.0 m² (64.5 ft²)</td><td>One (1) per site. Additional Freestanding Signs may be considered where site contains more thanone access from a road or is greater than 70m in width. In this instance, additional signage will be classified as a Discretionary Use.</td></tr></table>	District	Maximum Height	Maximum Area	Maximum # of Freestanding Signs per Site	LDR, MDR, RMH & HDR	5.0 m (16.0 ft)	6.0 m² (64.5 ft²)	One (1) per 30.0 m (98.0 ft) on same site provided the lot width is greater than 60 m (196 ft). Freestanding sign shall be a minimum 15.0 m (49.0 ft) from a freestanding sign on an adjacent site	DTN NC	10.0 m (32.0 ft)	10.0 m² (107.0 ft²)	One (1) per site provided that the sign is placed a minimum 15.0 m from a Freestanding sign on an abutting site.	CC GC BT MI HI DC1 DC2 PU RE	10.0 m (32.0 ft)	17.0 m² (183.0 ft²)	One (1) per 30.0 m (98.0 ft) on same site and minimum 15.0 m (49.0 ft) from a freestanding sign on an adjacent site Where a site abuts 2 roads (front and back) and has a lot depth greater than 70 m, freestanding sign regulations of one (1) per 30.0 m (98.0 ft) on same site and minimum 15.0 m (49.0 ft) from a freestanding sign on an adjacent site may be considered abutting both roads.	CS	10.0 m (32.0 ft)	6.0 m² (64.5 ft²)	One (1) per site. Additional Freestanding Signs may be considered where site contains more thanone access from a road or is greater than 70m in width. In this instance, additional signage will be classified as a Discretionary Use.																																																																																																																																																																																		
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122	Page 141 Subsection 16.5.4 (c)(vii) Portable Sign Provisions	 Clarification Of Intent	The provision of photos has been added to the Bylaw for enhanced transparency and alignment with typical stipulations of a Notice of Decision for portable signs.	iv. Contact Utility Safety Partners for signs placed on properties in Aberto , or 1st Call for properties in Saskatchewan to locate utility and service locations prior to placing any stakes or other fastening instrument into the ground, v. not be placed on any privately owned easement or right-of-way, vi. be maintained in good condition, and vii. have the non-transferable permit approval system issued by the Development Authority attached in an easily visible location.	vii. have the non-transferable permit approval system issued by the Development Authority attached in an easily visible location and provide photos to the satisfaction of the Development Authority showing the permit approval system and sign location within 72 hours of the Notice of Decision being issued for renewed signs or installed for new signs.																																																																																																																																																																																																																																										
123	Page 145 Subsection 16.5.1 Sign Control & Maintenance	 Typographical/ Formatting Corrections	16.5.1 is incorrectly numbered and should be 16.6.1	16.6 Sign Control & Maintenance 16.5.1 The owner of a sign shall comply with the provisions of this Bylaw and shall not deviate from the approved plan, unless such deviation is approved, in writing by the Development Authority . 16.6.2 The owner of a sign shall maintain the sign in a proper state of repair and shall: a. ensure that all structural members, guy wires or other methods of support are properly attached to the sign, building or structure , b. ensure that any sign that no longer advertises a genuine business or service	16.6 Sign Control & Maintenance 16.6.1 The owner of a sign shall comply with the provisions of this Bylaw and shall not deviate from the approved plan, unless such deviation is approved, in writing by the Development Authority .																																																																																																																																																																																																																																										
124	Page 145 Subsection 16.5.1 Sign Control & Maintenance	 Typographical/ Formatting Corrections	The projection amount in 16.5.5(f) is incorrectly converted, and should be 6.5 feet rather than 65 feet.	edge of the projecting sign , shall be 2.44 m (8.0 ft). e. Shall architecturally integrate visible means of support within building upon which they are located to the satisfaction of the Development Authority . f. Shall not project more than 2.0 m (65.0 ft) from the building face.	f. Shall not project more than 2.0 m (6.5 ft) from the building face.																																																																																																																																																																																																																																										
125	Page 147 Subsection 16.8.1 (e.) Digital Copy/Electronic Messaging	 Clarification Of Intent	This provision is proposed to be amended for consistency with the proposed Subsection 16.5.2(e).	e. digital copy/electronic messaging on freestanding signs shall not contain third party advertising unless it is a community event or not for profit,	e. digital copy/electronic messaging on freestanding signs or fascia signs shall not contain third party advertising unless it is a community event or not for profit,																																																																																																																																																																																																																																										
126	Page 155 Part 8 -General Definitions Third Party Advertising	 Clarification Of Intent	The definition of Third Party Advertising has been amended for consistency with proposed Subsection 16.5.2(e) and the proposed amendments to 16.8.1(e).	Third Party Advertising Advertising which directs attention to a business, commodity, service, or entertainment that is conducted, sold, or offered elsewhere than on the premises on which a sign is located. Signs of any type advertising community, cultural, athletic, charity, arts or similar not-for-profit groups or events are not considered third party advertising . Third party advertising is only permitted on billboard signs, portable signs, fascia signs, and free standing signs where the free standing sign is promoting a community event, or not for profit organization.	Third Party Advertising Advertising which directs attention to a business, commodity, service, or entertainment that is conducted, sold, or offered elsewhere than on the premises on which a sign is located. Signs of any type advertising community, cultural, athletic, charity, arts or similar not-for-profit groups or events are not considered third party advertising . Third party advertising is only permitted on billboard signs, portable signs, fascia signs, and free standing signs where the free standing sign or fascia sign is promoting a community event, or not for profit organization.																																																																																																																																																																																																																																										

127	Page 159 Part 8 - Definitions Add "New" Area Structure Plan	 Clarification Of Intent	For consistency and clarity elsewhere in the Bylaw, a definition has been added for Area Structure Plans.	Applicant Person who has made an application . Arterial Road Road that carries larger volumes of traffic and typically having relatively few and controlled vehicle access points. These roads connect with collectors and other arterials , but not with local streets and do not typically allow on-street parking. Examples in Lloydminster include College Drive, and the Alberta side of 36 street.	Area Structure Plan Statutory Plan providing a high-level framework for long-term growth in undeveloped areas.
128	Page 159 Part 8 - Definitions Arterial Road	 Typographical/ Formatting Corrections	Minor syntactical errors have been corrected for ease of comprehension.	Arterial Road Road that carries larger volumes of traffic and typically having relatively few and controlled vehicle access points. These roads connect with collectors and other arterials , but not with local streets and do not typically allow on-street parking. Examples in Lloydminster include College Drive, and the Alberta side of 36 street.	Arterial Road Road that carries larger volumes of traffic and typically has relatively few and controlled vehicle access points. These roads connect with collectors and other arterials , but not with local streets and do not typically allow on-street parking. Examples in Lloydminster include College Drive, and the Alberta side of 36 Street.
129	Page 160 Part 8 - General Definitions "Automotive and Equipment Repair Shops"	 Clarification Of Intent	The definition of "Automotive and Equipment Repair Shops" is proposed to be amended to include the sale of automotive-related equipment, for greater consistency with the name and intent of the use classification.	Automotive and Equipment Repair Shops Development used for the painting, servicing or mechanical repair of vehicles or the sale, installation or servicing of related accessories and parts. This use includes heavy duty mechanic services.	Automotive and Equipment Repair Shops Development used for the painting, servicing or mechanical repair of vehicles and equipment or the sale, installation or servicing of related accessories and parts. This use includes heavy duty mechanic services.
130	Page 160 Part 8 - General Definitions Building Definition	 Clarification Of Intent	The 'building' definition has been revised for additional clarity where it relates to additions.	Building 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 Act , as amended.	Building 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 Act , as amended.
131	Page 160 Part 8 - Definitions Bulk Fuel Storage and Distribution	 Typographical/ Formatting Corrections	Cardlock' has been re-written as one word for comprehension.	Bulk Fuel Storage and Distribution Facility for the storage and distribution of petroleum products and may include card lock retail sales or mobile fuel distribution.	Bulk Fuel Storage and Distribution Facility for the storage and distribution of petroleum products and may include cardlock retail sales or mobile fuel distribution.
132	Page 162 Part 8 - General Definitions Cannabis Production and Distribution Facility	 Typographical/ Formatting Corrections	An unnecessary "a" has been removed from this definition.	Cannabis Production and Distribution Facility Development where cannabis is cultivated, processed, packaged, tested, destroyed, stored, or loaded for shipping; where a license for all activities associated with a cannabis production is issued by Health Canada.	Cannabis Production and Distribution Facility Development where cannabis is cultivated, processed, packaged, tested, destroyed, stored, or loaded for shipping; where a license for all activities associated with cannabis production is issued by Health Canada.
133	Page 161 Part 8 - General Definitions Cemetery Definition	 Typographical/ Formatting Corrections	The definition should say "which may include" rather than "and may include" for ease of comprehension.	Cemetery Development primarily used as landscaped open space for the entombment of the deceased, and may include, but is not limited to, the following accessory uses : crematorium , cinerarium, columbarium, and mausoleums.	Cemetery Development primarily used as landscaped open space for the entombment of the deceased, which may include, but is not limited to, the following accessory uses : crematorium , cinerarium, columbarium, and mausoleums.
134	Page 162 Part 8 - General Definitions NEW Definition for Commercial Uses, General	 Clarification Of Intent	A new definition has been added in response to Commercial development inquiries that do not neatly correspond to any existing use classification.	No Definition Currently in Bylaw	Commercial Uses, General The use of land or buildings for the purpose of storage, selling, renting, leasing or repairing of materials, goods and equipment, conducted primarily indoors that is compatible with surrounding land uses . Such uses shall not generate excessive noise, vibration, dust, odour, smoke, glare, outdoor storage or other nuisance conditions, and shall not adversely affect the general enjoyment of adjacent properties. Uses inconsistent with the intent of the district or typically regulated under a different use classification will not be considered.
135	Page 162 Part 8 - General Definitions "Contractor Services"	 Clarification Of Intent	The definition for 'Contractor Services' has been amended to allow for clarity and to add more broad uses other than specifically construction related industry. This was done in response to applications where the proposed use fit the intention of the classification but the definition lacked clarity.	Contractor Services temporary cots, snowing facilities or bare consumption space. Development used for the provision of services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service may be included. Council The Municipal Council of the City of Lloydminster .	Contractor Services Contractor Services means a Development used for the provision of construction-related services and trades, where the primary activities include the offices , workshops, and storage areas required to support contractors engaged in building, installation, repair, and maintenance operations. This use typically involves equipment, fleet vehicles, tools, and construction materials being stored on-site, either indoors or outdoors. This use may include but may not be limited to trades related to building, construction, mechanical, utility, welding, demolition, and mobile equipment repair. This use does not include large scale manufacturing, fabrication or production plants, waste or salvage yards, automotive and equipment repair shops , fleet services (unrelated to the contractor service on site), distribution centres or other uses inconsistent with the intent or the district or typically regulated under a different Use classification.
136	Page 165 Part 8 - General Definitions "Dwelling, Apartment"	 Clarification Of Intent	The definition of an Apartment Dwelling has been amended to provide greater distinction between an Apartment and a hotel.	Dwelling, Apartment Development consisting of multiple dwelling units contained within a building with shared entrance facilities. Figure 30: Dwelling, Apartment 	Dwelling, Apartment Dwelling, apartment means a development consisting of self-contained dwelling units within a building intended and designed for long-term residential occupancy as a person's principal residence. A dwelling, apartment shall not be used as a hotel , short-term rental , dwelling , supportive housing , community support centre , major or minor or other form of temporary accommodation intended for stays of less than 30 consecutive days, unless applicable Development approvals are obtained as per the regulations within this bylaw . Figure 30: Dwelling, Apartment 
137	Page 166 Part 8 - General Definitions Dwelling, Secondary Suite	 Consistency Updates	Primary dwelling' has been replaced with 'principal dwelling' for consistency as the terms are used interchangeably throughout the existing version of the LUB.	Dwelling, Secondary Suite Self-contained dwelling unit , such as a basement suite or within an attached garage , that is located within a principal dwelling (either a single-detached dwelling or a two-unit dwelling), where the dwelling units are registered under the same land title. Secondary suites may include shared spaces with the primary dwelling , but may also be entirely separate from the primary dwelling . Figure 32: Dwelling, Secondary Suite 	Dwelling, Secondary Suite Self-contained dwelling unit , such as a basement suite or within an attached garage , that is located within a principal dwelling (either a single-detached dwelling or a two-unit dwelling), where the dwelling units are registered under the same land title. Secondary suites may include shared spaces with the principal dwelling , but may also be entirely separate from the principal dwelling . Figure 32: Dwelling, Secondary Suite 

138	Page 168 Definitions Floor Area and Floor Area, Gross	 Clarification Of Intent	Definition amendment for clearer distinction between Floor Area and Floor Area, Gross. Floor Area includes only the habitable or usable area within a building, whereas Floor Area, Gross, includes walls and other features in the building envelope that may not be usable.	Floor Area Total floor area of every room and passageway contained in a building , but does not include the floor areas of basements, attics, walls, sheds , decks or breezeways. Basement and attic floor areas shall be included only when they contain habitable rooms or storage. Floor Area, Gross Total floor area of a building or structure contained within the outside surface of the exterior wall, excluding attics, balconies , boiler rooms, electrical or mechanical rooms, and basement areas used exclusively for parking or storage.	Floor Area The total usable area within the exterior walls of a building that can be used or occupied and measured floor by floor. It includes all enclosed spaces on a floor that can be occupied or used for building functions, such as, offices, rooms, hallways, storage areas, and service spaces but does not include sheds, decks or breezeways. Basement and attic floor areas shall be included only when they contain habitable rooms or storage. Floor Area, Gross The total floor area of all levels of a building measured to the outside surface of the exterior walls. It typically includes all enclosed floor space within the building envelope with the exception of attics, balconies, boiler rooms, electrical or mechanical rooms, basements and garages used exclusively for parking.
139	Page 169 Definitions "New" Grading and Drainage Plan	 Clarification Of Intent	A new definition for Grading and Drainage Plan has been added for clarity, copied from the Grading and Drainage Bylaw for consistency.	Grading Certificate  Grading Certificate Certificate issued by the City for the rough and final grade for all properties that have an approved Lot Grading Plan . A Grading Certificate submission shall conform to the requirements of the City's Lot Grading and Drainage Bylaw as amended.	Grading and Drainage Plan A drawing submitted by the applicant , containing the design surface elevations and slopes for an individual lot, prepared in compliance with the requirements of the City's Municipal Development Standards .
140	Page 169 Definitions Grading Certificate	 Consistency Updates	The defined term "Lot Grading Plan" has been amended to "Grading and Drainage Plan" for consistency with other areas of the bylaw.	Grading Certificate Certificate issued by the City for the rough and final grade for all properties that have an approved Lot Grading Plan . A Grading Certificate submission shall conform to the requirements of the City's Lot Grading and Drainage Bylaw as amended.	Grading Certificate Certificate issued by the City for the rough and final grade for all properties that have an approved Lot Grading and Drainage Plan . A Grading Certificate submission shall conform to the requirements of the City's Lot Grading and Drainage Bylaw as amended.
141	Page 169 Definitions Greenhouses and Plant Nurseries	 Clarification Of Intent	The definition of Greenhouses and Plant Nurseries has been updated to account for potential personal use.	Greenhouses and Plant Nurseries Development used primarily for the raising, storage and sale of plants and related accessories. H	Greenhouses and Plant Nurseries Development used primarily for the raising, storage and sale of plants and related accessories. Greenhouses and Plant Nurseries used solely for personal use may be classified as an Accessory Building.
142	Page 171 Potential New Definition 'Industrial Uses, Limited'	 Clarification Of Intent	A new definition for 'Industrial Uses, Limited' has been added in response to development inquiries and applications that fall between a Manufacturing Establishment and Industrial Uses, General.	No Definition Currently in Bylaw	Industrial Uses, General Development used principally for, but not limited to, one (1) or more of the following activities: a. processing of raw materials, b. manufacturing or assembling of semi-finished or finished goods, products or equipment, c. cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses, d. storage or transshipping of materials, goods and equipment, or e. distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses. Any indoor display, office , technical or administrative support areas or any retail sale operations shall be accessory to the general industrial use .
143	Page 173 Part 8 -General Defintions Lot Coverage	 Clarification Of Intent	The definition of 'Lot Coverage' has been clarified to explicitly include projections, attached structures, or any other additions that increase the gross floor area or height of a building, reducing ambiguity.	Lot Coverage Combined area of all buildings and structures on a lot , measured at the greatest horizontal area of a building above grade within the outside surface of exterior walls and determined as a percentage of the entire lot area.	Lot Coverage Combined area of all buildings and structures on a lot , measured at the greatest horizontal area of a building above grade within the outside surface of exterior walls and determined as a percentage of the entire lot area. Figure 38: Lot Coverage
144	Page 176 Part 8 -General Defintions Manufacturing Establishment	 Typographical/ Formatting Corrections	An 'and' has been added before the last item on a list in the definition for Manufacturing Establishment to be grammatically correct.	Manufacturing Establishment Small-scale facility used for the manufacturing, fabrication, assembly, distribution of products or any industrial activities primarily within a building that does not produce noise, heat, glare, dust, smoke, fumes, odours, vibrations, or other external impacts. Outdoor storage shall not be included as part of the use . Typical developments may include: small scale manufacturing, artisan workshops, commercial kitchens, or small-scale electronics manufacturing or assembly.	Manufacturing Establishment Small-scale facility used for the manufacturing, fabrication, assembly, and distribution of products or any industrial activities primarily within a building that does not produce noise, heat, glare, dust, smoke, fumes, odours, vibrations, or other external impacts. Outdoor storage shall not be included as part of the use . Typical developments may include: small scale manufacturing, artisan workshops, commercial kitchens, or small-scale electronics manufacturing or assembly.
145	Page 176 Part 8 -General Defintions Manufacturing Establishment	 Clarification Of Intent	Additional provision in the definition of "Mixed Use Building" explicitly permits a single residential unit with lower storey commercial uses to be classified as a mixed-use building, reducing red tape while also ensuring that such buildings in residential districts are compatible with adjacent development.	Mixed Use Building Multi-storey building with commercial uses on the lower storeys and dwelling units above.	Mixed Use Building Multi-storey building with commercial uses on the lower storeys and at at minimum one (1) dwelling unit .
146	Page 177 Part 8 - General Definitions Figure 43: Party Wall	 Consistency Updates	The structures in Figure 43 are now labeled as "Spaces" rather than dwellings to reflect potential for non-commercial uses to have shared party walls.	Figure 43: Party Wall 	Figure 43: Party Wall 

147	Page 177 Part 8 - General Definitions 'Party Wall'	 Clarification Of Intent	Additional clarification was needed in the definition of 'Party Wall' as it currently states that party walls are only allowed for dwelling units. This is a gap in the bylaw as there are already existing non-residential buildings that share a Party Wall, so text changes throughout the bylaw where Party Wall references dwelling rather than building is proposed to be updated throughout the bylaw for clarity.		Party Wall Wall or dividing partition between two (2) abutting dwelling units erected at, or upon, a property line such that each dwelling unit is capable of being a separate, legal lot subdivided under the Act. Figure 43: Party Wall	Party Wall Wall or dividing partition between two (2) abutting spaces within a building which may or may not have the same use erected at, or upon, a property line such that each portion of the building is capable of being part of a separate, legal lot subdivided under the Act.
148	Page 178 Part 8 - General Definitions New definition for 'Principal Dwelling'	 Clarification Of Intent	A new definition for Principal Dwelling was added for clarity as it is mentioned frequently throughout the Bylaw.	No Definition Currently in Bylaw	Principal Dwelling The main residential use located on a site, which may consist of one more dwelling units, depending upon the form of development. A principal dwelling may be accommodated in various housing types, including but not limited to a single-detached dwelling, semi-detached dwelling, row house, townhouse, or apartment building. A principal dwelling is distinguished from accessory buildings or uses, such as secondary suites, garden suites, garages, or home based businesses which are subordinate to the principal dwelling.	
149	Page 178 Part 8 - General Definitions Protective and Emergency Services	 Typographical/ Formatting Corrections	An unnecessary comma was omitted.	Protective and Emergency Services Development which is required for the public protection of persons and property and includes the storage of emergency equipment and vehicles. This use may include ambulance or police stations, and fire halls, and may contain living quarters and offices.	Protective and Emergency Services Development which is required for the public protection of persons and property and includes the storage of emergency equipment and vehicles. This use may include ambulance or police stations and fire halls, and may contain living quarters and offices.	
150	Page 181 Part 8 - General Definitions New Definition Added for Storage, Indoor	 Clarification Of Intent	A new use classification for "Indoor Storage" was added after internal discussions regarding the classification of certain developments in the City.		Storage, Indoor Development used for the storage of goods, materials, vehicles or other items. This use may involve the renting of individual spaces for storage or the use of an entire building as one (1) storage facility.	
151	Page 181 Part 8 - General Definitions Yard, Front	 Typographical/ Formatting Corrections	The word "road" within the definition should be fully bolded as it is a defined term.	Yard, Front Narrowest portion of a site that is abutting a road excluding a lane extending across the full width of the site from the furthestmost exterior wall of the principal building to the front property boundary of the site, unless otherwise determined by the Development Authority in accordance with Subsection 13.17.2.	Yard, Front Narrowest portion of a site that is abutting a road excluding a lane extending across the full width of the site from the furthestmost exterior wall of the principal building to the front property boundary of the site, unless otherwise determined by the Development Authority in accordance with Subsection 13.17.2.	
152	Page 11 Subsection 2.7.1(j))	 Regulation Changes	The option to vary rear yard setback requirements for sites abutting Municipal Reserve lands has been added, as MR lands are deeded to the City primarily to be developed as parks or green space.	j. minimum setback requirements (notwithstanding this provision, allowed projections into required setbacks shall only be allowed in accordance with Subsection 13.35 and shall not be granted any additional variance),	j. minimum setback requirements (notwithstanding this provision, projections into required setbacks shall only be allowed in accordance with Subsection 13.35 and shall not be granted any additional variance unless the site is directly abutting a Municipal Reserve parcel where the projection is being considered),	

Map Updates						
153	Pg. 212 Map 5	 Map Amendments	Incorporates a previously approved map amendment that was erroneously repealed with Land Use Bylaw No. 5-2016.			