REGIONAL MUNICIPALITY OF WOOD BUFFALO

Land Use Bylaw

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Appendix A Land Use Bylaw Maps

Appendix B Penalties

Appendix C Voluntary Waiver of Claims

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PART 1 APPLICATION AND INTERPRETATION

1. Purpose

1.1. The purpose of this Bylaw is to regulate the use and *development* of land and *buildings* within the boundaries of the *Municipality*.

2. Application

2.1. The provisions of this Bylaw apply to all land and *buildings* within the boundaries of the *Municipality*.
2.2. This Bylaw does not apply to First Nation Reserves.

3. Conformity with this Bylaw

3.1. All *development* shall conform to the requirements of this Bylaw.
3.2. All *development* requires a *development permit* unless exempted by Part 3, Section 2.

4. Validity of Provisions

4.1. Every provision of this Bylaw is independent of all other provisions, and if any provision of this Bylaw is declared invalid, for any reason, by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid.

5. Other Legislative Requirements

5.1. Nothing in this Bylaw affects a person's obligation to comply with:
(a) private legal arrangements including but not limited to, restrictive covenants, easements, architectural covenants, or building schemes;
(b) any other enactment or Bylaw; or
(c) any permit, approval, order, or other legal requirement concerning or affecting a *development.*

6. Transition

6.1. An application for a *subdivision*, *development permit* or amendment to a statutory plan or this Bylaw which has been submitted or *commenced* prior to the effective date of this Bylaw, including any appeals associated with such applications, shall be evaluated under the provisions of the former Land Use Bylaw No. 99/059, as amended.

7. Rules of Interpretation

7.1. All units of measurement used in this Bylaw are metric units.
7.2. PUL means Public Utility Lot and MR means Municipal Reserve.
7.3. In this Bylaw and in any form, procedure, protocol, requirement, guideline or interpretation of terminology, unless the context explicitly or by necessary implication requires otherwise:
(a) the letter "m" standing alone in lower case means "metres";
(b) the letters "sq m" standing alone in lower case means "square metres";
(c) the words "include," "includes," and "including" (and similar formulations) are deemed to be followed by "without limitation";
(d) words used in the singular include the plural;
(e) a reference to a person means both a natural person and a body corporate or partnership;
(f) a word or expression not defined in this Bylaw but defined in the *Act* has the same meaning as in the *Act*;
(g) the *underlined and italicized* terms are defined under Section 9 of this part;
(h) capitalized terms may be defined in other enactments or statutes;
(i) approval or approved means an approval pursuant to this Bylaw;
(j) district means a Land Use District.

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7.4. In this Bylaw:

(a) Industrial Districts include:
  i. Light Industrial District;
  ii. Medium Industrial District; and,
  iii. Heavy Industrial District.

(b) Commercial Districts include:
  i. Main Street District;
  ii. Local Commercial District;
  iii. Community Commercial District;
  iv. Highway Commercial District; and,
  v. Large Format Retail District.

(c) Institutional Districts include:
  i. Public Service District.

(d) Urban Residential Districts include:
  i. Low Density Residential District;
  ii. Estate Residential District;
  iii. Mixed Form Low Density Residential District;
  iv. Low-Rise Medium Density Residential District;
  v. Mid-Rise Medium Density Residential District;
  vi. High Density Residential District; and,
  vii. Mobile Home Residential District.

(e) Rural Residential Districts include:
  i. Hamlet Residential 1 District;
  ii. Hamlet Residential 2 District;
  iii. Country Residential District;
  iv. Small Holdings District;
  v. Suburban Estate Residential 1 District; and,
  vi. Suburban Estate Residential 2 District.

7.5. Rounding of Numbers

(a) In determining whether a *building*, *parcel*, *setback*, *sign* or any other thing complies with a requirement of *height*, area, distance, luminance or illumination, any measurement shall be rounded to the nearest whole number.

(b) Despite Section 7.5 (a), where a measurement is stated in this Bylaw with a decimal place, the measurement shall not be rounded.

7.6. Land Use Map

(a) The *Municipality* is hereby divided into districts and the boundaries of every district are delineated on the Land Use Maps.

(b) The Land Use Maps, as may be amended or replaced by Bylaw as required, are the maps incorporated as **Appendix A** of this Bylaw.

(c) Boundaries between districts shall be determined as follows:
  i. where a district boundary is indicated as approximately following a *street*, *lane* or other public thoroughfare, the boundary shall be the center line thereof;
  ii. where a district boundary is indicated as approximately following *lot lines*, the boundary shall be the *lot lines* thereof;
  iii. where a district boundary is indicated as approximately following the limits of the *urban service area* or a *hamlet* boundary, it shall be deemed to be following the limits of the *urban service area* or the *hamlet* boundary;
  iv. where a district boundary is shown as approximately following the center of pipelines, railway lines, or utility easements it shall be deemed to follow the center line of the right-of-way thereof;
  v. Where a district boundary is shown as approximately following the edge of shore lines of rivers, lakes or other bodies of water or water courses, it shall be deemed to follow such

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lines and in the event of change in such edges or shorelines, it shall be deemed as moving with the same;

vi. where a district boundary is shown as being parallel to, or as an extension of, a feature noted in subsection
vii. it shall be so construed;
viii. where a district boundary is shown as approximately following a topographic contour line or a top-of-bank line, it shall be deemed to follow such line and in the event of change in such line, it shall be deemed as moving with that line;
ix. where none of the above provisions apply, and where appropriate, the district boundaries shall be determined by dimensions indicated on the Land Use Map or by measurements scaled from the digital version of that map.

7.7. Longboat Landing refers to the area identified on Map 32 **Appendix A**.

7.8. Gregoire Lake Estates refers to the area identified on Map 21 **Appendix A**.

8. Interpretation of Provisions

8.1. General Provisions

.1 Active Frontages

(a) *Developments* shall comply with regulations within a district that address the following components of an at-grade frontage (see Figure 1.1):

i. minimum *ground floor* to ceiling *height*;
ii. percentage of *lot* frontage or *building* occupied by the active at-grade *building façade*;
iii. orientation of the primary entry door of each at-grade unit;
iv. percentage of at-grade *building façade* required to have transparent glazing; and,
v. *spill out zones*.

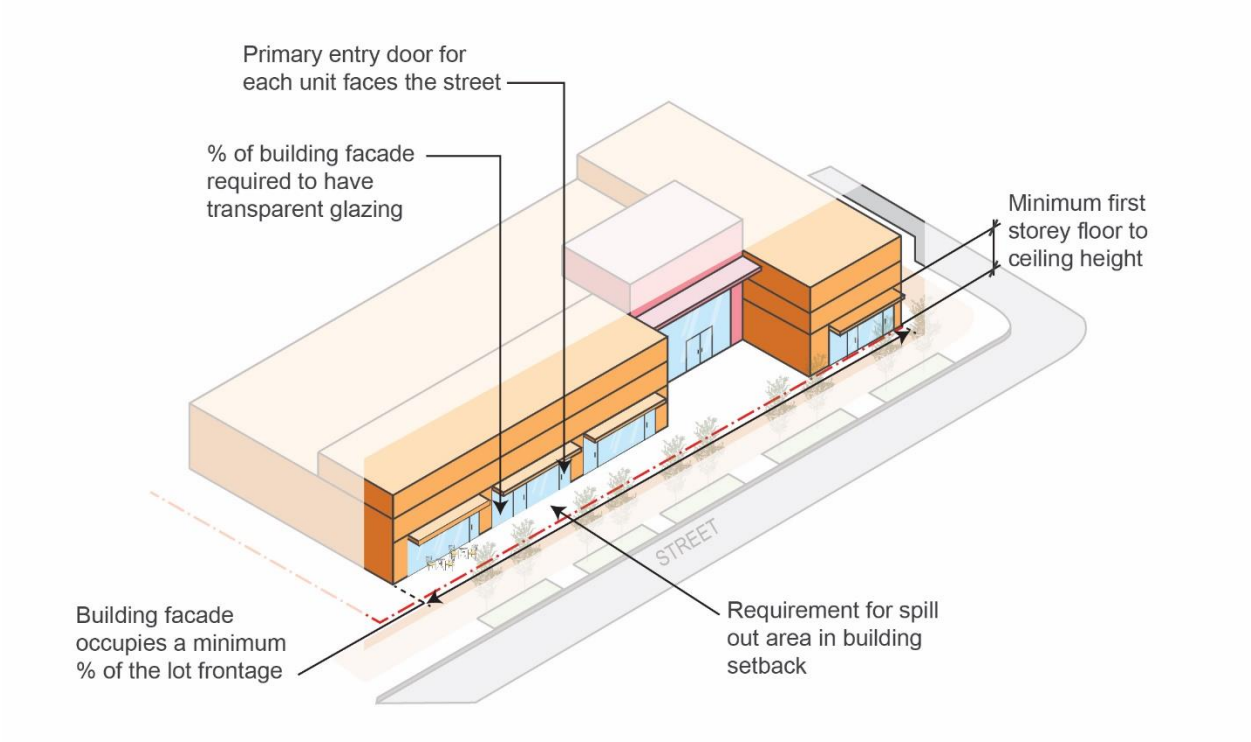


Figure 1.1 Active Frontage

.2 *Retaining Walls*

(a) A *retaining wall* shall be measured as the greatest vertical distance between grade and the perpendicular top of the *retaining wall* as shown in Figure 1.2.

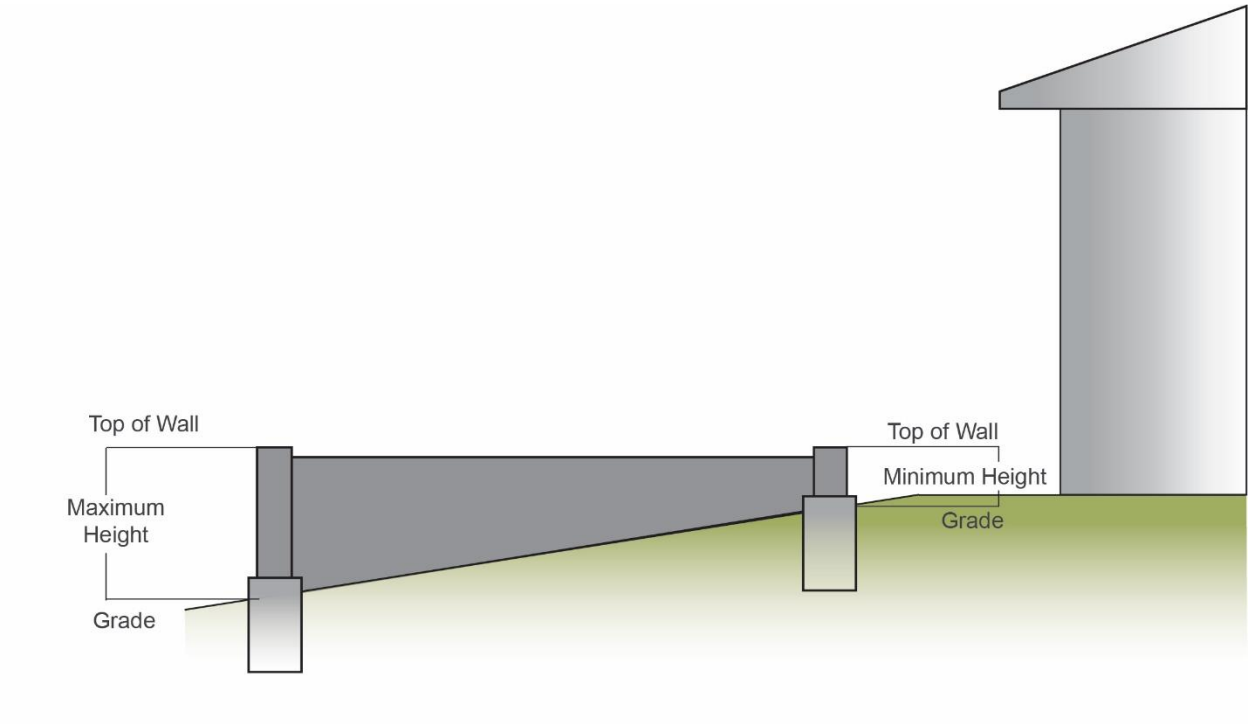


Figure 1.2 Retaining Wall

8.2. Purpose Statements

(a) Purpose statements for land use districts describe the intent of the land use district.
(b) All characteristics within a purpose statement do not need to be met to satisfy the intent of the district.

8.3. Site Standards

.1 Interpretation

(a) Where a provision is capable of two or more meanings, it shall be given the meaning that is most consistent with the purpose statement of the land use district.

.2 Density

(a) Density is measured using *dwelling units* per hectare for residential *development* and *floor area ratio* (see Figure 1.3) for all other *development*.
(b) *Secondary suites* are not included when calculating *dwelling units* per hectare.
(c) Residential density measures the number of *dwelling units* occupying the land area and is expressed in *dwelling units* per hectare. The provisions of the land use districts identify a maximum residential density to be applied to the site or *development* area, and are measured on a net basis.
(d) When calculating *floor area ratio*, the following floor areas shall be excluded:
    i. *basement* areas used exclusively for storage related to *building* operations or maintenance;
    ii. stairwells;
    iii. *parking structures*;
    iv. access to parking areas below grade;
    v. areas exclusively used for mechanical or electrical equipment servicing the *development*.

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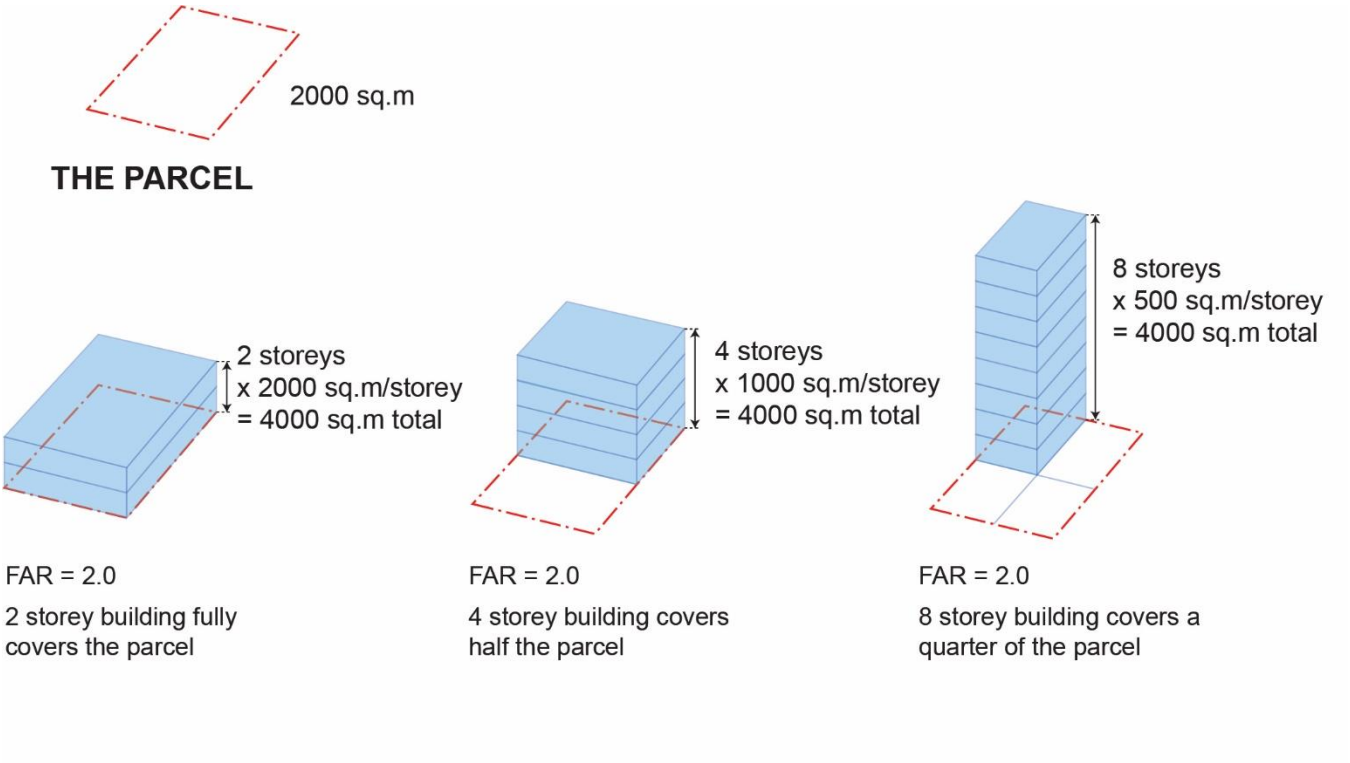


Figure 1.3 Floor Area Ratio

.3 *Height*

(a) Where permitted *heights* are indicated in both linear meters and *storeys*, the linear measurement shall prevail.

.4 *Setbacks*

(a) A *building setback* shall be measured from the *lot line* to the *façade* of the *building* that is closest to the *lot line*.

(b) The *front yard* shall be assessed from the shorter length of the *lot* facing the *road*.

.5 *Lot Coverage*

(a) All *buildings* on a *parcel* shall be included when calculating *lot coverage*.

(b) Despite Section 8.3.5 (a), the following shall not be included when calculating *lot coverage* (see Figure 1.4):

i. hard *landscaping*;
ii. *decks* that are less than 0.6 m in *height*; and,
iii. stairs and *landings*.

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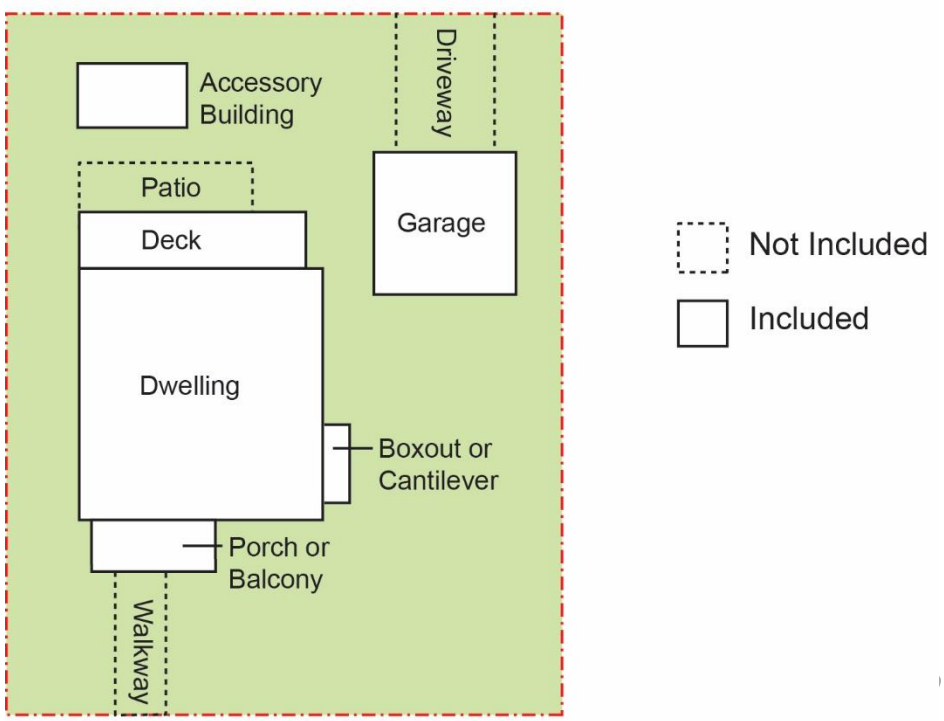


Figure 1.4 Lot Coverage

.6 Lot width shall be determined:

(a) where both front and *rear lot lines* as measured between the *side lot lines* are equal to or greater than the minimum lot width as identified in the applicable district, as the horizontal distance measured along a cord connecting the two *side lot lines* at a point located along the minimum *front yard setback*.

(b) for pie-shaped or other similar irregularly shaped *lots* whereby either the front or *rear lot lines* do not meet the minimum lot width as identified in the appropriate zoning district, by the distance measured 6 m perpendicular to and at the mid-point of the *front yard lot line* between the *side lot lines*. The arc length measure at the curb shall not be less than 70% of the minimum lot width.

(c) for a reverse pie *lot*, by the horizontal distance between the *side lot lines* measured 22 m from the *front lot line*.

(d) for other *lots* where the lot width cannot be reasonably calculated by these methods, the *Development Authority* shall determine the lot width having regard to access, shape and buildable area of the *lot*, and the lot width and location of *buildings* on *abutting* lots.

8.4. Built Form Provisions

.1 Angular Plane

(a) *Angular planes* (see Figure 1.5) are a *height* limitation provision created by a plane measured at 45° commencing at the intersection line created where the *height* specified by the district meets the *rear yard setback*.

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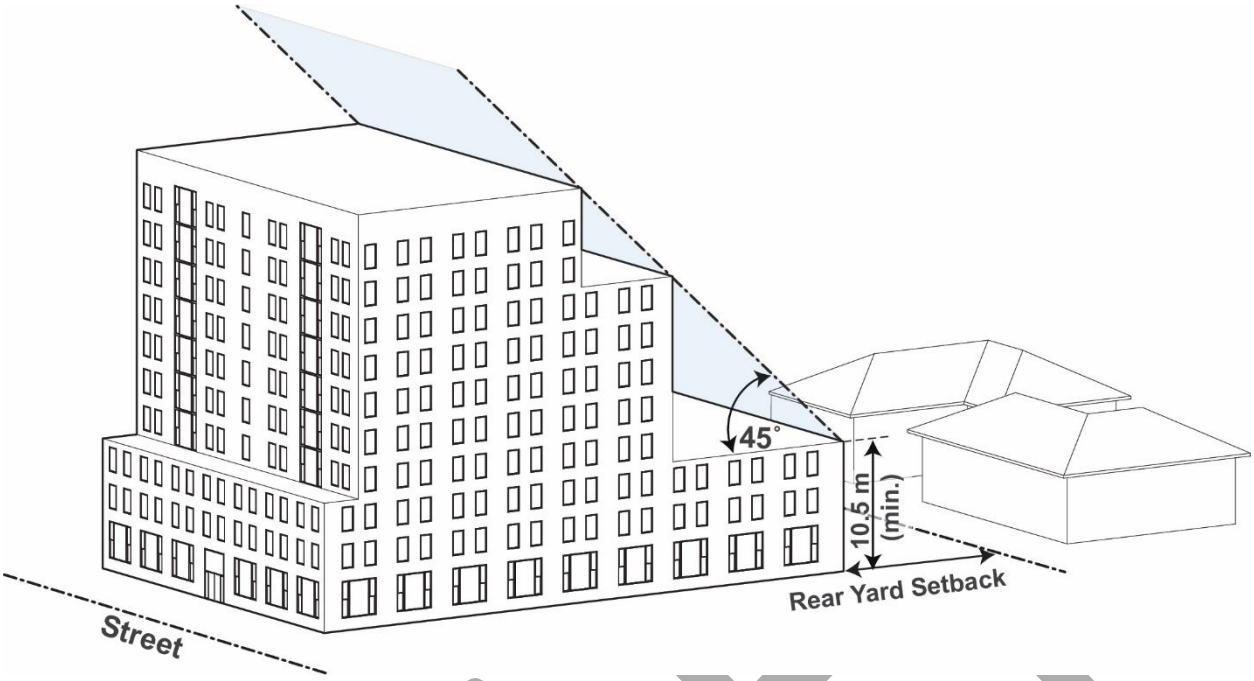


Figure 1.5 Angular Plane

.2 *Stepback*

(a) A *building* *stepback* (see Figure 1.6) shall be measured horizontally from the *façade* of a *podium* to the *façade* of the *tower*.

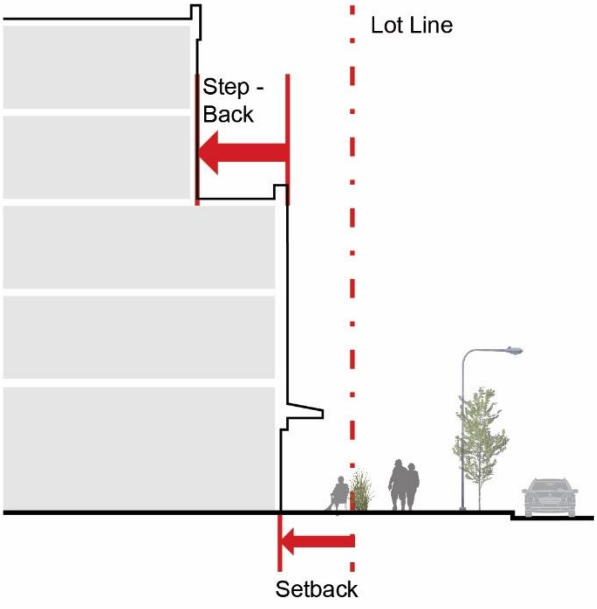


Figure 1.6 Building Stepback and Building Setback

9. Definitions

9.1. Every word, phrase or expression that is defined in this section has that meaning wherever it is used in this Bylaw.

Abattoir	means the use of land or *building* in which animals are slaughtered and may include the packing, treating, storing and sale of products produced on site.
Abut	means immediately contiguous to or physically touching, and when used with respect to a *parcel*, means that the *parcel* physically touches upon another *parcel* and shares a *lot line* or boundary line.
Accessible Parking	means parking spaces designated for individuals who are unable to walk unassisted and who need larger stalls to accommodate walkers and wheelchairs with unobstructed access to the curb.
Accessory Building	means a detached permanent or temporary *building* on a *parcel* which is subordinate to and incidental to that of the *principal building* or *principal use*.
Accessory Use	means a use which is subordinate to and incidental to the *principal use*.
Act	means the Municipal Government Act, R.S.A. 2000, c. M-26. as amended or replaced from time to time and any regulations approved pursuant to the Act.
Active Frontage	means at-grade *building façades* where *building* design promotes activity at the *street* level.
Adjacent	refers to those lands that are next to the *parcel of land* that is subject to a *development permit* or *subdivision* application and includes lands that would be next to the subject *parcel* if not for a river, stream, railway, *road*, utility right-of-way, or reserve land.
Adult Entertainment Facility	means: a) adult mini-theatres which are any premises wherein live performances, motion pictures, videos, or similar photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are performed or shown as a *principal use* or an *accessory use* to some other *business* activity which is conducted on the premises; b) erotic dance club which are any premises other than adult mini-theatres wherein live performances, the main feature of which is the nudity or partial nudity of any person, are performed as a *principal use* or an *accessory use* to some other *business* activity which is conducted on the premises; c) adult video store which are *businesses* where the main feature of more than 50% of the inventory of the *business* is used to sell, rent, lease and/or loan “X-rated Adult videos or other similar photographic reproductions, the main feature of which are the depiction of sexual activities and the display of persons in states of nudity or partial nudity; d) love boutiques/shops which are retail or wholesales *businesses* where the main feature of more than 50% of the inventory of the *business* is used to which the principal activity is the display and sale of non-clothing merchandise and/or products intended to be used for sexual pleasure; e) massage service establishment (for adult use only) that is distinguished or characterized by its emphasis on sexually oriented materials or entertainment depicting and/or describing, conduct or acts of a secularly explicit nature. For example, to provide live entertainment for its patrons that includes the display of nudity; f) dating and escort service which is a *business* activity that offers to provide or does provide introductions for a person or persons with

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	another person or persons for a period of companionship of short duration, for which service or introduction of a fee is charged or imposed for each occasion companionship is provided or for each occasion an introduction is made.
Agriculture, Extensive	means a commercial agricultural operation producing crops, which require large tracts of land, being larger than 32.38 ha.
Agriculture, Personal Use	means the keeping of animals for personal and non-commercial use on a *parcel* that is a minimum of 0.404 ha.
Agriculture, Small Scale	means the growing and harvesting of crops, plants, fruits and vegetables and the keeping of animals on a *parcel* that is a minimum of 4.0 ha and maximum of 32.38 ha. *Agriculture, small scale* includes the sale of goods produced on-site. *Agriculture, small scale* includes but is not limited to, sod farm, bee keeping, tree farm, aquaculture facility and *livestock*.
Airport	means any area of land or water, including the frozen surfaces thereof, or other supporting surface used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft and ancillary *buildings* or structures associated with such use.
Amenity Area, Common or Common Amenity Area	means a common indoor or outdoor area provided for active or passive recreation and enjoyment of the occupants and guests of a residential *development* including but not limited to communal lounges, recreational facilities and landscaped *parks* with play areas.
Amenity Area, Private or Private Amenity Area	means an exclusive space that is directly accessible from a *dwelling*, for private enjoyment including but not limited to a *balcony*, *deck*, *patio*, terrace or landscaped area.
Angular Plane	means the line measured at an upward angle of 45º from the *rear yard* *setback* to a specified *height* which provides the allowable outer limit of the *building* envelope.
Animal Care Services, Major or Major Animal Care Services	means a *development* for the purposes of treatment, boarding, or training of animals and includes retail sales of associated products. Typical uses are veterinary clinics or hospitals, boarding and breeding kennels, impounding and quarantining facilities, and animal shelters.
Animal Care Services, Minor or Minor Animal Care Services	means a *development* for the purposes of care, treatment and grooming of animals that does not require overnight boarding of animals and includes retail sales of associated products. Typical uses are pet grooming salons and small animal veterinary clinics.
Apartment	means a *building* containing three (3) or more *dwelling units* arranged in any horizontal and vertical configuration, which have a shared entrance and may include non-residential uses.
Applicant	means the registered property *owner* or an agent authorized to act on their behalf who submits an application pursuant to this Bylaw.
Architectural Elements	means features that create distinct and visually interesting *building* design including but not limited to *balconies* and porches, *articulation*, different materials, colors, massing, projections, recessions, cornices, ornaments, canopies, and bay windows.
Architectural Treatment	means the exterior design or finish of a *building* wall.
Arterial Road	a *road* designed to accommodate medium to high traffic volumes for local and regional trips. *Arterial roads* are designed to connect neighbourhoods to one another and the community to regional and provincial *highways*. These *roads* are mainly four-lane facilities with wide boulevards and limited access to *business* and residential frontages.

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Articulation	means architectural detailing that emphasizes the visual distinction of the vertical and horizontal parts of a *building* using elements such as *façade* recessions, columns and eave lines.
***Auctio*neering Facility**	means a *development* intended for the auctioning of goods and equipment, including the temporary storage of such goods and equipment.
Automotive and Equipment Service	means a *development* used for the servicing and mechanical repair of automobiles, light trucks, utility vehicles, motorcycles, snowmobiles, and similar classes of vehicles and the sale, installation or servicing of related accessories and parts. This includes transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops.
Automotive Vehicle Sales or Rental	means a *development* for the retail sale or rental of new or used automobiles, *recreational vehicles*, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light vehicles or crafts, together with ancillary maintenance services and sale of parts. This use includes but is not limited to automobile dealerships, rental agencies, and motorcycle dealerships, but does not include dealerships for either the sale of trucks with a gross vehicle weight greater than 7,000 kg or *heavy equipment*.
Automotive Wrecker	means a *development* used for the storing, junking, dismantling, wrecking or crushing of three (3) or more motor vehicles, not in running condition, or parts of them, and may include the sale of parts of such vehicles.
Balcony	means a platform attached to a *building* above the *ground floor* and used as an outdoor amenity area with access only from within the *building*.
Basement	means that portion of a *building* that is located wholly or partially below grade.
Bed and Breakfast	means an *accessory use* of a *single detached dwelling*, where temporary *sleeping unit* accommodation is provided.
Bicycle Parking	means a rack, railing, locker, or other similar device designed for securing one or more bicycles.
Blank Wall	means exterior walls containing no windows or doors and lacking in *architectural elements*.
Block Area	means the area of a block as described in a registered plan of *subdivision*.
Block Length	means the distance of the long edge of a block bounded by *streets*.
Block Perimeter	means the sum of the length of all sides of a block described on a registered plan of *subdivision*.
Board	means the Subdivision and Development Appeal Board established by separate Bylaw.
Boarding House	means a residential *dwelling unit,* where three (3) or more *sleeping units* are provided for compensation.
Boat Fuel Services	means the sale of gasoline or petroleum products that is an *accessory use* to a boating facility.
Boxout	means a non-livable space projecting from an exterior wall beyond the foundation, including but not limited to chimneys.
Building	means anything constructed or placed on, in, over or under land, but does not include a *road* or a bridge forming part of a *road*.
Building Footprint	means the area of the *building* calculated to the perimeter of the exterior foundation of the *building*.
Building Separation	means the minimum required distance between *building footprints*.
Bulk Oil, Fuel and Chemical Storage	means a *development* where the *principal use* is the indoor or outdoor storage of bulk oil, fuel, or chemicals and may include facilities for cleaning, blending, or packaging of such materials for redistribution or sale, but does not include the manufacturing or

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	production of these products. Such use includes but is not limited to, ancillary features such as cardlock fueling station.
Business	means: a) a commercial, merchandising or industrial activity or undertaking; b) a profession, trade, occupation, calling or employment; or c) an activity providing goods or services, whether or not for profit and however organized or formed, including a co-operative or association of persons.
Campground	means a *development* used to provide outdoor spaces to the public for accommodation but does not include *project accommodation*. A *campground* includes but is not limited to: i. short-term accommodation not exceeding 240 days total in each calendar year of *recreational vehicles*, tents, and cottages, and is not used as year-round storage. ii. a planned *development* for the year-round accommodation of *recreational vehicles*.
Cannabis Production and Distribution Facility	means a *development* that is principally used for one or more of the following uses: a) growth, cultivation and production of cannabis; b) processing, testing, manufacturing and assembling of cannabis and any products or medicines that contain cannabis in any form or proportion; or c) storage, shipping, delivery and distribution of cannabis or products containing cannabis in any form or proportion.
Cannabis Retail Store	means a *development* that is used exclusively for retail sales of cannabis, products that contain cannabis in any form or proportion and may include the sale of cannabis accessories.
Cantilever	means the projection of habitable space beyond the foundation. *Cantilevers* include any floor space that a person can enter, such as closets, *cantilevered* room space, and bay windows that create floor space.
Casino	means a *development* providing gambling facilities and other licensed gaming opportunities as the *principal use,* including but not limited to *casinos* and bingos.
Cemetery	means a *development* of a *parcel of land* primarily as landscaped open space for the burial or entombment of the deceased, and may include the following accessory *developments*: crematoria, columbaria, mausoleums and *funeral home*. This use includes memorial parks, burial grounds and gardens of remembrance.
Child Care Facility	means a *development* licensed by the province to provide personal care, maintenance, supervision, or education for seven (7) or more children for periods less than 24 consecutive hours in daytime and overnight. This definition includes daycare centers, nursery schools and play schools and other *similar uses* but does not include family day home as defined by Alberta Early Learning and Child Care Act.
Commence	means the beginning of construction on a parcel, which includes, but is not limited to, site surface preparation, filling or excavation, but does not include work such as, engineering studies, geotechnical investigations, or site surveys.
Commercial Guest Accommodation	means a *development* used for the provision of multiple rooms or suites for temporary sleeping accommodation in a format where the rooms either have direct exterior access or are served from a common interior corridor and may be equipped with individual *kitchen* facilities, and may include accessory eating and *drinking establishment*s, meeting rooms, and *general retail* shops. This may include hotels, motels, hostels, and apartment hotels, but does not include *boarding house*, *bed and breakfast*, *country inn*, or *project accommodation*.

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Commercial School, Major or Major Commercial School	means a *development* used for training and instruction in a specific trade, skill or service, and may include outdoor training areas with associated generation of emissions, noise, odour or dust.
Commercial School, Minor or Minor Commercial School	means a *development* used for training and instruction in a specific trade, skill or service and where the use is exclusively contained within a *building*.
Commercial Vehicle	means a vehicle used in connection with conducting a *business*.
Comprehensive Sign Design Plan	means a coordinated *sign* design that can include one or more properties/units. The *comprehensive sign design plan* may include the *signs* colour, area, shape, illumination, placement, font size and style.
Contractor, General or General Contractor	means a *development* for general commercial and industrial service support and construction, including but not limited to oilfield support services, cleaning and maintenance contractors, *building* construction, surveying, *landscaping*, concrete, electrical, excavation, drilling, heating, plumbing, paving, *road* construction, sewer or similar services of a construction nature which require on-site storage space for materials, equipment or vehicles normally associated with the contractor service. Any sales, display, *office* or technical support service areas shall be accessory to the principal *general contractor* use.
Contractor, Limited or Limited Contractor	means a *development* used for the provision of electrical, plumbing, heating, painting, catering and similar contractor services primarily to individual households where all materials are kept within an enclosed *building* and there are no accessory manufacturing activities. The use may include accessory sales of goods normally associated with the contractor services.
Council	means the Municipal Council of the Regional Municipality of Wood Buffalo.
Country Inn	means a *development* designed and containing between five and fifteen *sleeping units* which is operated to provide temporary accommodation and includes a dining room or *kitchen* facilities for the provision of meals to registered guests and one parking space for each unit.
Courtyard	means an area partially or fully enclosed by *buildings* or walls.
Crematorium	means a *development* for incineration of human or animal remains.
Custom Manufacturing	means a *development* used for small scale on-site production of goods by hand manufacturing, primarily involving the use of hand tools.
Heavy Equipment or Mobile Home Sales	means *development* used for the retail sale or rental of *heavy equipment* or *mobile homes*, together with incidental display, maintenance services and the sale of parts and accessories.
Deck	means an uncovered or unenclosed amenity structure that is above grade, greater than 1.8 sq m in area which may or may not be attached to a *dwelling*.
Designated Officer	means a position established by Council to carry out the powers, duties and functions of a designated officer, or a person appointed to such position, pursuant to the Chief Administrative Officer Bylaw No. 17/021, as amended or replaced from time to time.
Detention Facility	means a *development* where people are confined for lawful detention. Uses include but are not limited to a remand centre, jail, or half-way house.
Development	means: a) an excavation or stockpile and the creation of either of them; b) a *building* or an addition to or replacement or repair of a *building* and the construction or placing of any of them in, on, over or under land; c) a change of use of land or a *building* or an act done in relation to land or a *building* that results in or is likely to result in a change in the use of the

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	land or *building*; or d) a change in intensity of use of land or a *building* that results in or is likely to result in a change in the intensity of use of the land or *building*.
Development Authority	means a *Development Authority* of the *Municipality* as established under Part 17, section 624 of the *Act* and by this Bylaw.
Development Completion Certificate	means a certificate issued by the *Development Authority* confirming that the requirements and conditions of a *development permit* have been met.
Development Permit	means a document issued pursuant this Bylaw authorizing a *development*.
Director	means the *Director* of Planning and Development.
Discretionary Use	means the use of land or of a *building* which is described as a *discretionary use* in this Bylaw, and for which a *development permit* may be issued.
Drinking Establishment	means a commercial establishment where alcohol is sold for consumption both on and off premises, and where the presence of minors is regulated. The *development* could include *accessory uses* including but not limited to entertainment and recreation.
Drive Through	means a *development* which services customers who remain in their vehicles while *business* is conducted through a window. A *drive through* may be an *accessory use*.
Drive-In	means a *development* where a person can drive-in to the facility with an automobile for service including, but not limited to, a restaurant, movie theater or grocery store, a person may be served at.
Duplex	means a *building* containing two *dwelling units*, one being placed over the other in whole or in part, and both being above grade. Each *dwelling unit* has an individual and separate access and is located on the same *lot*. This use does not include a *secondary suite* or *semi-detached dwelling*.
Dwelling Unit or ***Dwelling***	means a *building* or self-contained portion of a *building*, containing sleeping, *kitchen*, living and sanitary facilities occupied or designed to be occupied as a residence and having an independent entrance either directly from the outside of the *building* or through a common area inside the *building*.
Educational Facility	means a *development* used for education and includes its administrative *offices*. Typical uses include an elementary, secondary, post-secondary institution, but does not include *minor commercial school* or *major commercial school*.
Engineering Servicing Standards or ***ESS***	means the “Engineering Servicing Standards and Development Procedures” document prepared by the *Municipality*, as amended or replaced from time to time.
Equipment Rental	means a *development* used for the rental of tools, appliances, recreation craft, office machines, furniture, light construction equipment, or similar items, but does not include the rental of motor vehicles or *heavy equipment*.
Essential Public Service	means a *development* which is necessary for the continued health, safety or welfare of the public. includes, but is not limited to, fire stations and police stations. This use may include *staff accommodation* as an *accessory use*.
Façade	means the exterior vertical surface of a *building*.
Fence	means a structure made of wood, metal, masonry and/or any other material approved by the *Development Authority* that may be used to prevent or restrict passage, for sound attenuation, yard décor, privacy, or for protection from the elements, to provide visual *screening*, or to mark a *lot line* and which is not a *retaining wall*.
Fleet Service	means a *development* where vehicles used for common purpose of providing transportation or services to persons or goods are stored, repaired, cleaned and otherwise maintained for safe operations when not in use. Where the vehicles may

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	include buses, couriers, taxis, and roadside assistance. May include dispatch and administrative operations associated with the use and does not involve the production, display, or sale of vehicles as part of the use.
Float Plane Base	means any area of water or other supporting surface used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft.
Flood Fringe	means the land *abutting* the portion of the *flood hazard area* outside the *floodway*. The boundaries of the *flood fringe* are identified on the Flood Hazard Area Maps (Map 33 and Map 34 of **Appendix A**) that would be inundated by floodwaters of a magnitude likely to occur once in one hundred years (1:100-year flood event). During a flood event, water in the *flood fringe* is generally shallow and is either stagnant or flows more slowly than in a *floodway*.
Flood Hazard Area	means the area potentially affected by flood conditions consisting of both *floodway* and *flood fringe* areas.
Floodway	means the portion of the *flood hazard area* where stream or river flows are deepest, fastest, and potentially the most destructive. The *floodway* typically includes the main channel of a stream or river and a portion of the *adjacent* lands. The boundaries of the *floodway* are identified on the Flood Hazard Area Maps (Map 33 and Map 34 of **Appendix A**).
Floor Area Ratio or ***FAR***	means the value obtained by dividing the *gross floor area* of all *buildings* on a *parcel* by the total area of the *parcel*.
Food Vendor, Mobile or ***Mobile Food Vendor***	means a mobile food service *business* that operates from a vehicle or towed unit.
Funeral Home	means *development* used for the preparation of the deceased for burial and the holding of funeral services.
Garage	means an *accessory building* or part of a *principal building* designed and used primarily for the storage of motor vehicles.
Garage Sale	means a *special event* for the temporary sale of used household goods owned by the occupant of a *dwelling unit* and does not occur for more than four consecutive days or more than six days total in a fourteen day period. A *garage sale* does not include *minor home business* or *major home business*.
Gross Floor Area	means the sum of the areas of all floors of a *building* measured to the outside surfaces of the exterior walls, or where *buildings* are separated by firewalls, to the centre line of the fire wall. This term applies to all floors including mechanical and electrical equipment areas and *parking structures*.
Ground Floor	means the *storey* of a *building* where the floor of the *storey* is at or nearest to the level of the finished grade immediately *adjacent* to the exterior of the *building*. Where there are two distinct points of entry from grade to a *building*, the *ground floor* is the floor nearest the highest point of entry.
Group Home	means a *development* providing accommodation for four (4) or more persons who require professional care, guidance, and supervision and which may be for the rehabilitation of its residents. A *group home* may incorporate accommodations for resident staff as an *accessory use*.
Habitable Room	means a room in a *dwelling unit* designed or occupied for sleeping or living purposes.
Hamlet	means an unincorporated community established by or designated as a *hamlet* by *Council*.
Health Facility, Major or ***Major Health Facility***	means a *development* used to provide in-patient and out-patient health care to the public. This includes but is not limited to, community health centre, rehabilitation centre, and full-service hospital.

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Health Facility, Minor or ***Minor Health Facility***	means a *development* providing physical or mental health services on an outpatient basis, and include services of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. This includes but is not limited to medical offices, dental offices, or diagnostic services.
Heavy Equipment	means large machinery or vehicles and includes but is not limited to bulldozers, excavators, dump trucks and other construction vehicles.
Height	means the maximum vertical distance between the average finished grade and the highest point of a *building* excluding such ancillary structures including but not limited to, roof stairway entrance, ventilating fan, skylight, steeple, dome, smoke stack, firewall, parapet wall, flag pole, or similar device not structurally essential to the *building*.
Highway	means a provincial highway under the *Highways Development and Protection Act*.
Home Business, Major or ***Major Home Business***	means the *accessory use* of a residential property by a resident of such property for a *business* activity. The *business* may include both client visits and the parking of a *commercial vehicle*.
Home Business, Minor or ***Minor Home Business***	means the *accessory use* of a residential property conducted by a resident of such property for a *business* activity that does not generate client or vehicular traffic.
Industry, General or ***General Industry***	means industrial activity that includes but is not limited to the following activities: a) the processing of raw or finished materials; b) the manufacturing or assembly of material, goods, products or equipment; c) *development* used for industrial service support and construction; d) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial *businesses* or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have off-site impacts that would make them incompatible in non-industrial districts; and e) the transshipping and associated storage of materials, goods and equipment, including petro-chemical products and supplies.
Industry, Heavy or ***Heavy Industry***	means a large scale manufacturing or processing facility that due to appearance, noise, odour, risk of toxic emissions, or fire and explosion hazards is incompatible with residential, commercial, and other land uses. Heavy industrial uses include, but are not limited to asphalt plants, concrete plants, large scale chemical processing plants, modular construction yard, and gravel crushing plants.
Intensive Livestock Operation	means a feedlot or covered facility capable of confining livestock for growing or finishing for market at a density of more than one (1) *livestock manure unit* per 185.8 sq m.
Intermodal Facility	means an integrated facility where trailers, *sea-cans* and other freight containers are transferred between intermodal railcars and highway carriers, including domestic and international container shipments; or an integrated facility where dry or liquid bulk and packaged commodities are transferred between conventional railroad freight cars and highway carriers.
Kitchen	means facilities for the preparation or cooking of food and includes any room containing counters, cabinets, plumbing, appliances including stove or an oven or utility connections for servicing a stove or oven which, when considered, designed for the preparation or cooking of food.
Landing	means an exterior platform above grade forming an entrance to a *building*. A *landing* larger than 1.8sq m in area is a *deck*.
Landscaped Island	means a landscaped area within a *parking lot* that is contained within curbs and is not a *landscaped median*.
Landscaped Median	means a landscaped area in between rows of parking or drive aisles in a *parking lot*.

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Landscaping	means the area within a site consisting of any of, or a combination of, the following: a) soft *landscaping* consisting of vegetation such as trees, shrubs, hedges, grass, and ground cover; b) hard *landscaping* consisting of non-vegetative materials such as brick, stone, concrete, tile, and wood in the form of *patios*, walkways, and paths, but excluding driveways and *parking lots*.
Landside Business Industrial	means lands within *adjacent* to the *airport* reserved for commercial or light industrial *development* purposes.
Lane	means a *road*, which is not a *street*, designed primarily to give vehicular access to the rear of *buildings* and *parcels of land*.
Liquor Store	means a *building* or part of a *building* used for the display and retail sale of alcoholic beverages for consumption off-site.
Livestock	means animals kept or raised for use, including but not limited to: horses, cattle, pigs, sheep, goats, buffalo, beefalo, llamas, rabbits, and all other animals, ducks, geese, pigeons, fowl and birds whether of a domestic nature or wild, but does not include dogs, cats or other domesticated household pets ordinarily kept within the confines of a dwelling.
Livestock Manure Unit	means the number of *livestock* needed to produce sufficient manure to meet the nitrogen requirements of 0.404 ha of crop land. In this Bylaw each 454 kg of live animal weight equals one (1) *livestock manure unit*.
Live-Work Unit	means a *development* designed or used for the purpose of an integrated commercial and residential use in a contiguous space. This includes, but is not limited to; artist studio, *office*, *general retail* and the making, processing, and assembly of products on a small scale.
Lot	means: a) a quarter section; b) a river *lot* shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office; c) a settlement *lot* shown on an official plan, as defined in the Surveys Act, that is filed in a land titles office; d) a part of a *parcel of land* described in a certificate of title if the boundaries of the *parcel* are described in the certificate of title other than by reference to a legal *subdivision*, or e) a part of a *parcel of land* described in a certificate of title if the boundaries of the *parcel* are described in a certificate of title by reference to a plan of *subdivision*.
Lot Coverage	means any portion of a *lot* that is within the foundations of a *building,* including projections at grade only.
Lot Depth	means the length of a line joining the mid points of the *front lot line* and *rear lot line*.
Lot Line	means any portion of the boundary of a *parcel*.
Lot Line, Front or ***Front Lot Line***	means any *lot line* common to a *lot* and a *road*, other than a *lane*, except in the case of: a) a *corner lot*, the *front lot line* is the shorter of the two *lot lines* common to the *lot* and a *road*; or b) a *through lot*, the shorter of the two *lot lines* shall be considered as the *front lot line*; c) a *through lot* where both lines are exactly the same length, where the *front lot line* will be determined by the *Development Authority*; d) a *lot* where the *front lot line* is curved or consists of multiple segments, the width of the *front lot line* shall consist of the combined length measuring along the curve or segments; or

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	e) in any case where the shape of the *parcel* is irregular or does not otherwise satisfy one of the prior categories, in the sole determination of the *Development Authority*.
Lot Line, Rear or ***Rear Lot Line***	means a *lot line* which is opposite to and is not connected to the *front lot line*.
Lot Line, Side or ***Side Lot Line***	means a *lot line* other than a *front lot line* or a *rear lot line*.
Lot Line, Zero or ***Zero Lot Line***	means a *development* where *buildings* are permitted to be located with no *yard* between the *building* and a *lot line*.
Lot Width	means the distance measured along a cord connecting the two *side lot lines* at a point located along the minimum *front yard* *setback*.
Lot, Corner or ***Corner Lot***	means a *lot* that *abuts* the intersection of two *roads*, neither of which is a *lane*.
Lot, Through or ***Through Lot***	means a *lot* that *abuts* two *roads*, not including *lanes* and is not a *corner lot*.
Market	means a sales activity within an open area, *building* or other structure where one or more individual sellers offer goods for sale directly to the public.
Mobile Home	means a residential *building* containing one *dwelling unit* and is constructed on a permanent undercarriage or chassis, designed with the capability of being transported from one location to another without the necessity of being placed on a permanent foundation.
Mobile Home Park	means a *development* with two or more *mobile homes* that is designed to accommodate multiple *mobile homes*.
Multi-Residential Development	means two or more *buildings* on the same *parcel* with one or more residential uses that are lawful uses in the *district*.
Multi-Unit Dwelling	means a residential *development* comprised of three (3) or more *dwelling units* without a common entrance and having independent entrances to each *dwelling unit*, including but not limited to row houses and stacked housing.
Municipality or ***RMWB***	means the Regional Municipality of Wood Buffalo.
Net Floor Area	means the *gross floor area* less the sum of the areas not accessible by patrons. Areas not accessible by patrons include but are not limited to areas incidental to the function of the *building*, mechanical and electrical equipment areas, stairways, washrooms, waste collection rooms, and food preparation areas.
Nightclub	means an establishment where alcoholic beverages are sold to the public for consumption on the premises, where entertainment facilities take up more than ten percent (10%) of the *gross floor area*. Minors are prohibited from the establishment. Uses include but are not limited to dance clubs and cabarets.
Non-Conforming Building	means a *building*: a) that is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the *building* or the land on which the *building* is situated becomes effective, and b) that on the date the land use bylaw becomes effective does not, or when constructed will not, comply with the land use bylaw.
Non-Conforming Use	means a lawful specific use: a) being made of land or a *building* or intended to be made of a *building* lawfully under construction at the date a land use bylaw affecting the land or *building* becomes effective; and

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	b) that on the date the land use bylaw becomes effective does not, or in the case of a *building* under construction will not, comply with this Bylaw.
Non-Habitable Room	means a space in a *building* providing a service function and not intended for overnight accommodation, including but not limited to, bathrooms, cooking facilities, eating, entryways, corridors, laundry rooms, utility areas or storage areas.
Office	means a *building* or portion of a *building* designed or used for the provision of professional, management, administrative, financial, *business*, or similar services, that may also be ancillary to a *principal use*.
Oil Sands Operations	means oil sands mining, extraction and upgrading operations, including but not limited to pilot operations to test oil sands extraction technologies, in situ, monitoring functions, upgrading and test drilling programs, and may include associated industrial infrastructure, *offices*, laboratories, on-site security, processing of by-products and utilities and co-generation facilities, but does not include *project accommodation*.
Owner	means: i. in respect of unpatented land, the Crown, ii. in respect of other land, the person who is registered under the Land Titles Act as the *owner* of the fee simple estate in the land, and iii. in respect of any property other than land, the person in lawful possession of it.
Parcel of Land or ***Parcel***	means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office.
Park	means land or premises used for conservation, horticulture or public recreation, including but not limited to picnic areas, playgrounds, community gardens, pedestrian and bicycle paths, landscaped areas and may include ancillary *buildings*.
Park, Natural or ***Natural Park***	means a *park* that does not generally include facilities or equipment for exercise or play. A *natural park* may include but is not limited to a natural area or environmental reserve; minimal *development* to support trails and pedestrian furniture such as benches.
Parking Lot	means an area of land at grade for the parking of motor vehicles.
Parking Structure	means a structure for the parking of motor vehicles.
Patio	means an uncovered horizontal structure with a surface *height*, at any point, no greater than 0.6m above grade and intended for use as a private outdoor amenity area.
Permitted Use	means the use of land or of a *building* within any district which is listed in the column captioned "*permitted uses*", and for which a *development permit* shall issue provided the *development* complies with this Bylaw.
Planning Notification Sign	means a *sign* posted for a land use, *development*, *subdivision*, and other planning applications.
Plant Nursery	means *development* for the growing, acclimatizing, propagating, and harvesting of bedding and household plants and may include *accessory uses* related to the storing, displaying, and selling of gardening, nursery and related products.
Podium	means the distinct portion of a *building*, which has a greater *building footprint* and a lower maximum *height* than an associated *tower*.
Principal Building or ***Principal Use***	means a *building* or use which, in the opinion of the *Development Authority*, is the dominant *building* or the main purpose for which the *building* or *parcel* is used.
Project Accommodation	means a residential complex used to house workers who are characteristically employed in industrial projects. These residential complexes may also accommodate non-industrial related populations including but not limited to visiting athletes during competitions hosted in the Regional Municipality or evacuees affected by an

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	emergency, and without restricting the generality of the above, the complex is usually made up of several mobile units, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities. The units may be dismantled and removed from the site from time to time.
Public Utility	means a system or works used to provide one or more of the following for public consumption, benefit, convenience or use: a) water or steam; b) sewage disposal; c) public transportation operated by or on behalf of the *Municipality*; d) irrigation; e) drainage; f) fuel; g) electric power; h) heat; i) waste management; j) residential and commercial *street* lighting; and includes any other use that is provided for public consumption, benefit, convenience or use.
Quonset	means an *accessory building* where the outer shell is made of fabric or corrugated metal spanning rigid trusses.
Recreation Facility, Indoor or ***Indoor Recreation Facility***	means a facility in which the public participates in recreational activities indoors. Typical uses include, but are not limited to, amusement arcades, billiard or pool halls, bowling alleys, racquet courts, roller skating, *swimming pools*, gymnasiums, simulated golf facilities, movie theatres, live theatres, museums, art galleries, public and private clubs, community centres, cultural learning or healing centres, and skating rinks.
Recreation Facility, Outdoor or ***Outdoor Recreation Facility***	means a *development* in which the public participates in recreational activities outdoors. Typical uses include, but are not limited to, amusement parks, go-cart tracks, and simulated golf establishments, golf courses, driving ranges, ski hills, ski jumps, sports fields, outdoor tennis courts, traditional cultural areas, unenclosed ice surfaces or rinks, athletic fields, boating facilities, outdoor *swimming pools*, bowling greens, riding stables and fitness trails.
Recreational Vehicle	means a portable structure designed to be carried by, or towed behind, a motor vehicle or designed and built to be transported on its own wheels, to provide temporary living accommodation. This includes but is not limited to motor homes, park models, campers, holiday trailers, tent trailers and fifth wheel units but does not include *mobile home* or *utility trailers*.
Recycling Facility	means a *development* for the collection, handling, and temporary storage of recyclable materials including but not limited to cardboard, plastics, paper, metal, glass and similar household goods, or the purchase and temporary storage of bottles, cans, and other refundable materials, but does not include the storage or handling of hazardous materials.
Religious Assembly	means a *development* for spiritual worship and related religious activities. A *religious assembly* may include a *staff accommodation*, provided it is accessory to the *principal use*.
Renewable Energy Device	Means a device located on a *building* providing alternative energy or power generation where energy is derived from sources that are not depleted through use and may include: a) Co-generation production of electricity and thermal energy from the same source, rejected heat from industrial processes can be used to power an electric generator surplus heat from electric generator can be used for industrial processes or for heating purposes (also referred to as combined heat and power – chp). b) District Energy refers to a group of *building*s sharing one energy supply

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for both heating and cooling (does not produce electricity).

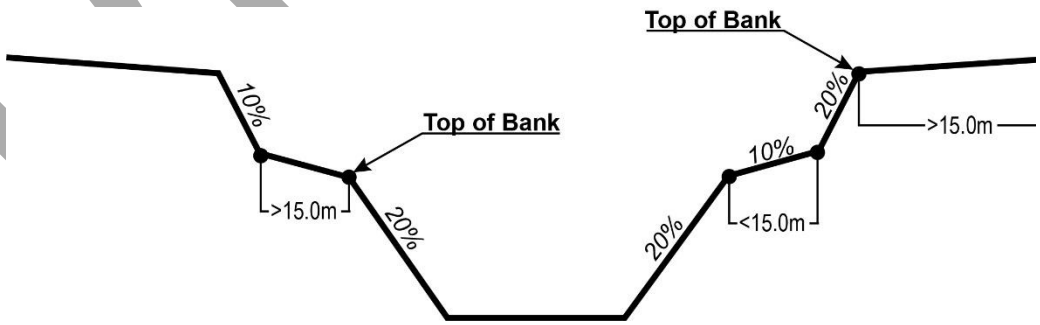
c) Solar-electrical (PV) Photovoltaic solar panels/modules that use the sun's energy to produce electricity. This electricity can be used immediately, stored in batteries for later use or fed back to the electricity grid for use by others.
d) Solar Thermal uses the sun's energy to produce solar hot water. There are two main types of solar hot water systems to choose from: flat plate and tube collectors.
e) Geothermal/ Earth Energy refers to tapping the heat of the earth itself kilometers deep into the earth's crust. This type of energy is also referred to as geo-thermal energy, though geo-thermal usually refers to the energy derived from areas much deeper beneath the earth's surface.
f) Wind Energy Conversion System commonly known as Wind Turbines refers to wind power that is produced by the wind turning rotors mounted to a turbine. This energy is converted to electricity which can be used immediately, stored in batteries or fed back to the electricity grid for use by others.

Resort Facility	means commercial *development* which offers guest accommodation, as well as recreational opportunities. A *resort facility* may include *accessory uses* including but not limited to *office*, *minor restaurant, restaurant major*, *convenience retail*, fishing lodges, ski resorts, golf courses, horseback riding, and boating and fishing facilities.
Natural Resource Extraction	means a *development* for the extraction and processing of natural resources including but not limited to petroleum, natural gas, timber, clay, sand, gravel, coal, limestone, and other similar minerals.
Restaurant, Major or ***Major Restaurant***	means a *development* for the sale of prepared food and beverages. A *major restaurant* shall have a minimum capacity of 100 persons or a minimum area of 120sq m *net floor area*.
Restaurant, Minor or ***Minor Restaurant***	means a *development* for the sale of prepared food and beverages. A *minor restaurant* shall have a capacity of not more than 99 persons or a maximum area of up to 120sq m *net floor area*.
Retail, Convenience or ***Convenience Retail***	means a *development* used for the retail sale of goods and services which does not exceed 275sq m *net floor area*. Retail goods may include but are not limited to tobacco, groceries, beverages, pharmaceutical and personal care items.
Retail, General or ***General Retail***	means a *development* used for the retail sale of goods and services within a *building*.
Retaining Wall	means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock or similar materials, but does not include a foundation wall and which is not a *fence*.
Road	means land shown as a *road* on a plan of survey that has been filed or registered in a Land Titles, or land used as a *road*. This includes a bridge forming part of a *road* and any structure incidental to a *road*.
Rural Service Area	means that portion of the *Municipality* located outside of the Fort McMurray *urban service area*.
Satellite Dish Antenna	means a combination of an antenna or dish antenna and ancillary equipment the purpose of which is to receive signals from orbiting satellites.
Screening	means a *fence*, berm or screen planting or combination of these elements used for visual separation.
Sea-Can	means a standardized reusable steel shipping container used for the storage and movement of materials and products.

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Suite, Secondary or ***Secondary Suite***	means a self-contained *dwelling unit* that is an *accessory use* to and located on the same *parcel* as the principal *dwelling*, and has direct access to the exterior, without passing through any part of the principal *dwelling*. The *dwelling unit* may be in the same *building* as the principal *dwelling unit* or in an *accessory building*. A *secondary suite* includes *basement suite*, *loft suite*, *garden suite*, and *detached garage suite*.
Suite, Basement or **Basement Suite**	means a self-contained secondary *dwelling unit* located on the *basement* level of a principal *dwelling*. The *basement suite* shall have direct access to the exterior, without passing through any part of the principal *dwelling*.
Suite, Loft or **Loft Suite**	means a self-contained secondary *dwelling unit* located on the loft level of a principal *dwelling*. The *loft suite* shall have direct access to the exterior, without passing through any part of the principal *dwelling*.
Suite, Garden or **Garden Suite**	means an accessory *dwelling unit* located in a single *storey* *building* separate from the principal *dwelling*.
Suite, Detached Garage or **Detached Garage Suite**	means an accessory *dwelling unit* located above a detached *garage*. A *detached garage suite* shall have an entrance separate from the vehicle entrance to the detached *garage*, either from a common indoor *landing* or directly from the exterior of the structure.
Security Suite	means an *accessory building* or portion of a *building* that may or may not include a *dwelling unit*, accommodating a person responsible for surveillance or maintenance of the *development* or parcel.
Semi-Detached Dwelling	means a *building* containing two *dwelling units* having a common wall at the side or rear and each *dwelling unit* having at least one separate entrance.
Separation Space	means open space around *dwellings* separating them from *adjacent* *buildings* or activities on the same *parcel*.
Service Road	a *street* providing access to land *adjacent* to a *highway* and developed in accordance with *Engineering Servicing Standards*.
Service Station, Major or ***Major Service Station***	means a *development* used for the servicing, washing, and repair of vehicles and the sale of gasoline, other petroleum products, and a limited range of vehicle parts and accessories. This use shall not include cardlock fueling station.
Service Station, Minor or ***Minor Service Station***	means *development* used for the sale of gasoline, petroleum products, and a limited range of automotive parts and accessories and may include washing, servicing and repair of vehicles within a *building* containing not more than three (3) service bays. This use shall not include cardlock fueling station.
Setback	means the distance that a *development* shall be separated from a *lot line*.
Shopping Centre	means a group of permitted or *discretionary uses*, designed, developed and managed as a comprehensive unit.
Sign or ***Signage***	means any structure, device, or any part thereof used to provide information.
Similar Use	a use that is comparable in character, intensity and purpose to another use as determined by the *Development Authority*.
Single Detached Dwelling	means a *building* which contains one *dwelling unit* as the *principal use* and may contain a *secondary suite*. The *building* may be constructed on the parcel or from prefabricated modules, but does not include *mobile home*.
Sleeping Unit	means a *habitable room* having a lockable entry and providing sleeping accommodation for not more than two persons.
Special Event	means a temporary change in the intensity of use of land or a *building* or an act done in relation to land or a *building* that results in or is likely to result in a change in the intensity of use of the land or *building*. *Special events* may include but are not limited to community, cultural, charitable, educational, recreational, or sporting events consisting of fifty (50) or more persons.

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Spill Out Zone	means the area immediately outside a retail unit or restaurant that is used for additional merchandising space or seating.
Staff Accommodation	means an *accessory use* consisting of one or more *dwelling units* which are used to house support staff essential for the operation of a recreational *development*, *educational facility*, *religious assembly* or *essential public service*.
Stepback	means the setting back of the *façade* of the upper *storeys* of a *building* from the *façade* of the *podium*.
Storage Facility, Mini or ***Mini Storage Facility***	means a *development* in which storage space in the form of rooms, lockers, containers, and/or outdoor space is rented to tenants, usually on a short-term basis.
Storage Facility, Outdoor or ***Outdoor Storage Facility***	means a site designed for the outdoor storage of goods, materials or equipment. Typical uses include but are not limited to vehicle or *heavy equipment* storage compounds and pipe yards, but do not include storage of any fuel, petrochemical or toxic substances as determined by the *Development Authority*.
Storey	means that portion of a *building*, other than a *basement*, included between the surface of any floor and the surface of the floor above it, or if there is no floor above it, then the space between such floor and the roof.
Street	means a *road*, not including a *lane*.
Subdivision	means the division of a *parcel of land* by an instrument.
Swimming Pool	means an artificial body of water, excluding ponds, used for swimming, bathing or diving.
Tandem Parking	means having two vehicles parking one in front of or behind the other.
Telecommunications Tower	means an installation consisting of an antenna or antenna array, mounted on a metal tower or support structure, designed for the purpose of the reception and transmission of cellular telephone or radio signals by federally licensed operators.
Through Block Connection	means a grade level pedestrian, cycling, or vehicle access route that is accessible to the public and extends through a city block, and includes but is not limited to a pedestrian walkway, a *street*, or an access route through public or private land.
Top of Bank	means the natural transition line at the top of a valley, or at the top of a channel that contains a watercourse, between a slope where the grade exceeds 15 per cent and the *adjacent* upper level area where the grade is less than 15 percent, and where area that is less than 15 percent in slope is at least 15 metres wide. Where banks are not well defined (e.g. in the case of lakes, wetlands or ponds), the top of the bank is equivalent to the high-water mark or floodplain, whichever is greater. 
Tower	means a *building*, or a portion of a *building* located on top of a *podium*, with the *height* of the *tower* extending from the top of the *podium* to the top of the *building*.
Trapper Cabin	means *development* of a structure used for temporary habitation, located in isolated areas and associated with a licensed trapline.

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Urban Design Regulations	means the requirements under Part 9, Section 17.
Urban Service Area	means the territory described as ward 1 in Schedule 3 to Order in Council 817/94, as amended.
Utility Trailer	means a portable structure, designed to be pulled by a motor vehicle, to allow for the transport of goods, but is not to be used as temporary accommodation.
Variance	means an alteration or change to a standard prescribed by this Bylaw that is authorized by the *Development Authority* or the *Board*.
Verandah	means a structure attached to a *building* consisting of a roof and floor where the front and sides of the structure may be partially-enclosed through the use of screens, glass or partial walls, or open to the outside elements and is considered to be part of the principal *dwelling*.
Warehouse and Storage	means the use of a *building* and/or land primarily for the keeping of goods and merchandise, excluding derelict vehicles or parts thereof, or any waste material.
Warehouse Sales	means development for the use of a large enclosed warehouse type building where a range of goods are displayed and/or stored for wholesale or retail sales.
Waste Management Facility	means a sanitary landfill, modified sanitary landfill, hazardous or dry waste site for the processing, treatment, storing, recycling or landfilling of municipal, hazardous or industrial waste, but does not include an *automotive wrecker*.
Yard	means a part of a *parcel* which includes an *exterior side yard*, *interior side yard*, *front yard*, or *rear yard*.
Yard, Exterior Side or ***Exterior Side Yard***	means the *yard* extending across the full length of a parcel situated between the *side lot line* immediately adjoining a *street* and the nearest *façade* of the *principal building.*
Yard, Front or ***Front Yard***	means the *yard* extending across the full width of a *parcel* and situated between the *front lot line* and the nearest *façade* of the *principal building*. For irregular shaped *lots,* the *front yard* will be determined by the *Development Authority*.
Yard, Interior Side or ***Interior Side Yard***	means the side *yard* *abutting* another *lot*.
Yard, Rear or ***Rear Yard***	means the *yard* extending across the full width of a parcel and situated between the *rear lot line* and the nearest *façade* of the *principal building*.
Youth Assessment Centre	means a *development* to provide rehabilitation, education and treatment to youths in a supervised environment including but not limited to meals, sleeping accommodation and incidental care.

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PART 2 ADMINISTRATIVE PROVISIONS

10. Development Authorities Established

10.1. The *Director* is both a *Development Authority* and a Designated Officer, with powers and duties as set out in this Bylaw.

10.2. The *Director* may delegate in writing any of the powers and duties of the *Development Authority*, to one or more employees of the *Municipality*, except to the extent limited by a provision of this Bylaw.

10.3. If the *Director* has delegated any or all the powers and duties of *Development Authority*, the delegate shall not further sub-delegate such powers or duties.

11. Powers, Duties and Decisions of Development Authorities

11.1. A *Development Authority* has the authority to issue a *development permit*.

11.2. *Permitted Uses*

.1 The *Development Authority*:

(a) shall approve a *development permit* for a *permitted use*, with or without conditions consistent with sections 2.7 and 2.8 of this part of this part, and issue a *development permit* accordingly if the *development* conforms with this Bylaw; or

(b) shall treat a *development permit* as a *discretionary use*, if the *development* does not conform to this Bylaw.

11.3. *Discretionary Uses*

.1 The *Development Authority*:

(a) may approve a *development* that conforms to this Bylaw, with or without conditions consistent with sections 2.7 and 2.8 of this part, and either issue a *development permit* accordingly or:

(b) may refuse to issue a *development permit* even though the *development* conforms to this Bylaw based on any consideration set out in Section 2.3.2 of this Bylaw or such grounds that, in the discretion of the *Development Authority*, warrant refusal rather than an approval with conditions.

.2 When making a decision on a *development permit* for a *discretionary use* the *Development Authority* shall take into account:

(a) any relevant statutory plan or approved planning policy affecting the *parcel*;

(b) the purpose statements in the applicable *land use district*;

(c) the appropriateness of the location and *parcel* for the proposed *development*;

(d) the compatibility and impact of the proposed *development* with respect to *adjacent development* and the neighbourhood;

(e) the planning merits of the proposed *development*;

(f) the servicing requirements;

(g) access and transportation requirements;

(h) vehicle and pedestrian circulation within the *parcel*;

(i) the impact on the public transit system; and

(j) sound planning principles.

11.4. *Similar Uses*

(a) In determining whether a proposed *development* may be a *similar use*, a *Development Authority* shall be satisfied the proposed *development*:

i. is consistent with the purpose statement of the *district*; and,

ii. is comparable in character to a use listed within that *land use district*.

11.5. Within twenty (20) days after the receipt of an application for a *development permit*, the *Development Authority* shall;

(a) provide written confirmation to the *Applicant* that the application is complete if, in the opinion of the *Development Authority*, the application contains the documents and other information necessary to review the application; or,

(b) enter into written agreement with the *Applicant* extending the time period.

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11.6. The *Development Authority* shall make its decision on *development permit* applications within forty (40) days of the date on which the application is deemed complete. The forty (40) day review period may be extended in writing by agreement between the *Development Authority* and the *Applicant*.

11.7. A *Development Authority* may impose conditions of approval on a *development permit* based on any or all of the following criteria, regardless of whether the *development* is a *permitted use* or a *discretionary use*:

(a) the application of the provisions of any relevant statutory plan or approved planning policy;
(b) the application of general land use planning considerations or principles;
(c) ensuring that the *development* will comply with the Engineering Servicing Standard; and
(d) ensuring compliance with any provision of this Bylaw, which may include a condition requiring an *Applicant* to post security for performance of conditions of approval.

11.8. The *Development Authority* may further impose as a condition of approval of a *development permit* with respect to any matters that the *Development Authority* deems appropriate including but not limited to any of the following:

(a) a requirement that the *Applicant* enter into an agreement with the *Municipality*, to the satisfaction of the *Development Authority*, to provide for any matter or thing relevant to the *development* or to the relationship between the *Applicant* and the *Municipality* resulting from or relating to the *development* that falls within the scope of the permissible subject matter for agreements described in sections 650 or 651 of the *Act*;
(b) a specified time limit on the duration of *development* approval in the case of a *development permit* for a *discretionary use*;
(c) a Real Property Report following the completion of an approved *development* to be provided prior to issuance of a *development completion certificate*;
(d) a requirement that the *Applicant* provide a security deposit for any maintenance, repairs or improvements associated with the *building* relocation, or for repair of *roads*, sidewalks, or boulevards that may be damaged during *development*;
(e) a requirement that an “as built” *lot* grading plan prepared by and stamped by an Alberta land surveyor be submitted to the satisfaction of the *Development Authority*;
(f) limiting hours of operation;
(g) regarding the emission of fumes and odour, air and water pollution or other contaminants, creation of dust, light pollution, and volume or type of traffic;
(h) phasing of the *development*;
(i) establishing *landscaping* requirements;
(j) requiring noise attenuation;
(k) requiring special parking provisions;
(l) regarding the location, character and appearance of *buildings*;
(m) regarding the grading of a site; or,
(n) regarding maintenance of the proposed *development* in accordance of the approved plans.

11.9. If the *Development Authority* refuses to issue a *development permit*, the *Development Authority* may, but is not required to, give the *Applicant* written reasons for the refusal.

11.10. Despite provisions or requirements in this Bylaw, the *Development Authority* may establish more stringent standards for *discretionary uses* when deemed appropriate.

11.11. The *Development Authority* has the authority to create or issue forms, procedures, protocols, requirements, and guidelines that are consistent with this Bylaw, in respect of applications for a *development permit*, a *subdivision*, an amendment to this Bylaw, a compliance certificate or any other application under this Bylaw.

12. Variance Authority

12.1. Unless a specific provision of this Bylaw states otherwise, a *Development Authority* may make a decision on a *development permit* application even though the proposed *development* does not comply with the land use bylaw or is a *non-conforming building* if, in the opinion of the *Development Authority*,

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(a) The proposed *development* conforms with the use prescribed for that land or *building* in the land use bylaw; and,
(b) The proposed *development* would not:
    i. unduly interfere with the amenities of the neighbourhood, or
    ii. materially interfere with or affect the use, enjoyment, or value of neighbouring *parcels of land*.

12.2. The *Development Authority* may allow a *variance*:
(a) For *front*, *side* and *rear yard* *setbacks*:
    i. up to one hundred percent (100%) for *principal* and *accessory buildings* existing on site prior to the adoption of this Bylaw; or,
    ii. up to ten percent (10%) for new *principal* and *accessory buildings*.
(b) For *building* *height*:
    i. up to ten percent (10%).
(c) For *lot coverage*:
    i. up to five percent (5%) of the maximum total *lot coverage*.
    ii. up to two percent (2%) of the maximum *lot coverage* for *accessory buildings*.
(d) For *block length*:
    i. Up to ten percent (10%) of the maximum *block length*.
(e) For separation distance from a *cannabis retail store* or a *cannabis production and distribution facility* to a specified use as identified in this Bylaw***:***
    i. Up to ten percent (10%), provided all other requirements are met.
(f) For an enlargement, addition, re-construction, or structural alteration to a *non-conforming building*:
    i. in a residential *building* where such enlargement, addition, re-construction, or structural alteration is less than five percent (5%) of the *gross floor area* or 100sq m, whichever is greater, provided that there is no increase in the number of *dwelling units*; or,
    ii. in a non-residential *building* where such enlargement, addition, re-construction, or structural alteration is less than five percent (5%) of the *gross floor area* or 100sq m, whichever is greater.

12.3. A *variance* will not be allowed if the granting of the *variance* results in a *development* which does not meet the requirements of the Subdivision and Development Regulation.

12.4. The *Development Authority* may allow a *variance* to on-site parking requirements in Part 7 subject to the following considerations:
(a) a five percent (5%) reduction to the minimum on-site parking requirements for sites located within 200m of a transit stop;
(b) for *development* in the *urban service area* requiring more than two hundred and fifty (250) parking stalls a reduction up to a maximum of ten percent (10%) of the parking requirements may be considered if substantiated by a parking study prepared by a professional to the satisfaction of the *Development Authority* and is subject to review and approval of the *Development Authority*;
(c) for *development* in the *rural service area* where more than one hundred (100) parking stalls are required the *Development Authority* may consider up to a maximum of twenty percent (20%) reduction on parking requirements if the reduction is substantiated by a parking study prepared by a professional to the satisfaction of the *Development Authority* and is subject to review and approval of the *Development Authority*;
(d) additional parking stalls required at the time of intensifying or changing the use of land may be varied by twenty percent (20%) if a parking study prepared by a professional to the satisfaction of the *Development Authority* demonstrates that the existing parking is sufficient for the new *development* or use.

12.5. The *bicycle parking* stalls requirements in Part 7 may be varied at the discretion of the *Development Authority*.

12.6. In the *rural service area*, *Development Authority* may approve a variance on the minimum on-site parking stalls requirements if:

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(a) The *development* exceeds 15 parking stalls and is for one or more of the following land use categories:
    i. accommodation and food establishments;
    ii. businesses (commercial/industrial);
    iii. education, government and health services;
    iv. retail; or,
    v. social and recreational services.
(b) Any variance to the parking requirements will required a parking study.

13. Non-Conforming Uses and Buildings

13.1. If a *development permit* has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in the *Municipality* and the bylaw would make the *development* in respect of which the permit was issued a *non-conforming use* or *non-conforming building*, the *development permit* continues in effect in spite of the coming into force of the bylaw.

13.2. A *non-conforming use* of land or a *building* may be continued but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or *building* shall conform with the land use bylaw then in effect.

13.3. A *non-conforming use* of part of a *building* may be extended throughout the *building* but the *building*, whether or not it is a *non-conforming building*, may not be enlarged or added to and no structural alterations may be made to it or in it.

13.4. A *non-conforming use* of part of a *lot* may not be extended or transferred in whole or in part to any other part of the *lot* and no additional *buildings* may be constructed on the *lot* while the *non-conforming use* continues.

13.5. A *non-conforming building* may continue to be used but the *building* may not be enlarged, added to, rebuilt or structurally altered except:
(a) to make it a conforming *building*,
(b) for routine maintenance of the *building*, if the *Development Authority* considers it necessary, or
(c) in accordance with this Bylaw which provides minor *variance* powers to the *Development Authority* for the purposes of this section.

13.6. If a *non-conforming building* is damaged or destroyed to the extent of more than seventy-five percent (75%) of the value of the *building* above its foundation, the *building* may not be repaired or rebuilt except in accordance with the land use bylaw.

13.7. The land use or the use of a *building* is not affected by a change of ownership or tenancy of the land or *building*.

13.8. For *parcels* in urban residential districts created prior to the adoption of this Bylaw, the *Development Authority* may vary the requirements of this Bylaw and issue a *development permit* despite the *parcel's* non-conformance with the dimensions or area requirements of this Bylaw.

13.9. Within a *non-conforming building* in an urban residential district, enlargements or additions to a *building*, or *accessory buildings* that constitute less than ten percent (10%) of the *building* or 100sq m in *gross floor area*, whichever is greater, may be permitted provided that such extensions do not result in an increase in the number of *dwellings* within the *building* or on the *parcel*.

14. Development Permit Requirements

14.1. A *development permit* application shall:
(a) be made to the *Development Authority* on the prescribed *development permit* application form and shall be signed by the *owner* or his agent; and,
(b) be accompanied by the required information prescribed in a *development permit* application checklist.

14.2. In addition to any requirements on the *development permit* application checklist, the *Development Authority* may require the following:

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(a) detailed landscape plans, indicating all existing and proposed site features including berms or other proposed forms of *screening*, trees, shrubs and grassed areas, and whether any vegetation is to be removed;
(b) detailed studies showing the potential impacts of the proposed *development* on traffic, utilities, and drainage in the area;
(c) photos showing the subject *parcel* in its current state;
(d) detailed plans or studies showing engineered flood protection measures;
(e) detailed plans or studies showing engineered slope stability protection measures; and,
(f) sun shadow impact study, either prepared by a qualified, registered Professional Engineer or Architect or to the satisfaction of the *Development Authority*;
(g) wind impact study:
    i. a preliminary wind impact statement shall be prepared by a qualified, registered Professional Engineer, to professional standards, or
    ii. a detailed wind impact study shall be prepared by a qualified, registered Professional Engineer, and shall be based on a scale model simulation analysis, prepared to professional standards;
(h) conceptual site *development* plans;
(i) noise impact assessment prepared by a qualified professional to the satisfaction of the *Development Authority*;
(j) details regarding architectural design;
(k) detailed sketches and 3-dimensional graphics showing all aspects of the proposed *development*;
(l) a *comprehensive sign design plan* setting out the type, size, location, design and character of *signage* proposed for the site;
(m) comprehensive reports demonstrating how the *development* meets the applicable *urban design regulations*;
(n) pedestrian circulation study.
(o) in the case of Provincially owned land, a lease;
(p) environmental impact assessment or any other environmental study prepared by a qualified professional to the satisfaction of the *Development Authority*;
(q) any other information deemed necessary by the *Development Authority* to properly evaluate the application.

14.3. In the case of *development* located in the *floodway* or *flood fringe* detailed plans or studies showing engineered flood protection measures.

15. Amending the Bylaw

15.1. A land use bylaw amendment application shall:
(a) be made to the *Development Authority* on the prescribed land use bylaw amendment application form and shall be signed by the *owner* or their agent; and,
(b) be accompanied by the required information prescribed in a land use bylaw amendment application checklist.

15.2. Upon receipt of an application that is determined to be complete by the *Development Authority*, the *Development Authority*:
(a) may refer the land use bylaw amendment application to any internal municipal department and to any external agency in order to receive comment and advice;
(b) may require the *Applicant* to conduct a public open house to the satisfaction of the *Development Authority*;
(c) shall consider the merits of the application;
(d) shall prepare a report and draft a proposed amending bylaw; and,
(e) shall refer the proposed amending bylaw to *Council* for first reading and to establish a date for a public hearing to be held prior to second reading.

15.3. A notice of the application shall be published and shall contain:

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(a) the legal description of the land that is the subject of the amending bylaw;
(b) the purpose of the proposed amendment;
(c) where a copy of the proposed amendment may be viewed;
(d) the date, place, and time that *Council* will hold a public hearing on the proposed amendment;
(e) an outline of the procedures to be followed by anyone wishing to be heard at the public hearing; and,
(f) an outline of the procedures by which the public hearing will be conducted.

15.4. If the amendment involves the designation of a parcel to a different *land use district*:
(a) *adjacent owners* or, in the *urban service area*, to all *owners* within minimum 60.0m of the subject parcel or other affected parties;
(b) or *owners* as determined by the *Development Authority*; and,
(c) a *sign* shall be placed on the subject land describing the nature of the proposed amendment, except if the amendment is to correct an error or is being adopted in conjunction with the adoption and implementation of a statutory plan undertaken on behalf of the *Municipality*, for which a public consultation process has taken place.

15.5. Where an application for an amendment has been refused by *Council*, the *Development Authority* shall refuse to accept another application with respect to the same parcel for the same or a similar purpose until six (6) months have expired since the date of such refusal.

15.6. The *Development Authority* may initiate an amendment to this Bylaw without an *owner's* consent.

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PART 3 DEVELOPMENT DECISIONS

1. Development Requiring a Development Permit

1.1. Except as otherwise provided in this Bylaw, no person shall *commence*, continue or carry on a *development*, or cause or allow a *development* to be *commenced*, continued, or carried on, unless:

(a) a *development permit* authorizing the *development* has been issued and remains in force and effect; or

(b) the *development* is exempt from the requirement of a *development permit* pursuant to the provisions of this Bylaw or any other enactment.

2. Development Not Requiring a Development Permit

2.1. *Developments* listed in section 2.2 do not require a *development permit* so long as the *development*:

(a) otherwise complies with the rules of this Bylaw;

(b) is a *development* exempted under the *Act*;

(c) is not located in a *floodway*;

(d) is not subject to any restrictions imposed by the Subdivision and Development Regulation; and

(e) have sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and infrastructure capacity sufficient, to the satisfaction of the *Development Authority,* to serve the *development*.

2.2. The following *developments* do not require a *development permit* if the conditions of section 2.1 are met:

(a) government *developments*, described as *developments* undertaken by or on behalf of, the federal, provincial or *Municipality*, upon publicly owned lands or easements, including but not limited to:

i. completion, maintenance or repair of a *public utility*;

ii. constructing, widening, altering, redesigning or maintaining a *road*;

iii. traffic management projects and devices;

iv. vehicular and pedestrian bridges and walkways;

v. water reservoirs, water lines, storm and sanitary sewer installations;

vi. sewage treatment plant, water treatment plant, and waste disposal and treatment facility; or

vii. *street* furniture, tennis courts, playgrounds, public *park* *landscaping*, public art, municipal recreation equipment and civic *buildings* (with a gross area under 75.0sq m);

(b) the use of all or part of a *building* as a temporary polling station, returning officer's headquarters, Federal, Provincial or Municipal candidate's campaign offices and any other official temporary use in connection with a Federal, Provincial or Municipal election, referendum or census;

(c) solar panels, provided that: the total power generation capacity of all solar collectors on the *parcel* is 10 kilowatts or less;

(d) exterior alterations, maintenance or repair if such alterations, maintenance or repair does not constitute structural change, change of use or change of intensity of use;

(e) any *sign* that is exempt from the requirement to obtain a *development permit* as specified in Part 8 Signs of this Bylaw;

(f) internal alterations, mechanical, or electrical work on a *building*;

(g) temporary or portable *buildings* where the sole purpose is incidental to the construction of a permanent structure for which a *development permit* has been issued and which will be removed following completion of the *development*;

(h) topsoil excavation, grading or stripping of land where:

i. the area to be cleared is less than 1,000sq m; or,

ii. it is a stockpile on the same *parcel* undergoing excavation, grading or stripping;

(i) site grading where the proposed slope will not exceed five percent (5%) unless, in the opinion of the *Development Authority*, the proposed grading could adversely affect *adjacent* *parcels*;

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(j) gates and *fences* when not constructed on top of or part of a *retaining wall*:
    i. to a maximum of 1.2m in *height* in a *front yard* and a maximum of 2.0m in a *side yard* or *rear yard* in the *urban service area*; or,
    ii. to a maximum of 1.2m in *height* in a *front yard* and a maximum of 2.5m in *height* in a *side yard* or *rear yard* outside the *urban service area*;
(k) *retaining walls* to a maximum of 1.0m in *height*;
(l) an *accessory building* that is not a *sea-can* and does not exceed;
    i. 10.0sq m in *gross floor area* in the *urban service area*; or
    ii. 20.0sq m in *gross floor area* in the *rural service area*;
(m) a *deck* in the *rural service area*;
(n) a television aerial or *satellite dish antenna* in all residential areas, provided that such television aerial or *satellite dish antenna*:
    i. is not located in a *front yard*;
    ii. is less than 1.0m in diameter; and
    iii. all *district setback* and *height* provisions are met;
(o) in the Rural District, the erection of towers, flagpoles, *satellite dish antennas* and other poles not exceeding 4.5m in *height* from grade;
(p) *trapper cabin*;
(q)
(r) the occupancy of vacant space in a *shopping centre* provided:
    i. the proposed use is a *permitted use* in that *land use district*; and
    ii. the proposed use is *general retail* or *office*;
(s) a *development* that is subject to a valid *master development agreement*, which provides for the stripping, grading or filling of land, including temporary storage and sale of topsoil in an area governed by such agreement, but excluding topsoil processing or *screening*;
(t) *telecommunication towers* when reviewed in accordance with an applicable *Council* Policy or direction;
(u) any temporary structure required by direction of a Director of Emergency Management acting pursuant to the Alberta Emergency management Act, RSA 2000, c. E-6.8, as amended;
(v) *minor home business*;
(w) a *deck* of up to 0.6m in *height*;
(x) a *renewable energy device* where the device is an integral part of a *building*;
(y) a *special event*:
    i. occurring on a *parcel* or within a *building* owned or operated by the *Municipality*;
    ii. occurring on a *road* subject to authorization by the *Municipality*;
    iii. a *garage sale*; or
    iv. occurring at or within a school or on lands operated by a school.
(z) an outdoor in-ground or above ground private *swimming pool* so long as it:
    i. is not located within the *front yard*;
    ii. has a total area less than 15% of the *parcel* area; and,
    iii. does not have any above grade components, including but not limited to a *deck*, walkway, supporting member, heater or mechanical equipment, within 1.2m of any *lot line*.
(aa) *Agriculture, personal use*.

3. Referral of a Development Permit Application

3.1. The *Development Authority* may refer a *development permit* application to any internal municipal department and to any external agency in order to receive comment and advice.

3.2. Upon receipt of an application for a *development permit* for a *development* listed as a *discretionary use*, the *Development Authority* may send a written notice to all *adjacent owners* of the location and nature of the proposed *development* and identifying opportunities for comment.

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~~4.~~ Commencement and Expiry of a Development Permit

4.1. A *development permit* will be issued only after:
   (a) all prior-to-release conditions have been satisfied; and,
      i. the time for appeal to the *Board* has expired;
      ii. where there is an appeal of conditions by the *Applicant* and the *Board* has rendered its decision; or
      iii. where there is an appeal of the decision and the *Board* has rendered its decision confirming the approval of the *development permit*.

4.2. A *development permit* expires and is of no further force or effect if the *development* is not *commenced* within twelve (12) months from the date of approval.

4.3. A *Development Authority* may extend the period for *commencement* of a *development* one (1) time for up to twelve (12) additional months if an application for extension is received from the *development permit* holder before the *development permit* expires pursuant to the provisions of section 4.2.

4.4. The *Development Authority* may cancel or reverse a notice of decision if the *Development Authority* becomes aware that the *development permit* was approved in error.

5. Duration of Development Approval

5.1. A *development permit* remains in effect indefinitely, unless:
   (a) a condition of the *development permit* specifies a time limit on the duration of *development* approval; or,
   (b) where superseded by a subsequent *development permit*.

6. Waiting Periods Following Refusals

6.1. When a districting application is made and *Council* refuses the amending bylaw, another districting application for the same *lot* or *parcel* shall not be accepted until six (6) months after the date on which the amending bylaw was refused.

6.2. Another application for a *development permit* for the same or *similar use* on the same *lot* or *parcel* shall not be accepted until six (6) months after the date of refusal when an application for a *development permit* is refused by a *Development Authority* and:
   (a) an appeal results in the refusal being upheld by the *Board* or by the courts; or
   (b) the refusal is not appealed.

7. Notification of Decision

7.1. When a *development permit* application is approved, the *Development Authority* shall:
   (a) deliver a notice of decision in writing to the *Applicant*, and make a copy available;
   (b) for *discretionary uses* publish a notice locally that states the address of the *parcel* for which the application has been made; the nature of the approval; indicate if a use is approved as a *similar use*; the *development permit* number; and, the decision of the *Development Authority*; and,
   (c) for *discretionary uses* that require notice posting, require the *Applicant* to post a notice on the property in a location and format determined by the *Development Authority* describing the proposed *development* and advising any interested parties where further information regarding the application may be obtained. Such notice shall be posted for a minimum of ten (10) calendar days prior to the issuance of a notice of decision.

7.2. When a *development permit* application is refused, the *Development Authority* shall deliver a notice of decision in writing to the *Applicant*. The notice of decision may, pursuant to Part 2 section 2.9 of this Bylaw, include written reasons for the decision.

7.3. For the purposes of this Bylaw, issuance of the notice of the decision of the *Development Authority* is deemed to have been given on the day when the notice of decision has been published electronically on the municipal website or five (5) calendar days after the notice of decision has been mailed to the

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applicant and *adjacent* landowners or occupants or mailed or delivered to other affected parties or landowners as determined necessary by the *Development Authority*.

7.4. In addition to the notification of the decision pursuant to subsection 7.3, the *Development Authority* may also use one or more of the following methods to supplement electronic notification of the decision:

(a) online newspapers, print newspapers, municipal newsletters, fliers, and other materials circulated in the *Municipality*;
(b) Municipal social media accounts;
(c) signage, digital signage;
(d) printed copies of the notice being made available at Municipal offices, including rural contact offices;
(e) email and other opt-in electronic communications; or
(f) any emergent technologies deemed sufficient by the *Development Authority* for notification purposes.

8. Appeals

8.1. Appeals of an order, decision, or *development permit* made or issued by the *Development Authority* may appeal to the *Board* in accordance with the *Act*.

9. Development Completion Certificate

9.1. Where required as a condition of a *development permit*, upon completion of the approved *development*, the *Applicant* shall apply for a *development completion certificate*.

9.2. Application for a *development completion certificate* shall be made on the prescribed form, shall list as completed all the requirements and conditions of approval of the *development permit*.

9.3. The *Development Authority* may require as a condition of *development permit* approval a current real property report following the completion of an approved *development* to be provided prior to issuance of a *development completion certificate*.

9.4. Where the *Development Authority* is satisfied that all conditions of the *development permit* have been met, a *development completion certificate* shall be issued.

9.5. Where the *Development Authority* is not satisfied that all the requirements and conditions of the *development permit* have been met, the *Development Authority* may require, as a condition of issuing a *development completion certificate*, the delivery of a security bond in an amount satisfactory to the *Development Authority* to ensure fulfillment of the outstanding requirements of the *development permit*.

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PART 4 CONTRAVENTION AND ENFORCEMENT

1. General Provisions

1.1. The enforcement powers granted under this Bylaw are in addition to any enforcement powers the *Municipality* or *Development Authority* may have under the *Act* or any other applicable legislation.
1.2. The *Development Authority* may enforce the provisions of this Bylaw.
1.3. A person shall not prevent or obstruct the *Development Authority* from carrying out any official duty under this Bylaw or the *Act*.
1.4. Nothing in this Bylaw diminishes or in any way affects:
   (a) the provisions of the *Act*; or,
   (b) the rights of the *Municipality* pursuant to the *Act*, or at common law to seek an entry order, order for compliance, injunction or any other order to obtain compliance with this Bylaw.
1.5. The *Development Authority* may require the removal of a *sign*, at the sole expense of the *owner*, which has in the opinion of the *Development Authority* become unsightly or is in such a state of disrepair that constitutes a hazard.

2. Stop Order

2.1. A *Development Authority* may issue any order described in section 645(2) of the *Act*:
   (a) upon the occurrence of any event or circumstance described in section 645(1) of the *Act*;
   (b) an application for a *development permit* contains a misrepresentation; or,
   (c) material facts concerning the application were not disclosed during the application process.

3. Contravention and Penalties

3.1. A person commits an offence who:
   (a) fails to comply with any provision or condition of a *development permit*;
   (b) contravenes any other provision of this Bylaw.
3.2. A person who commits an offence under this Bylaw is liable upon conviction to a fine of not more than $10 000 or to imprisonment for not more than one year, or to both fine and imprisonment fine.
3.3. A person charged with an offence may choose to make a voluntary payment by way of a specified penalty for such offence as listed in **Appendix B**: Penalties.
3.4. Where there is a specified penalty listed for an offence in **Appendix B**: Penalties, that amount is the specified penalty for the offence, unless:
   (a) any person contravenes the same provision of this Bylaw twice within one (1) consecutive twelve (12) month period, in which case the penalty shall not be less than double the amount set out in **Appendix B**: Penalties; or,
   (b) any person contravenes the same provision of this Bylaw a third or subsequent time within one (1) consecutive twelve (12) month period, in which case the penalty shall not be less than triple the amount set out in **Appendix B**: Penalties.
3.5. Where an offence continues for more than a day, it shall constitute a separate offence for each additional day the contravention continues.

4. Right of Entry and Inspections

4.1. A *Designated Officer* may upon reasonable notice enter on any land or into any *building* for the purpose of carrying out any inspection, remedy, enforcement or action pursuant to any provision of this Bylaw or the *Act*.
4.2. If the *owner* or occupier of land or a *building* consents to entry on the land by the *Development Authority* for the purpose of carrying out any inspection, remedy, enforcement or action pursuant to any provision of this Bylaw or the *Act*, the *owner* or occupier is deemed to have received reasonable notice pursuant to section 542 of the *Act*.

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4.3. If a person refuses to allow or interferes with the entry, inspection, enforcement or other action pursuant to any provision of this Bylaw or the *Act*, the *Development Authority* may proceed to secure court ordered entry pursuant to section 543 of the *Act*.

5. Compliance with Other Legislation

5.1. A person applying for, or in possession of a valid *development permit* is not relieved from the responsibility for ascertaining and complying with, or carrying out *development* in accordance with:

(a) the requirements of the Safety Codes Act, Environmental Protection and Enhancement Act and Natural Resource Conservation Board Act;
(b) the requirements of any other Federal, Provincial or Municipal statute, regulation, code or standard; or
(c) the conditions of any caveat, covenant, easement or other instrument,

affecting a *building* or land or the use of a *building* or land.

5.2. It is an *Applicant's* responsibility to determine all legislation that may apply to a *development*.

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PART 5 GENERAL REGULATIONS

1. Accessory Buildings

1.1. An *accessory building* shall not:
- (a) be approved or developed on a *parcel* prior to the *development* of the *principal building* or use on the *parcel*;
- (b) be used as a *dwelling unit* unless approved as a *secondary suite* or a *security suite*; and,
- (c) be located in a *front yard* in a residential *district* in the *urban service area*.

1.2. In a residential *district*, the maximum *lot coverage* for all *accessory buildings* on a *lot* shall be:
- (a) within the *urban service area*, fifteen percent (15%) of the *lot* area to a maximum of 100.0sq m, whichever is lesser;
- (b) in all other residential districts fifteen percent (15%) of the *lot* area to a maximum of:
  - i. 250sq m for *parcels* under 2.0ha; or,
  - ii. 350sq m for *parcels* 2.0ha and larger

  whichever is lesser.

1.3. In all *districts*, *accessory buildings* are subject to the side *yard* *setback* and *rear yard* *setback* provisions of that *district*, with the following exceptions:
- (a) in all residential *districts* in the *urban service area*, an *accessory building* shall be *setback* a minimum of 1.0m from the side and *rear lot lines*;
- (b) a *garage* erected on a common *lot line*, in which case the side *yard* *setback* may be reduced to zero;
- (c) an *accessory building* of less than 2.0m in *height*, in which case the side *yard* *setback* and *rear yard* *setback* may be reduced to zero; and,
- (d) an *accessory building* located on a *corner lot*, in which case a minimum *exterior side yard* *setback* of 3.0m is required from the *lot line* *abutting* the *road* that is not a *lane*.

1.4. Where vehicular access to a detached *garage* is from a *road*, there shall be a minimum *setback* of 6.0m.

1.5. Maximum *height* restrictions for *accessory buildings* are as follows:
- (a) 4.6m in all residential *districts* within the *urban service area*, except in the case of a *detached garage suite*;
- (b) 4.6m in all residential *districts* within the *rural service area* on *lots* smaller than 4,050sq m;
- (c) 7.0m in all residential *districts* within the *rural service area* on *lots* 4,050sq m or larger; and,
- (d) In all other *districts*, as specified by the site provisions for the *district*.

1.6. Where there is rear *lane* access, there will be a minimum separation distance of 4.6m between the *principal building* and the detached *garage*.

1.7. An *accessory building* on a *lot* in a residential *district* shall be similar and complement the *principal building* in appearance such as, but not limited to, roof design, exterior material, appearance and color.

1.8. Where amenity space including but not limited to *decks*, *balconies*, and sunrooms is proposed for an *accessory building* the *setbacks* for a *principal building* in that *district* shall apply.

1.9. When an *accessory building* is a *sea-can*, the following shall apply:
- (a) *Sea-cans* are not allowed in residential, commercial, or recreation *districts* in the *urban service area*.
- (b) *Sea-cans* located in industrial and institutional *districts* are a *discretionary use* and shall be *screened* from any *roads* to the satisfaction of the *Development Authority*.
- (c) *Sea-cans* are a *discretionary use* in the rural district, hamlet commercial district, hamlet community core district, and rural residential *districts* and shall be *screened* from any *roads* to the satisfaction of the *Development Authority*.
- (d) The *Development Authority* may require a *sea-can* to be similar to and complement the *principal building* in exterior material, colour and appearance.
- (e) *Sea-cans* shall not be unsightly and shall be finished to the satisfaction of the *Development Authority*.

1.10. When an *accessory building* is a *quonset*, the following applies:

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(a) A *quonset* is a *discretionary use* in the following *districts*:
    i. light industrial *district*;
    ii. medium industrial *district*;
    iii. heavy industrial *district*;
    iv. public service *district*;
    v. *airport district*;
    vi. urban expansion *district*; and
    vii. rural *district*.
(b) A *quonset* shall only be approved for storage use.

2. Active Frontage

2.1. Where at-grade level of an *apartment* is developed with a non-residential use:
(a) For *buildings adjacent* to a *road*, the primary entry door to each unit shall be provided from the *building façade adjacent* to the *road*;
(b) the *front yard setback* may be used for commercial uses including but not limited to *patios* or retail spill-out;
(c) for *buildings* on *corner lots*, the *building façade* facing a *road* shall be activated using elements such as but not limited to windows, entry doors, *patios*, *awnings* and architectural features;
(d) Transparent windows and doors shall be provided along a minimum of twenty percent (20%) of the at-grade *building façade*.

2.2. The at-grade *storey* shall have a minimum vertical distance of at least 4.5m.

2.3. An additional entry door shall be provided where there is a rear parking area.

2.4. There shall be a minimum 2.5m barrier free sidewalk along the frontage facing the public *streets*.

3. Adult Entertainment Facility

3.1. A *development permit* for an *adult entertainment facility* shall not be approved within:
(a) 150m from the boundary of a residential *district*;
(b) 150m from a *lot* containing a *dwelling unit* within a commercial *district*;
(c) 150m from a *lot* containing *child care facilities*, *indoor recreation facility*, elementary schools, junior high schools, high schools, or *religious assembly*; or,
(d) 150m from any other *adult entertainment facility*.

4. Agricultural Uses

4.1. Fencing, *screening* or other forms of spatial separation shall be provided to the satisfaction of the *Development Authority* to:
(a) ensure the on-site confinement of animals; and
(b) to reduce noise or visual impact on surrounding properties.

4.2. Pigeons are not permitted in any land use district unless the person keeping them is in good standing with the Canadian Racing Pigeon Club or the Canadian Pigeons Fanciers association and the birds are banded with a seamless association band on their leg.

4.3. Wild boars are not permitted to be kept in any land use district.

4.4. Manure or any manure by-product shall be managed to limit manure runoff onto adjacent lands or to a waterbody to the satisfaction of both the *Development Authority* and the Regional Health Authority.

4.5. Any animal lodgings shall be constructed above the 250m level. Grazing or fenced areas may be permitted below the 250 m.

4.6. The following provisions apply to *agriculture, small scale*:
(a) The keeping of birds and animals, including *livestock*, shall be limited to one animal unit per acre (0.404 ha). For the purposes of this section, “one animal or bird unit” means:

Type of Animal	Number of Animals Equivalent to one unit

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Horse, donkey, mule, cattle, buffalo, hog or steer (over 1 year old)	1
Colts or calves up to one year old, sheep, goats, ewes	2
Deer, elk	3
Llamas, alpacas, adult ostriches	5
Ducks, geese, pheasants, turkeys, pigeons or other fowl, rabbits, chinchillas, adult emus, young ostriches	10
Young emus	20
Mink	77

4.7. The following provisions apply to *agriculture, personal use*:

(a) The keeping of birds and animals, including *livestock*, shall be limited to one animal unit per acre (0.404 ha). For the purposes of this section, "one animal or bird unit" means:

Type of Animal	Number of Animals Equivalent to one unit
Horse, donkey, mule, hog (over 1 year old)	1
Sheep, goats, ewes, llamas, alpacas, adult ostriches	2
Ducks, geese, pheasants, turkeys or other fowl, rabbits, chinchillas, emus, young ostriches	5

4.8. No *livestock*, fowl, or fur-bearing animals, other than domestic pets, shall be permitted in any residential district in the *Urban Service Area*.

(a) Despite Part 5 Section 4.8, hens, as defined by the Backyard Hen Bylaw shall be permitted in the *Municipality* subject to compliance with the Backyard Hen Bylaw.

4.9. In rural residential districts in Saprae Creek, Conklin, Janvier, Anzac and Draper;

(a) horses, donkeys, goats, llamas, alpacas, and other similar animals may be kept as pets and/ or for personal enjoyment.

(b) on parcels greater than 0.809 ha a maximum of (3) horses are permitted, conditional upon the horses being confined within a *fence* constructed to the satisfaction of the *Development Authority*.

5. Amenity Area

5.1. Amenity areas are a common or private indoor or outdoor area provided for active or passive recreation and enjoyment of the occupants of a residential *development* and their guests.

5.2. *Multi-unit dwellings* and *apartments* shall provide amenity areas as shown below.

Typology	*Private amenity area* per unit (minimum)	*Common amenity area* per unit (minimum)	
		Indoor	Outdoor
Multi-unit dwelling	6.0sq m	None	10% of *lot* area
Apartment (less than 50 *dwelling units*)	4.0sq m	2.5sq m May be added to outdoor *common amenity area* or *private amenity area* or both	1.0sq m
Apartment	4.0sq m	2.5sq m	1.0sq m

5.3. *Private amenity area*:

(a) shall be provided in the form of at-grade *patios*, *balconies* or roof terraces for a *dwelling unit*, and shall be *adjacent* to, and with direct access from the *dwelling unit*;

(b) shall include visual cues including but not limited to, fencing, railing, or *signage* to indicate the space is private.

(c) shall have a minimum width of 2.0m and minimum length of 2.0m; and,

(d) may be located within a required *separation space*.

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5.4. *Common amenity area*:
   (a) when provided indoors, shall be separate from a *building's* common public areas (e.g. lobbies, elevator, stairs, corridors, and vestibules);
   (b) when provided outdoors:
      i. a playground with play structure shall be provided for *apartments* or *multi-residential developments* with fifty (50) or more *dwelling units*;
      ii. may consist of a single, distinct use area or be divided into multiple use areas, but shall not be less than 25sq m for at least one (1) distinct use area;
      iii. shall be designed with privacy *screening* when in the form of a rooftop terrace;
      iv. when provided in an *apartment* that also includes non-residential uses, shall be visually *screened* from the non-residential uses on the site and shall only be accessible to residents of the *development*.

5.5. When a *parcel* containing a public *park* is located within 200m of the nearest *building footprint* of the *development* and is not separated from the *development* by an *arterial road*, no outdoor *common amenity area* is required.

6. Architectural Elements

6.1. *Architectural elements* are encouraged, in particular along *building* frontages, in order to create distinct and visually interesting *building* design. *Architectural elements* may include but are not limited to eaves, *balconies* and porches, cornices, ornaments, *canopies*, bay windows, and stairs.

6.2. The design, character, external finish, and architectural appearance of all *buildings*, including *accessory buildings* shall be to the satisfaction of the *Development Authority*.

6.3. *Building façades adjacent* to *roads* or public open space shall be designed to ensure they are visually interesting through the utilization of windows, doorways, *articulation*, *architectural elements* and/or *building* materials.

7. Bed and Breakfast

7.1. A *bed and breakfast* is an *accessory use*, where the *principal use* shall be a *single detached dwelling*.

7.2. A *bed and breakfast* shall not be developed on the same *lot* as a *boarding house*, *secondary suite*, *child care facility*, or *major home business*.

7.3. A *bed and breakfast* shall be operated by the permanent resident(s) of the *single detached dwelling*. There shall not be more than one (1) non-resident employee on the *development* at any time.

7.4. One (1) non-illuminated *sign* or plaque may be permitted on a *building* in urban and *hamlet* residential *districts*. The maximum *sign* or plaque dimensions shall be 0.3m by 0.5m.

7.5. For *bed and breakfast* in all rural *districts* other than *hamlet* residential, one (1) identification *sign* to a maximum size of 0.4sq m and 1.2m in *height* is required.

7.6. A maximum of two (2) bedrooms per *single detached dwelling* shall be permitted as guest *sleeping units*, except:
   (a) in rural residential *districts*, where an additional two (2) bedrooms may be permitted as guest *sleeping units* at the discretion of the *Development Authority*; and,
   (b) in the rural *district*, where an additional four (4) bedrooms may be permitted as guest *sleeping units*.

8. Boarding House

8.1. A *boarding house*:
   (a) shall only be within a *single detached dwelling* located on a *corner lot*;
   (b) shall not be developed on the same *lot* as a *bed and breakfast*, *secondary suite*, *child care facility*, or *major home business*;
   (c) shall contain no more than five (5) *sleeping units*.

9. Building Separation Requirements

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9.1. In the case of *apartment* or *tower developments adjacent* to each other on the same *lot* or block, the following separation distances shall apply:
   (a) Any portion of a *building* over 32.0m in *height* shall be separated by not less than 25.0m measured horizontally from any part of another *building* 32.0m in *height* or more.

10. Campgrounds

10.1. General Requirements
   (a) *Mobile homes* are not permitted in a *campground*.
   (b) *Accessory buildings* or *decks* ancillary to a *recreational vehicle* or within a *recreational vehicle* stall are not permitted.

10.2. *Campground* Plan
   (a) The *campground* plan design shall incorporate and promote the following features:
   (b) the conservation and management of habitat, wetlands, and steep slopes;
   (c) existing clearing and open areas; and,
   (d) connectivity within and between natural habitat systems and areas.
   (e) *Campground* amenity space:
      i. A minimum of five percent (5%) of the total area of the *campground* shall be provided as *campground* amenity space.
      ii. For a *campgrounds* without year-round accommodation of *recreational vehicles*, tent camping is not permitted in *campground* amenity space.
      iii. For *campgrounds* consisting of more than ten *recreational vehicle* stalls, a play structure shall be provided in *campground* amenity space.

10.3. *Recreational Vehicle* Stall Requirements
   (a) For *campgrounds* with year-round accommodation of *recreational vehicles,* the minimum stall size shall be:
      i. width: 6.0m;
      ii. length: 16.0m.
   (b) Stalls proposed for year-round use shall be hard surfaced.
   (c) A 2.0m minimum landscaped buffer shall be provided between *recreational vehicle* stalls.

10.4. *Fences* and Stall Boundaries
   (a) *Fences* shall not exceed 1.2m in height.
   (b) All stalls shall be clearly identified with a stall number.
   (c) *Campgrounds* consisting of more than twenty (20) *recreational vehicle* stalls shall display a stall location map at the entrance to the *campground*.

10.5. Transportation
   (a) *Campgrounds* with year-round accommodation of *recreational vehicles* proposed to be open year-round shall maintain internal roadways year-round.
   (b) Street lighting shall be provided within *campgrounds* with year-round accommodation of *recreational vehicles* to the satisfaction of the *Development Authority*.
   (c) Interior *signage*, such as wayfinding or stop signs, shall be installed to the satisfaction of the *Development Authority*.

10.6. Utility Services Requirements
   (a) Sewage disposal systems, potable water holding tanks, and electrical servicing shall meet all applicable provincial and federal regulations.
   (b) Utility and telecommunication services shall be located below ground.
   (c) For *campgrounds* with year-round accommodation of *recreational vehicles* a winterized sewage disposal facility (dump station) shall be provided that is easily accessible and separated from the *recreational vehicle* stalls and amenity spaces.

10.7. Safety
   (a) *The owner of a Campground* shall develop and post a fire safety plan and have fire preparedness and suppression equipment in place to the satisfaction of the *Development Authority*.

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(b) For any *campground* containing twenty-five (25) or more *recreational vehicle* stalls a *security suite* located at the main entrance to the *campground* may be approved.

11. Cannabis for Personal Use

11.1. In a *single detached dwelling*, *semi-detached dwelling,* and *multi-unit dwelling*, up to four (4) cannabis plants may be grown inside the *dwelling*, *accessory building* or in a fenced *rear yard* where the *fence* provides visual *screening* of not less than 2.0m.

11.2. In *apartments* up to four (4) Cannabis plants may only be grown within the *dwelling unit*.

12. Cannabis Production and Distribution Facility

12.1. Separation Distance

(a) A *lot* containing a *cannabis production and distribution facility* shall be located not less than 300m away from the boundary of a *lot* that is used for one (1) or more of the following:

i. elementary school;
ii. junior high school;
iii. high school;
iv. college;
v. hospital;
vi. *child care facility*;
vii. alcohol and drug rehabilitation centre; and,
viii. residential *building*.

13. Cannabis Retail Store

13.1. Separation Distance

(a) A *lot* containing a *cannabis retail store* in the *urban service area* shall be located not less than 150m from the boundary of a *lot* that is used for one (1) or more of the following:

i. elementary school;
ii. junior high school;
iii. high school;
iv. college;
v. hospital;
vi. *child care facility*; and,
vii. alcohol and drug rehabilitation center.

(b) A *lot* containing a *cannabis retail store* in the *rural service area* and *hamlets* shall be located not less than 100m away from the boundary of a *lot* that is used for one (1) or more of the following:

i. elementary school;
ii. junior high school;
iii. high school; and,
iv. *park*.

13.2. A *cannabis retail store* shall not be located on a *lot* *abutting* an existing *lot* that is being used for residential purposes on its *ground floor*, but may be allowed on the *ground floor* of an *apartment*.

14. Compliance Certificate

14.1. An *owner* or a person with legal or equitable interest in a *parcel*, may, upon payment of the required fee, apply for a compliance certificate.

14.2. An application for a compliance certificate shall consist of:

(a) A current certificate of title for the *parcel*; and,
(b) A real property report prepared by an Alberta Land Surveyor not older than one (1) year prior to the date of application or up to three (3) years prior to the date of application accompanied by a

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statutory declaration confirming there are no changes or alterations from the condition shown on the attached real property report.

14.3. A compliance certificate may be issued when the *buildings* as shown on the real property report provided by the *Applicant* are located on the *parcel* in accordance with either:

(a) the provisions of this Bylaw; or,
(b) those specified in any *development permit*.

15. Corner Lot Restrictions

15.1. The provisions of this section shall not apply to *development* within the CBD1 - Central Business District, BOR1 - Borealis, SCL1 – Snyeside/Clearwater Core, and SCL2 – Snyside/Clearwater High Density *districts*.

15.2. On a *corner lot* in the *urban service area* or in any residential *district*, no *fence*, wall, tree, hedge or other structure exceeding 0.6m in *height* above grade shall be permitted in a corner visibility triangle created by the *lot lines* and a straight line which intersects them 7.5m from the corner where they meet (see Figure 5.1 Corner Lot Restrictions).

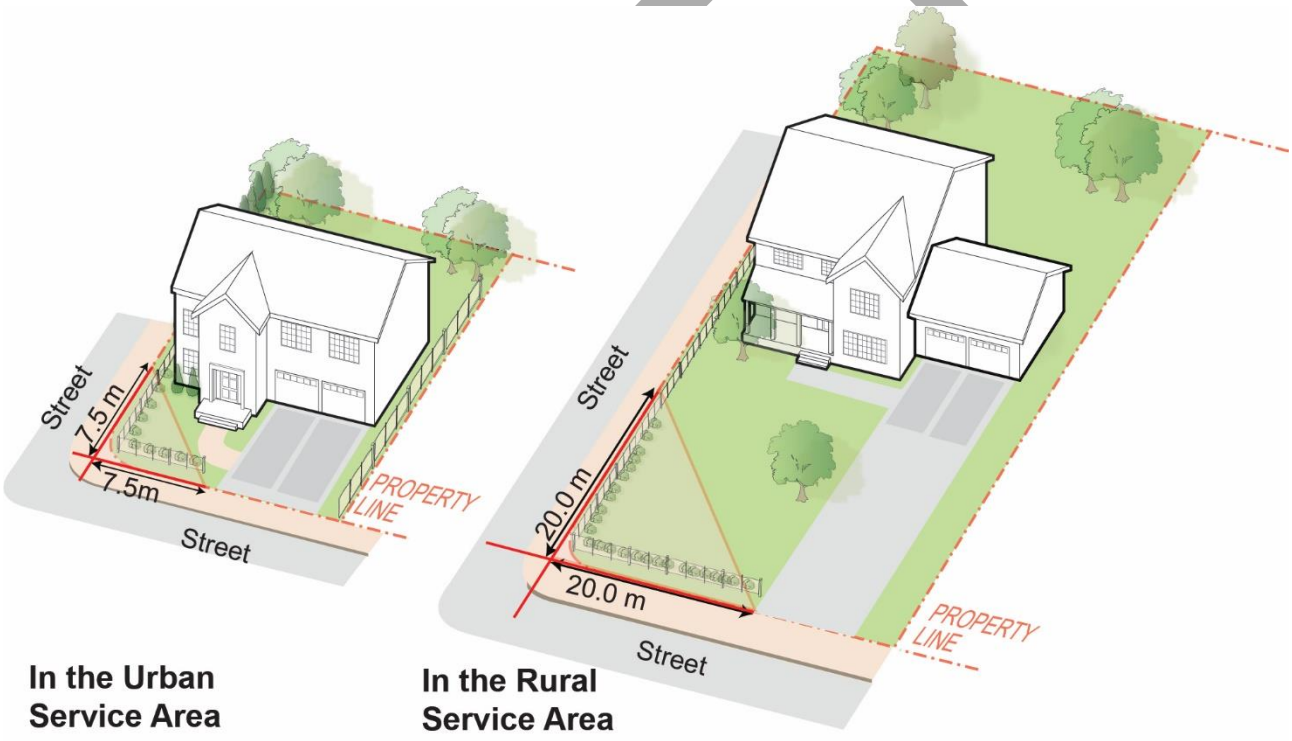


Figure 5.1 Corner Lot Restrictions

15.3. Despite Section 15.1, in the case of a structure that exceeds two (2) *storeys*, the visibility triangle is only required from grade to the ceiling of the second *storey*.

15.4. On a *corner lot* within the *rural service area*, no *fence*, wall, tree, hedge or other structure exceeding 0.8m in *height* above grade shall be permitted in a corner visibility triangle created by the *lot lines* and a straight line which intersects them 20.0m from the corner where they meet (see Figure 5.1 Corner Lot Restrictions).

15.5. Despite Section 15.3 on *rural service area lots* the *Development Authority* may grant a *variance* to allow a reduction in the corner visibility triangle requirement to a minimum of 7.5m where the *lot* size and configuration are such that traffic and pedestrian safety will not be compromised by such a reduction.

15.6. In the *urban service area* where a *lane* intersects with another *lane* or *street,* a corner visibility triangle created by the *lot lines* and a straight line which intersects them 4.0m from the corner where they meet

shall be provided. No *fence*, wall, tree, hedge or other structure exceeding 0.6m in *height* above grade shall be permitted in a corner visibility triangle.

16. Decks

16.1. A *deck* shall:
- (a) not project into the required *front yard* *setback*;
- (b) not exceed the *height* of the *ground floor* level of the *principal building*;
- (c) be *setback* a minimum of 1.0m from the interior *side lot line*;
- (d) where there is no *lane* *adjacent* to the *lot* and where there is no front attached *garage*, be *setback* 2.8m from an interior *side lot line* to allow for vehicle access to the *rear yard* when there is a detached *garage* on the *lot*;
- (e) be *setback* a minimum of 3.0m from the exterior *side lot line*;
- (f) not be located within the corner visibility triangle; and,
- (g) be located at least 3.0m from the *rear lot line*.

16.2. Notwithstanding Section 16.1 (c), one (1) *interior side yard* *setback* may be reduced to zero for *zero lot line* *developments* provided the common wall is extended for separation and privacy, at the discretion of the *Development Authority*;

16.3. A *deck* shall be considered an addition to the *principal building* and is required to meet the *district* *setback* requirements when attached to a:
- (a) *dwelling unit* and becomes covered or enclosed; or,
- (b) non-residential use.

17. Development in the Floodway and Flood Fringe (Reserved for future use)

18. Development Near Water Bodies, Watercourses and Steep Slopes

18.1. No *development* shall be permitted on a *parcel* containing slopes greater than 10 per cent (10%) unless the *Applicant* demonstrates to the satisfaction of the *Development Authority* that preventative engineering and construction measures can be used to make the site suitable for the proposed *development*.

18.2. A minimum *development* *setback* of 50.0m is required from the *top of bank* of any waterbody unless a professional geotechnical engineering study demonstrates, to the satisfaction of the *Development Authority,* that a lesser *setback*, to a minimum of 30.0m, is warranted.

19. Drainage, Grading, and Retaining Walls

19.1. A *development permit* is required where, in the opinion of the *Development Authority,* a *parcel* grade may be altered:
- (a) resulting in cuts or fills greater than 400 cubic meters;
- (b) resulting in slopes greater than 20% on subject property or *adjacent* properties;
- (c) on sites below 250.9 m geodetic elevation;
- (d) on sites adjacent to water bodies, streams, rivers or wetlands;
- (e) where clearing is greater than 1,000 square meters; or,
- (f) where work will result in publicly owned and operated infrastructure.

19.2. Despite the above, where a submission deadline is part of a *development permit* condition, the *Development Authority* may authorize a one-time extension of up to six (6) months following such deadline.

19.3. Where a *lot* grading plan has been approved by the *Development Authority*, *lot* grading shall conform to such plan.

19.4. Any *retaining wall* exceeding 1.0m in *height* shall be designed and inspected after construction by a registered professional engineer. The *Applicant* shall provide to the *Development Authority* the design and inspection report, both bearing the seal and signature of a registered professional engineer.

20. Dwelling Units on a Parcel

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20.1. The number of *dwelling units* permitted on a *parcel* shall be one (1), except where additional *dwellings* are:
   (a) contained in an approved *building* with two (2) or more *dwelling units*;
   (b) a *mobile home* forming part of an approved *mobile home park*;
   (c) an approved *secondary suite*; or
   (d) located in a rural residential *district* on a *parcel* greater than 2.0ha.

20.2. Where two (2) *dwelling units* are approved on a *lot* subject to Section 20.1 (d), the maximum number of *dwelling units* on a *lot* may be increased to four (4) where there is approval of *secondary suite(s)* subject to the provisions of this Bylaw.

21. Easements and Right of Ways

21.1. No *development* shall encroach into or over a utility easement, right-of-way, or maintenance easement unless an amending agreement authorizing the encroachment is provided to the satisfaction of the *Development Authority*.

21.2. Notwithstanding Section 21.1, a *fence* may by erected into or over a utility easement or right-of-way within a *parcel*.

22. Fencing and Screening

22.1. Where a non-residential *development* *abuts* a residential *district*, *screening* in the form of perimeter *fencing*, hedges, landscaped areas, or berms, with a minimum *height* of 2.0m shall be provided along the common *lot line* to the satisfaction of the *Development Authority*.

22.2. In all residential *land use districts*, the maximum *height* of a *fence* shall be:
   (a) 2.0m for that portion of the *fence* which is not in a *front yard*;
   (b) 1.2m for that portion of the *fence* which is in a *front yard*;
   (c) for *corner lots*, *fencing* shall be developed in accordance with Section 15 Corner Lot Restrictions of this Bylaw.

22.3. Despite Section 22.2, where a *fence* is constructed on top of or within 1.2m of a *retaining wall*, the *height* of the *fence* at any point shall be limited to a maximum of 1.2m above the highest *adjacent* elevation of the retaining wall.

22.4. Outdoor storage areas shall be *screened* from view in accordance with Section 26 Landscaping to the satisfaction of the *Development Authority* unless approved as part of a *development permit* that includes the sale, promotion or display of a vehicle, equipment or product.

23. Garbage and Recycling Enclosures

23.1. All commercial, industrial, institutional and multi-unit residential *developments* shall provide garbage and recycling storage areas suitable for the *development* and designed to the satisfaction of the *Development Authority*.

23.2. When garbage and waste materials are stored in a common storage area, they shall be:
   (a) stored in weather proof and animal-proof containers;
   (b) visually *screened* at grade from all *adjacent* sites and *roads* to the satisfaction of the *Development Authority*; and
   (c) provided in a location that can accommodate vehicle maneuvers necessary for accessing and removing waste material.

23.3. Any garbage and recycling storage area shall be accessible from a *lane* and shall either be within the *principal building* or within an approved *screened* area.

24. Hazard Lands and Top of Bank Setbacks

24.1. A minimum *setback* of 50.0m is required from the *top of bank* of any waterbody unless a professional geotechnical engineering study demonstrates, to the satisfaction of the *Development Authority*, that a lesser *setback*, to a minimum of 30.0m, is warranted.

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24.2. A minimum *setback* of 30.0 m is required from the of an escarpment or any other steep slope where the grade of the slope exceeds 30% unless the *Development Authority* is satisfied by a submission of a geotechnical engineering study prepared (signed and stamped) by a professional engineer that a lesser *setback* is justified.

24.3. Where the grade of a slope exceeds 30% on land subject to *development*, mitigating measures shall be provided as identified in a geotechnical engineering study prepared by a professional to the satisfaction of the *Development Authority*.

25. Home Business

25.1. No more than one (1) *major home business* shall be approved for a *parcel*. A combination of one (1) *minor home business* and one (1) *major home business* may be approved on a *lot* at the discretion of the *Development Authority*.

25.2. No identification *sign* on the property or any other form of identification indicating the *business* is located on the property is allowed.

25.3. A *major home business* shall not have:
- (a) more than one (1) *commercial vehicle* in the *urban service area*; or,
- (b) more than three (3) *commercial vehicles* in the *rural service area*.

25.4. No noise, vibration, smoke, dust, odours, heat, glare, combustibles, electrical or radio disturbance shall be detectable beyond the *parcel* boundary.

25.5. The following provisions apply to *minor home businesses* and *major home businesses*:

The provisions below apply to the *business* types in the columns to the right when identified by a "•"	*Minor home business*	*Major home business*	
		Urban Service Area	*Rural Residential District*
(a) The area occupied by a *business* shall not: i. exceed 30% of the *gross floor area* of a *dwelling unit;* and, ii. occupy any portion of any *accessory building.*	•		
(b) The area occupied by a *business* shall not: i. exceed 30% of the *gross floor area* of a *dwelling unit;* or ii. exceed 30% of the total *gross floor area* of one *accessory building*; or iii. any combination of the above to a maximum of 30% of the *gross floor area*.		•	•
(c) Generate no client pedestrian or vehicle traffic.	•		
(d) Not more than two clients may be present at any one time on the premises.		•	•
(e) All *commercial vehicle* trips related to the *business* shall be restricted to: i. Monday to Saturday between the hours of 7:00am and 7:00pm; and, ii. Sundays and Statutory Holidays between the hours of 10:00am and 6:00pm.		•	•
(f) Number of *commercial vehicle* trips related to the *business* per day.	3	10	10
(g) Be operated by the resident(s) of the *dwelling unit*.	•	•	•

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(h) Number of employees or other persons who provide services in addition to the permanent resident(s).		1	2
(i) Any storage of materials or goods related to the *business* shall be located within the *dwelling unit*. No exterior storage or storage within an *accessory building* is permitted.	●		
(j) Any storage of materials or goods related to the *business* shall be located entirely within a *building*. No exterior storage is permitted.		●	
(k) exterior storage and display of materials and operation of the *business* may be permitted if, in the opinion of the *Development Authority*, there is adequate *screening*.			●
(l) On-site display of goods.			●
Commercial Vehicles			
(m) Only one *commercial vehicle* may be used in conjunction with the *business* and shall comply with the following: i. If the *commercial vehicle* does not exceed a gross vehicle weight of 7,000 kilograms and is also used for non-business personal travel, then Part 7 Section 2.7 (l) does not apply ii. If the *commercial vehicle* does not exceed a gross vehicle weight of 7,000 kilograms and is used exclusively for *business* purposes, then Part 7 Section 2.7 (l) does apply iii. If the *commercial vehicle* exceeds a gross vehicle weight of 7,000 kilograms then it may not be located on the parcel.		●	●
(n) the *business* may have up to three *commercial vehicles* with accessory trailers used in conjunction with the *business* parked and maintained on the site.			●
Other			
(o) Shall not be permitted in a *building* that contains a *secondary suite*, *boarding house*, *bed and breakfast*, *child care facility*, or *group home*.		●	●
(p) A *business* for pet grooming or training shall be limited to a maximum of four cats or dogs on site at any one time, including personal animals. No boarding or overnight accommodation is allowed.		●	●
(q) A *business* for dog breeding shall be limited to two adult breeding dogs and any offspring of those dogs that are less than six months old.		●	●

25.6. Commercial and industrial uses are generally inappropriate in urban residential districts and rural residential districts. An application for a *major home business* and *minor home business* should not be approved if, in the opinion of the *Development Authority*, the proposed use or intensity of use are more appropriately located in a non-residential *district*.

26. Landscaping

26.1. The purpose of the *landscaping* section is to enhance and maintain the function and appearance of *developments*; provide a positive overall image for the *Municipality*; encourage good environmental stewardship and to implement FireSmart principles.

26.2. Applicability

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(a) The provisions of *landscaping* in accordance with this bylaw shall be required as a condition of *development permit* approval for new *development* in the *urban service area* and in the Hamlet Community Core District.
(b) This section does not apply to *mobile homes*, *single detached dwellings*, *semi-detached dwellings* and *duplexes*.
(c) This section does not apply to interior alterations or a change of use that does not increase the *gross floor area* of a *building*.
(d) *Landscaping* shall be required for additions to existing *development* that increases *gross floor area*.
(e) The landscape plan or any subsequent changes require approval by the *Development Authority*.

26.3. General Requirements

(a) *Landscaping* shall be installed in accordance with this section.
(b) *Landscaping* shall be installed as per the approved landscape plan and shall be maintained in accordance with accepted horticultural practices for the life of the *development*.
(c) All dead, unhealthy or missing trees and shrubs shall be replaced within one (1) year with plant material that is the similar size and species as those listed in the approved landscape plan, unless other species are recommended by the *Development Authority*.
(d) The *owner* of a property *abutting* a boulevard may be required to enter into an agreement pursuant to this Bylaw to landscape the boulevard by grading, placing topsoil, seeding or performing other work that may be necessary to establish a turf boulevard, including weed control.
(e) The *Development Authority* may require *landscaping* in areas within a site that are intended for future *development* if the absence of *landscaping* creates a negative visual impact to *adjacent* properties and roadways.
(f) A written inspection report from a qualified professional shall be submitted, to the satisfaction of the *Development Authority*, prior to issuance of the *development completion certificate*. The report shall confirm that the trees, planting beds, sod and seed have been installed in accordance with the approved landscape plan.
(g) Prior to occupancy and prior to issuance of the *development completion certificate* *landscaping* may be incomplete due to seasonal constraints. The *Development Authority* may permit occupancy prior to completion subject to receipt of acceptable security equivalent to outstanding cost of completion. Such securities will be released following the issuance of the *development completion certificate*.
(h) The total amount of securities will not be released until the *development completion certificate* is obtained.
(i) Existing natural *landscaping* retained on the site may be considered as part of the landscape requirement, with written approval of the *Development Authority*.
(j) Any existing *landscaping* to be retained will be protected during construction to the satisfaction of the *Development Authority*.

26.4. Landscape Plan Requirements and Content

(a) The landscape plans shall include the entire *parcel*.
(b) If the *parcel* is over 1,000sq m, the landscape plan shall be stamped by a registered landscape architect.
(c) The landscape plans will be drawn to a scale of 1:500 or larger.
(d) The landscape plan shall include the following:
    i. the site dimensions, identification of *adjacent* land uses, a north arrow, scale and scale bar, and necessary interpretive legends;
    ii. all existing and proposed structures, location and type of underground structures and overhangs within the first two (2) floors;
    iii. *adjacent* public area features, such as *streets*, *lanes*, driveways, vehicular entrances, sidewalks, street furniture and boulevard trees;

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iv. overhead, surface and underground utilities, limits of easements and *adjacent* PUL or reserve lands;
v. all physical features, existing or proposed including but not limited to: *buildings* and *building* entrances, porches, *decks*, walkways, other hard surfacing or hard landscape features, above ground parking and underground *parking structure* boundaries, curbs, lighting, *fencing*, walls, *screens*, planting beds, recreational facilities, site furniture, garbage collection areas, and irrigation systems.
vi. materials, colours and patterns shall be included (digital images showing finishes shall be included on the plan);
vii. existing and proposed *parcel* grading, including *parcel* boundaries, elevations of berms in half-meter intervals, direction of site drainage, proposed catch basin rim elevations, top and bottom elevations of *retaining walls*, and existing elevations of plant material to be retained; and,
viii. location, *height* and material of all *fencing*, *screening* and walls;

(e) The *landscaping* plans shall include:
i. the location, type, quantity and condition of existing trees and shrubs, the plant material to be removed and retained shall be clearly indicated on the plan and existing plant list; the caliper of the tree trunks shall be identified. The landscape plan shall graphically illustrate the spread of the trees to be removed or relocated by the proposed construction;
ii. proposed plant material labelled by name, these labels shall be cross referenced to the plant list that identifies common and scientific name, quantity, caliper and size and condition at planting. The method of planting grass mix for sod and/or seed. Proposed plants shall be drawn in at eighty percent (80%) of their mature canopy spread;
iii. the method of watering the proposed *landscaping*; and
iv. detailed landscape installation instructions to the contractor.

(f) The *Development Authority* may consider an application for a *development permit* that does not provide all the information required by Section 26.4 if the information provided is sufficient to show that the landscape requirements will be met.

26.5. Modification of Approved Landscape Plan
(a) Changes to the *landscaping* plan require a new *development permit*.

26.6. All plant material should be suitable to growing in the *Municipality* and to site conditions.
(a) Transplanted tree and shrub material should be propagated and grown within hardiness zones 3 and 4 or hardier, although it is recommended that all plant material be hardy to zone 2 and drought tolerant.
(b) All plant material shall meet the horticultural standards of the latest edition of the Canadian Standards for Nursery Stock produced by the Canadian Nursery Trades Association.
(c) Trees and shrubs shall meet the following standards at the time of planting:
i. Minimum coniferous tree size is 2m *height*.
ii. Minimum deciduous tree size is 50mm caliper.
iii. Minimum coniferous shrub size is 600mm spread.
iv. Minimum deciduous shrub size is 600mm *height*.
(d) Minimum topsoil depth shall be:
i. 150mm for seeded areas;
ii. 100mm for sodded areas; and,
iii. 500mm for shrub and tree beds.
(e) Minimum soil volumes shall be as per the *Engineering Servicing Standards*.
(f) The specifications for site preparation, topsoil, seed, sod and plant material set out in the *Engineering Servicing Standards* shall apply, subject to the discretion of the *Development Authority*.
(g) Species Selection

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i. species and cultivars shall be selected based on their suitability for the site and their proven resistance to local tree diseases and insect pests.
ii. no more than thirty percent (30%) of the trees and shrubs shall be from one (1) species.

(h) Tree and Shrub Planting Requirements
i. trees shall be planted in accordance with the *Engineering Servicing Standards*.

(i) Inspection and Approval of Plant Material
i. Plant material shall be accompanied by documentation from the supplier at the point of origin confirming that the plant material is free of insect pests and tree diseases.
ii. The documentation shall be submitted to the *Development Authority*, who may order the removal and disposal of plant material believed to be infected with insect pests or tree diseases.

26.7. Landscaping Area
(a) *Landscaping* shall be calculated as a percentage based on the applicable *land use district*.
(b) Soft *landscaping* shall consist of permeable ground surface such as turf, vegetative ground cover, shrubs, woodchip mulch and stone mulch.
(c) Soft *landscaping* shall not include non-permeable ground surfaces like; asphalt, concrete, pavers, and compacted gravel generally used for driveways and parking pads.
(d) Hard *landscaping,* including but not limited to, pavers, concrete *patios* and similar hard surfaces may be used in amenity areas as required in section 5 of this Part.

26.8. Grading
(a) All landscaped areas shall be designed and constructed to facilitate effective surface drainage.

26.9. Landscaping Requirements for Parking Areas
(a) The design of Parking Areas shall follow the Parking Design Guidelines at the discretion of the *Development Authority*.
(b) Parking areas shall be separated from a *street* by a 1.5 m wide landscaped area.
(c) Trees and shrubs shall be located within any parking area so that they do not obstruct the safe movement of pedestrian and vehicular traffic.
(d) All *landscaping* shall be protected from parking and traffic circulation areas by concrete curbs or other approved barriers having a minimum *height* of 150 mm or separated from the *street* or parking area by a curbed sidewalk.
(e) At grade *parking lots* with 25 or more parking stalls shall provide *landscaped islands* at the end of each row of parking.
(f) *Landscaped islands* shall be at least 2.5 m wide, not including any portion occupied by a pedestrian pathway. *Landscape Islands* shall provide adequate soil volume to ensure plant survival to maturity.
(g) Trees planted in *landscaped islands* shall have a minimum canopy spread of 5m at maturity. Islands may include shrubs and/or ground cover if approved by the *Development Authority*.
(h) Trees planted in *landscaped islands* shall have a minimum rate of one (1) tree per every nine (9) linear meters. Closer spacing may be allowed at the discretion of the *Development Authority*.
(i) Trees planted in *landscaped islands* shall have a minimum rate of one (1) tree for every 15sq m. of island. Smaller *landscaped islands* shall have a minimum of one (1) tree per island at the discretion of the *Development Authority*.

26.10. Landscaping in Residential Districts
(a) *Landscaping* in Residential Districts shall be in accordance with the requirements of the district.
(b) Where *landscaping* is required for residential *development*, the number of trees and shrubs provided are determined by the following ratio:
i. one (1) tree for every 35sq m of any required *yard* and one (1) shrub for every 25sq m of any required *yard*.; and
ii. if *landscaping* is used as a visual *screen*, noise attenuation measure, or *top of bank setback* the amount of *landscaping* may be increased at the discretion of the *Development Authority*.

26.11. Landscaping in Commercial, Institutional and Urban Industrial Districts

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(a) Non-permeable surfacing shall be enhanced with soft *landscaping* as required by the *Development Authority*.
(b) In commercial, institutional and industrial districts in the *urban service area*, all plantings shall be installed to finished grade. Planters may be used at the discretion of the *Development Authority*. Where used, planters shall be of adequate design, having sufficient soil capacity and insulation to sustain plant material.
(c) Where an industrial district *abuts* any other district, a 2.0m landscaped buffer is required from the shared *lot line* within the industrial parcel.
(d) Additional *landscaping* above the district minimum may be required where the *Development Authority* deems it necessary to mitigate the impact of a new *development*.
(e) For non-residential *developments*, the number of trees and shrubs are determined by the following ratio:
    i. one (1) tree and one (1) shrub for each 25sq m of any required *yard*; and
    ii. if *landscaping* is used as a visual *screen*, noise attenuation measure, or *top of bank setback* the amount of *landscaping* may be increased at the discretion of the *Development Authority*.

26.12. "Fire Smart" Landscaping Regulations
(a) To reduce the threat of wildfire, the following measures shall be required in commercial, institutional and industrial districts and in residential districts for:
    i. Apartment;
    ii. Multi-Unit Development; and,
    iii. Multi-Residential Development.
(b) Woody shrubs, trees or other similar plant materials shall not be located within 1.5 m of the *principal building*.
(c) Only fire resistant deciduous shrubs, trees and perennials shall be planted within 10m of the *principal building*.
(d) Bark or wood mulch shall not be located within 10m of the *principal building*.
(e) Subject to section 26.12 (d) above, evergreen trees may be planted individually or among deciduous trees within 30m of the *principal building*.
    i. Coniferous trees shall be planted no closer than 3 m from any other coniferous tree based on expected mature spread.

27. Lighting

27.1. Outdoor lighting shall be positioned and directed so that the light generated:
(a) does not project directly into an *adjacent parcel*;
(b) does not adversely affect an *adjacent parcel* in the opinion of the *Development Authority*; and,
(c) does not adversely affect traffic safety in the opinion of the *Development Authority*.

28. Liquor Store

28.1. A *parcel* containing a *liquor store* in the *urban service area* shall be located 100m away from the boundary of a *parcel* containing another *liquor store*.

29. Live-Work Unit

29.1. There shall not be more than two non-resident employees in the *development* at any time.
29.2. The non-residential use shall not exceed fifty percent (50%) of the *ground floor* area of the *live-work unit*.
29.3. Activity from the *live-work unit* which generates noise levels, dust, odours, emissions, glare, radiation or vibration incompatible with and impacting *adjacent* uses is prohibited.
29.4. No outdoor storage relating to the *live-work unit* shall be permitted.
29.5. The work use shall be located on the *ground floor*.
29.6. The residential use and the commercial use of the *live-work unit* shall not be legally separated through a *subdivision* or condominium conversion.

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29.7. The work use shall be conducted entirely indoors and shall not be undertaken in any attached *garage* space necessary for required parking.
29.8. There shall be access between the *dwelling unit* and the work components of the *live-work unit*.
29.9. The following uses or activities, shall not be allowed as *live-work unit* uses:
(a) *adult entertainment facility*;
(b) *Fleet service* and vehicles for hire dispatch;
(c) *general contractor* (discretionary in rural areas);
(d) *automotive and equipment repair and services* (discretionary in rural areas);
(e) *industrial vehicle and equipment sales, rental and storage* (discretionary in rural areas);
(f) *major animal care services* and *minor animal care services* (discretionary in rural areas); and,
(g) dry cleaning establishments.

30. Natural Resource Extraction

30.1. Oil Sands Mining, Extraction and Upgrading
(a) Subject to receipt of the information described in section 30.2 (a), the *Development Authority* shall approve the application to the extent that it complies with the provincial license, permit, approval or other authorization in accordance with the provisions of the *Act*.
30.2. Other Natural Resource Extraction Activities
(a) An application for a *development permit* for *natural resource extraction* shall require:
i. a disposition;
ii. location and area of the site affected by the *development*;
iii. the expected life of the *development*;
iv. the condition in which the site is to be left when the operation is complete, including the action which is to be taken for restoring the site to its original, or similar, state.
(b) The *Applicant* shall keep the area subject to the *development permit* in a clean and tidy condition and free from debris.
(c) All operations shall be in accordance with all provincial legislation respecting conservation and reclamation.
(d) A disturbed area shall be reclaimed to a land capability equivalent to the pre-disturbance land capability or a post-disturbance condition and land use satisfactory to the *Development Authority*.
(e) Sand, gravel, and commercial logging operations shall not be permitted within 800m of an existing country residential *district*, *hamlet* boundary, or the *urban service area*. The clearing and logging of *development* sites are exempt from this provision.
(f) One (1) *security suite*, or more as required by the operation based on demonstrated need, may be permitted for each extraction operation.

31. Objects Prohibited in Yards

31.1. No person shall keep an object which, in the opinion of the *Development Authority,* is unsafe, unsightly or adversely affects the amenities of the *district*. Including, but not limited to, dismantled or wrecked motor vehicles, stockpiling or storage of explosives, flammable liquids, diesel fuels or gasoline products.
31.2. No person shall keep or otherwise store building or construction materials on a parcel unless;
(a) the parcel has been approved for such use;
(b) such materials are being actively used for the purposes of an approved and released *development permit*; or
(c) such materials are associated with a project addressed by Part 3 Section 2 of this Bylaw.
31.3. Except as otherwise permitted under this section, no motor vehicle other than a passenger vehicle, *recreational vehicle* and/or one (1) *commercial vehicle* having a gross vehicle weight of more than 3,000kg but less than 7,000kg shall be parked on a *parcel* in a residential *district* for longer than 48 hours.
31.4. Only one (1) *recreational vehicle* or one (1) *utility trailer* may be kept on a residential *parcel* in the *urban service area* provided it meets *setback* requirements for *accessory buildings* in that *district*.

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31.5. A maximum of a combined three (3) *recreational vehicles* or *utility trailers* may be kept on a residential *parcel* of not less than 2 acres in the *rural service area*, provided no part of such equipment is within the *accessory building* *setback* in that *district*.

31.6. On a residential *parcel* in the *urban service area*, a *recreational vehicle* or *utility trailer* may be parked in the *front yard* or, in the case of a *corner parcel* in the *exterior side yard*, as long as the *recreational vehicle* or *utility trailer*:

(a) remains entirely within the *parcel*;
(b) Is not within the corner visibility triangle;
(c) is *setback* a minimum of 1.0m from a side or *rear lot line*; and
(d) is parked on a paved or concrete driveway.

31.7. A *recreational vehicle* shall not be used for living or sleeping accommodation when on a residential *parcel*.

31.8. On residential *parcels* in the *hamlets* of Conklin, Janvier, and Fort Chipewyan, up to two (2) dismantled or wrecked vehicles may be stored in a *rear yard* provided that the vehicles are, in the opinion of the *Development Authority*, adequately *screened* from view and are not unsafe.

31.9. A motor vehicle shall not be parked in a *front yard* except on a driveway.

32. Project Accommodation

32.1. All *project accommodations* require a *development permit*.

32.2. A *development permit* for a *project accommodation* may be issued for up to five (5) years, at which time an application may be made for a one-time continuance of the use for up to five (5) years, after which a new *development permit* approval is required.

32.3. An application for a *development permit* for a *project accommodation* shall provide the following information:

(a) the location, type and purpose of the camp;
(b) *adjacent* land uses;
(c) the method of supplying water, and sewage and waste disposal to the camp. The proposed method of sewage disposal shall comply with the Alberta Private Sewage Treatment and Disposal Regulation and be to the satisfaction of the Regional Health Authority;
(d) the number of persons proposed to live in the camp;
(e) the MLL (miscellaneous lease) number issued by Alberta Environment Protection;
(f) the start date for *development*, date of occupancy by residents, and removal date for the camp; and
(g) reclamation measures once the camp is no longer needed, at the discretion of the *Development Authority*.

32.4. An extension under Part 5, Section 32.2 requires that, to the satisfaction of the *Development Authority*:

(a) An application be submitted prior to the expiration of the existing approved *development permit* containing the following information:
    i. current certificate of title or land dispositions/lease documents issued by the owner/authority;
    ii. site plan;
    iii. floor plans;
    iv. servicing plans; and,
    v. current emergency management plan.
(b) *Development permit* fees are paid.
(c) Reporting as set out in Part 5, Section 32.5 is compliant.
(d) *Development permits*, including revisions, are current and approved as of the date of the requested extension, including without limitation any change sto site plans, servicing plans, bed counts and floor plans as required.

32.5. As a condition of any approval for a *project accommodation*, the *development permit* *applicant* is required to submit the following information annually on or before January 31st:

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(a) updated or as-built site plan on the date of reporting;
(b) existing bed count and current occupancy; and,
(c) changes in the facility name, operation, services, or contact details.

32.6. In cases where the *applicant* or *owner* fails to submit the annual updates required in accordance with Part 5, Section 32.5, the *Development Authority* may, at its discretion:
(a) Refuse to issue an extension of an approved *development permit*
(b) Begin enforcement action against the *applicant* if the *project accommodation* is found to be non-compliant with the conditions of the existing approved *development permit*.

32.7. The *applicant* must inform the *Development Authority* in writing about the removal of a *project accommodation* a minimum of 30 days prior to the expiration of the existing *development permit*(s) for such use.

32.8. The *applicant* must apply for a new *development permit*, or an extension of an existing *development permit*, for *project accommodation* a minimum of 30 days prior to the expiration of an the *development permit* (s) for such use.

32.9. An approved *development permit* for a *project accommodation* of 499 beds or less, may be extended a further 120 days to allow for decommissioning. The *project accommodation* shall be unoccupied commencing on the expiry date of such *development permit* and all facilities associated with such use removed from the site within 120 days of such expiry date.

32.10. In addition to meeting the the requirements of Part 5, Section 32.9, *project accommodations* of 500 beds or greater shall obtain a demolition permit if the decommissioning period is to be longer than 120 days from the date of the expiry of the *development permit*. The term of the demolition permit will be established at the discretion of the *Development Authority* based on the submission of a decommissioning plan by the *applicant*.

32.11. The decommissioning requirements of Part 5, Section 32.9 or Part 5, Section 32.10 shall not apply, if, in the opinion of the *Development Authority*, the *applicant* has submitted an application and is working with the *Development Authority* on either a new *development permit* or an extension of an existing *development permit*.

33. Projections into Setback Areas

33.1. The following projections into required *front*, *side* and *rear yard* *setbacks* in *land use districts* may be permitted (See Figure 5.2 Projections into Setback Areas):

(a) *Front* and *rear yard*:
  i. 2.0m for *balconies*; and,
  ii. 1.0m for *cantilevers*, eaves, eavestrough, *landings*, window sills, steps and stairs, *boxouts* and *verandahs*.

(b) *Interior side yard*:
  i. 0.6m for *boxouts*, eaves, eavestrough, *landings*, window sills, steps and stairs and *verandahs*; and,
  ii. *Boxouts* shall be limited to a maximum number of one (1) per *building* face and have a maximum width of 2.0m.

(c) *Exterior side yard*:
  i. 0.9m for *landings*;
  ii. 0.6m for *boxouts*, *cantilevers*, eaves, eavestrough, *landings*, window sills and steps and stairs; and,
  iii. *Boxouts* shall have a maximum width of 2.0m.

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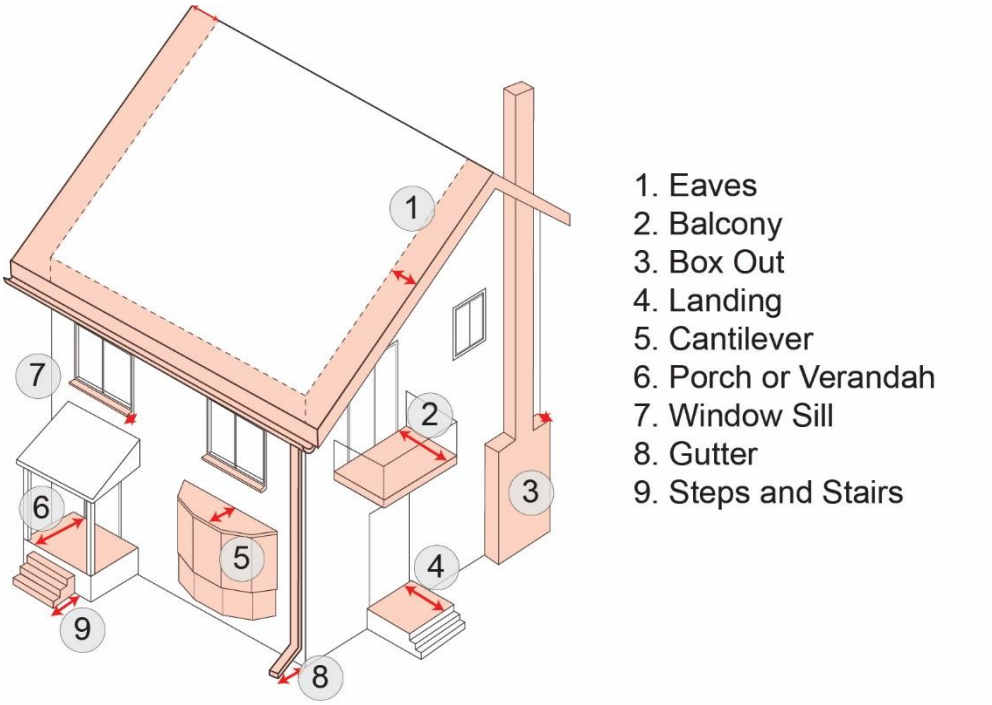


Figure 5.2 Projections into Setback Areas

33.2. In the case of a *zero lot line development*, *balconies* may be extended to the *lot line* or common wall, provided that the common wall is extended for separation or privacy.

33.3. No projections will be permitted if, in the opinion of the *Development Authority*, it may interfere with a loading space, parking area, driveway, pedestrian circulation and/or other vehicle circulation or access.

33.4. No portion of the *building* foundation is permitted to encroach into a minimum required *setback*.

33.5. No projections will be permitted into a side *yard* that is required for vehicular access to a *rear yard*, unless a minimum vertical *height* of 4.0m from finished grade to the lowest point of the projection is maintained.

34. Relocation of Buildings

34.1. Except as otherwise provided for in this Bylaw, no person shall relocate to a *parcel* a *building* or structure, or portion thereof, without first obtaining a *development permit* for the relocated *building* or structure.

34.2. Excepting an *accessory building*, a relocated *building* or structure shall be considered a *discretionary use* in all *districts*.

34.3. A *development permit* for the relocation of a *building* or structure shall, in addition to any other development permit requirement, include a safety plan and an access, traffic and pedestrian plan.

35. Renewable Energy Devices

35.1. Where a *renewable energy device* is mounted on a roof of a *building*, it may extend above the permitted maximum *height* for the *district* by 1.5m.

35.2. Wind Farm/Solar collector Farm require a *development permit* and shall comply with the following:

(a) shall be *setback* 550m from any residential *district*;
(b) shall have a maximum *height* of 15m above the maximum *building height* of the *district*;
(c) shall be painted a single, neutral, non-reflective, non-glossy colour, to the extent possible, which visually blends the system with the surrounding natural and built environments;
(d) shall not contain any accent lighting, or be indirectly illuminated or artificially lit, except as required for navigational safety;
(e) shall not contain any *signs* other than *directional signs*; and,

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(f) shall not be within 100m of any permanent or temporary wetland or water body.

36. Secondary Suite

36.1. A maximum of one *secondary suite* may be permitted per principal *dwelling*.
36.2. *Secondary suites* shall only be allowed as an *accessory use* to a *single detached dwelling*, and *semi-detached dwelling*.
36.3. A *secondary suite* shall not be developed in the same property containing a *boarding house*, *bed and breakfast* establishment, *child care facility*, and *major home business*.
36.4. A *secondary suite* shall be limited to a maximum of two (2) *sleeping units*.
36.5. *Secondary suites* shall comply with the standards provided as follows:

Standard	Basement Suite and Loft Suite	Detached Garage Suite	Garden Suite
a) Lot size (minimum)	365sq m	500sq m	500sq m
b) Setbacks (minimum)	N/A	Same as *accessory buildings*	Same as *accessory buildings*
c) Height (maximum)	As per *district* requirements for *loft suite*	7.6m or the *height* of the principal *dwelling*, whichever is lesser	7.6m or the *height* of the principal *dwelling*, whichever is lesser

36.6. The parking space for the suite shall be connected to the suite by an unobstructed hard-surface walkway (e.g. concrete, paving stones, concrete slabs) which is a minimum of 1.0m wide.
36.7. Design Considerations for a *detached garage suite* or *garden suite*
(a) Entrance to the *secondary suite* shall be separate from the vehicle entrance to the detached *garage*, either from a common indoor *landing* or directly from the exterior.
(b) Windows shall be located and sized to minimize overlook into the *private amenity area* of *abutting parcels* by off-setting window location to limit direct views of *abutting private amenity area* within the *side yard* or *rear yard* or direct view into a *dwelling unit* window on an *abutting parcel.*
36.8. The access to the *basement suite* or a *loft suite* shall be separate and shall not pass through any portion of the principal *dwelling unit* and/or an attached *garage* at the ground floor level.

37. Security Suites

37.1. A *security suite* is a *discretionary use* and is accessory to the *principal use*.
37.2. Only one (1) *security suite* shall be permitted per *parcel*.
37.3. The maximum *gross floor area* of a *security suite* shall not exceed 70.0sq m.
37.4. A *security suite* requires one (1) parking stall.
37.5. A *security suite* shall not be located in a *recreational vehicle*.

38. Service Station

38.1. A service station:
(a) where there is a canopy, lighting shall be fully recessed;
(b) may have an outdoor display of products related to the use and shall be located *adjacent* to the *building* entrance or on gas pump islands;
(c) all pump islands shall be located a minimum of 15m from any residential use.

39. Setbacks from Highways

39.1. The provisions of this section shall not apply to *development* within the CBD1 – Central Business District.
39.2. A minimum *building setback* of 41.0m is required from the existing right-of-way of a *highway* except:
(a) where a *service road* has been provided, the *building setback* may be reduced to 10.0m; or,

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(b) unless otherwise approved by the *Development Authority*.

40. Site Layout

40.1. The layout of the site, structures, and parking areas shall facilitate the movement of pedestrian and vehicle traffic through the use of safe barriers such as *landscaping*, separated walkways and raised crosswalks.

40.2. For *buildings* larger than 2,000sq m the developer shall provide a sidewalk from the *building* doors to the nearest drive aisle, for the length of that drive aisle.

40.3. Pedestrian access to all sites, except residential sites with less than ten (10) units, shall be provided by a sidewalk system connecting from the *adjacent* public sidewalk to the front doors of each *building* on site. The sidewalk systems shall have the following features:

(a) The sidewalk shall be at least 1.5m in width. No portion of a parking stall, including the vehicle overhang, shall be included in the 1.5m width.

(b) The sidewalk shall be hard-surfaced and graded to less than six percent (6%). No steps are permitted, unless satisfactory alternative arrangements can be made for mobility challenged users and other users.

(c) For sites that have a frontage greater than 30m the sidewalk system shall connect to the existing public sidewalks or connect directly to sidewalk systems on *adjacent* sites.

(d) Townhouse *developments* do not need an additional sidewalk to each unit.

41. Special Events

41.1. The *Development Authority* shall consider, but is not limited to, the following factors in making its decision on a *special event*:

(a) the siting;

(b) the location, size and *height* of any *buildings*, including *signs*;

(c) the location and use of outdoor speakers and amplification systems having regard to *adjacent* uses;

(d) *screening* and buffering;

(e) hours of operation; and

(f) the *adjacent* property *owner's* notification comments.

41.2. *Special events* are subject to notice posting notification.

41.3. Where a *building* is erected as part of a *special event*:

(a) the site coverage and *floor area ratio* of the *district* shall not apply.

41.4. A *special event* shall:

(a) be returned to its original pre-special event condition after the conclusion of the *special event*, including but not limited to the removal of all *buildings* erected as part of the *special event*;

(b) provide the parking for the *special event* as determined by a parking plan, to the satisfaction of the *Development Authority*; and,

(c) accommodate parking on the subject *parcel* or on a separate *parcel* located a maximum of 200m from the subject *parcel*.

41.5. The duration of a *special event* shall:

(a) not exceed:

i. fifteen (15) consecutive days, and,

ii. eighteen (18) days total in one (1) calendar year;

(b) excluding any time needed to set-up and take-down the *special event*, provided that such activity shall not exceed a maximum of ten (10) days total. The *Development Authority* may allow additional time for such activity, at its discretion.

41.6. The *Development Authority* may approve a *special event* of longer duration if satisfied the *special event* is compatible with the character of the area and other uses located on, or *abutting*, the *parcel*.

41.7. The *Development Authority* may have as conditions of a *development permit* for a *special event* any or all of the following:

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(a) limiting the hours of operation;
(b) requiring parking and its location;
(c) requiring police, EMS, and fire services to be provided at, or as a result of, the *special event*;
(d) mitigating measures for any potential health and safety risks;
(e) mitigating potential nuisance factors, including but not limited to, pollution, noise, dust, traffic congestion, garbage disposal, and recycling; and,
(f) any other conditions, in the opinion of the *Development Authority*, that may be necessary.

42. Weather Protection

42.1. Other than for *single detached*, *semi-detached*, *duplex*, or *multi-unit dwelling* uses, *building* elements for weather protection, including but not limited to, recessed *building* entrances, *awnings* and *canopies*, all with a minimum depth of 1.5m, shall be provided *adjacent* to *building* entrances.

(a) In the case of *buildings* with commercial uses at the *ground floor*, *awnings* or *canopies* shall be provided for a minimum of eighty (80%) percent of the length of the *façade* having the primary *building* entrance;
    i. *Awnings* or *canopies* shall provide a clearance of not less than 2.5m above *grade*.

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PART 6 LAND USE DISTRICTS

1. R1 – Low Density Residential District

1.1. Purpose

The purpose of this district is to provide for low density residential *development* in the *urban service area*.

1.2. Permitted uses	1.3. Discretionary uses
(a) *Accessory building* (b) *Garage sale* (c) *Home business, minor* (d) *Park* (e) *Public utility* (f) *Single detached dwelling*	(a) *Bed and breakfast** (b) *Boarding house** (c) *Child care facility** (d) *Duplex* (e) *Group home** (f) *Home business, major* (g) *Residential sales centre* (h) *Semi-detached dwelling* (i) *Suite, secondary*
*NP Notice Posting	

1.4. Site Standards – Single Detached Dwelling and Duplex

The following standards shall apply to *Single Detached Dwellings* and *Duplexes* in this district.

Site Standard	**Provision**	
(a) *Height*	3 *storeys* to a maximum of 12.0m	
(b) *Lot coverage* (maximum)	45%	
(c) *Landscaping* (minimum)	30% *soft landscaping*	
(d) Density	1 to 24 *dwelling units per hectare* or as approved in a Statutory Plan	
Parcels Without Lane Access		
Site Standard	**With Attached Garage**	**Without Garage or With Detached Garage**
(e) *Lot* area (minimum)	420sq m for *corner lots* 365sq m in all other cases	460sq m for *corner lots* 400sq m in all other case
(f) *Lot width* (minimum)	15.0m for *corner lots* 13.0m in all other cases	14.0m for *corner lots* 12.2m in all other cases
(g) *Front yard setback* (minimum)	4.5m for *principal use* 6.0m for *garage*	4.5m
(h) *Rear yard setback* (minimum)	4.6m	4.6m
(i) *Interior side yard setback* (minimum)	1.2m	One *interior side yard* 1.2m and at least one *interior side yard* 3.0m
(j) *Exterior side yard setback* (minimum)	3.0m	3.0m
Parcels with Lane Access		
Site Standard	**With Attached Garage**	**Without Garage or With Detached Garage**

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(k) *Lot* area (minimum)	420.0sq m for *corner lots* 365.0sq m in all other cases	431.0sq m for *corner lots* 365.0sq m in all other cases
(l) *Lot width* (minimum)	15.0m for *corner lots* 13.0m in all other cases	10.95m for *corner lots* 9.15m in all other cases
(m) *Front yard setback* (minimum)	4.5m	4.5m
(n) *Rear yard setback* (minimum)	4.6m for *principal use* 6.0m for attached *garage*	16.6m for *principal use* except *decks*
(o) *Interior side yard setback* (minimum)	1.2m	1.2m
(p) *Exterior side yard setback* (minimum)	3.0m	3.0m

1.5. Site Standards – Semi-detached Dwelling

The following standards shall apply to *semi-detached dwellings* in this district.

Site Standard	**Provision**	
(a) *Height*	3 *storeys* to a maximum of 12.0m	
(b) *Lot coverage* (maximum)	45%	
(c) *Landscaping* (minimum)	30%	
(d) Density	18 to 24 *dwelling units per hectare* or as approved in a Statutory Plan	
Parcels without Lane Access		
Site Standard	**With Attached Garage**	**Without Garage or With Detached Garage**
(e) *Lot* area (minimum)	390.0sq m for *corner lots* 336.0sq m in all other cases	450.0sq m for *corner lots* 360.0sq m in all other cases
(f) *Lot width* (minimum)	14.0m for *corner lots* 12.0m in all other cases	12.5m for *corner lots* 10.0m in all other cases
(g) *Front yard setback* (minimum)	4.5m for *principal use* 6.0m for *garage*	4.5m
(h) *Rear yard setback* (minimum)	4.6m	4.6m
(i) *Interior side yard setback* (minimum)	1.2m or 0.0m for *zero lot line development*	1.2m or 0.0m for *zero lot line development* and One *interior side yard* 3.0m
(j) *Exterior side yard setback* (minimum)	3.0m	3.0m
Parcels with Lane Access		

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Site Standard	With Attached Garage	Without Garage or With Detached Garage
(k) *Lot* area (minimum)	390.0sq m for *corner lots* 336.0sq m in all other cases	338.0sq m for *corner lots* 274.0sq m in all other cases
(l) *Lot width* (minimum)	14.0m for *corner lots* 12.0m in all other cases	9.4m for *corner lots* 7.6m in all other cases
(m) *Front yard setback* (minimum)	4.5m	4.5m
(n) *Rear yard setback* (minimum)	6.0m	16.6m for *principal use* except *decks*
(o) *Interior side yard setback* (minimum)	1.2m or 0.0m for *zero lot line development*	1.2m or 0.0m for *zero lot line development*
(p) *Exterior side yard setback* (minimum)	3.0m	3.0m

1.6. Additional Provisions – Siting

(a) A *dwelling unit* shall be oriented towards the *street* and have its primary *building* entrance facing the *street* or public space.

1.7. Additional Provisions – Architectural Elements

(a) The width of an attached *garage* for a *single detached dwelling* shall not exceed seventy percent (70%) of the width of the *principal building*.

(b) All *façades* fronting a *street* or public space shall address the public realm through the *articulation* of a number of elements which may include primary *building* entrances, porches and stairs, windows and bay windows, terraces and *balconies*.

(c) The primary *building* entrance shall be emphasized through the use of *architectural elements* such as porches and similar elements.

(d) In a *semi-detached dwelling*, individual *dwellings* shall be defined through *architectural elements* that may include individual rooflines or roofline features, projection or recession of the *façade*, individual porches or *building* entrance features and other similar elements.

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2. R1E - Estate Residential District

2.1. Purpose

The purpose of this *district* is to provide for low density single detached residential *development* on larger estate *parcels* in the *urban service area*.

2.2. Permitted uses	2.3. Discretionary uses
(a) *Accessory building* (b) *Garage sale* (c) *Home business, minor* (d) *Park* (e) *Public utility* (f) *Single detached dwelling*	(a) *Bed and breakfast* (b) *Boarding house** (c) *Child care facility** (d) *Group home** (e) *Home business, major* (f) *Residential sales centre* (g) *Suite, secondary*
*NP Notice Posting	

2.4. Site Standards

The following standards shall apply to every *development* in this district.

Site Standard	**Provision**
(a) *Lot* area (minimum)	1,133.0sq m
(b) *Lot width* (minimum)	24.0m
(c) *Lot depth* (minimum)	36.0m
(d) *Front yard setback* (minimum)	7.6m
(e) *Interior side yard setback* (minimum)	1.8m except where a *dwelling unit* does not have an attached *garage* in which case at least one *interior side yard* 3.0m and one *interior side yard* 1.8m
(f) *Exterior side yard setback* (minimum)	7.0m
(g) *Rear yard setback* (minimum)	10.0m
(h) Floor area (minimum)	130.0sq m for *principal building*, excluding the area of an attached *garage*
(i) *Lot coverage* (maximum)	45%
(j) *Height* (maximum)	12.0m
(k) *Landscaping* (minimum)	30%

2.5. Additional Provisions

(a) A *principal building* shall be oriented towards the *street* and have its primary *building* entrance facing the *street* or public space.

2.6. Additional Provisions – Architectural Elements

(a) The width of an attached *garage* for a *single detached dwelling* shall not exceed seventy percent (70%) of the width of the *principal building*.

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(b) All *façades* fronting a *street* or public space shall address the public realm through the *articulation* of a number of elements which may include primary *building* entrances, porches and stairs, windows and bay windows, terraces and *balconies*.
(c) The primary *building* entrance shall be emphasized through the use of architectural elements such as porches and similar elements.

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3. R1M – Mixed Form Low Density Residential District

3.1. Purpose

The purpose of this district is to provide for a mix of low density residential *development* in the form of *single detached dwellings* and *mobile homes* in the *urban service area*. This district is intended to be applied to existing residential areas developed prior to the passing of this Bylaw.

3.2. *Permitted uses*	3.3. *Discretionary uses*
(a) *Accessory building* (b) *Garage sale* (c) *Home business, minor* *(d) Mobile home* (e) *Park* (f) *Public utility* (g) *Single detached dwelling*	(a) *Bed and breakfast* (b) *Boarding house** (c) *Child care facility** (d) *Duplex* (e) *Home business, major* (f) *Semi-detached dwelling* (g) *Suite, secondary*
*NP Notice Posting	

3.4. Site Standards – Single Detached Dwelling

The following standards shall apply to every *single detached dwelling* and *duplex* in this district.

Site Standard	**Provision**	
(a) *Height*	3 *storeys* to a maximum of 12.0m	
(b) *Lot coverage* (maximum)	50%	
(c) *Landscaping* (minimum)	20%	
(d) Density	1 to 24 *dwelling units* per net hectare or as approved in a Statutory Plan	
Parcels Without Lane Access		
Site Standard	**With Attached Garage**	**Without Garage or with Detached Garage**
(e) *Lot* area (minimum)	351.0sq m for *corner lots* 273.0sq m in all other cases	460.0sq m for *corner lots* 400.0sq m in all other case
(f) *Lot width* (minimum)	11.7m for *corner lots* 9.1m in all other cases	14.0m for *corner lots* 12.2m in all other cases
(g) *Front yard setback* (minimum)	6.0m	6.0m
(h) *Rear yard setback* (minimum)	3.0m	3.0m
(i) *Interior side yard setback* (minimum)	1.2m	One *interior side yard* 1.2m and One *interior side yard* 3.0m
(j) *Exterior side yard setback* (minimum)	3.0m	3.0m
Parcels with Lane Access		

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Site Standard	With Attached Garage	Without Garage or with Detached Garage
(k) *Lot* area (minimum)	345.0sq m for *corner lots* 273.0sq m in all other cases	431.0sq m for *corner lots* 365.0sq m in all other cases
(l) *Lot width* (minimum)	11.5m for *corner lots* 9.2m in all other cases	11.0m for *corner lots* 9.2m in all other cases
(m) *Front yard setback* (minimum)	3.0m for *principal use* 6.0m for *garage*	3.0m for *principal use* 6.0m for *garage*
(n) *Rear yard setback* (minimum)	6.0m	6.0m
(o) *Interior side yard setback* (minimum)	1.2m	1.2m
(p) *Exterior side yard setback* (minimum)	3.0m	3.0m

3.5. Site Standards – Semi-Detached Dwelling

The following standards shall apply to every *semi-detached dwelling* in this district.

Site Standard	Provision
(a) *Height*	3 *storeys* to a maximum of 12.0m
(b) *Lot coverage* (maximum)	50%
(c) *Landscaping* (minimum)	20%
(d) Density	18 to 24 *dwelling units* per net hectare or as approved in a Statutory Plan
Parcels Without Lane Access	
(e) *Lot* area (minimum)	315.0sq m for *corner lots* 228.0sq m in all other cases
(f) *Lot width* (minimum)	10.5m for *corner lots* 7.6m in all other cases
(g) *Front yard setback* (minimum)	6.0m
(h) *Rear yard setback* (minimum)	4.6m
(i) *Interior side yard setback* (minimum)	1.2m or 0.0m for *zero lot line development*
(j) *Exterior side yard setback* (minimum)	3.0m
Parcels with Lane Access	

Site Standard	With Attached Garage	Without Garage or with Detached Garage

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(k) *Lot* area (minimum)	291.0sq m for *corner lots* 228.0sq m in all other cases	338.0sq m for *corner lots* 274.0sq m in all other cases
(l) *Lot width* (minimum)	9.7m for *corner lots* 7.6m in all other cases	9.4m for *corner lots* 7.6m in all other cases
(m) *Front yard setback* (minimum)	3.0m for *principal use*	3.0m for *principal use*
(n) *Rear yard setback* (minimum)	6.0m	6.0m
(o) *Interior side yard setback* (minimum)	1.2m or 0.0m for *zero lot line development*	1.2m or 0.0m for *zero lot line development*
(p) *Exterior side yard setback* (minimum)	3.0m	3.0m

3.6. Site Standards – Mobile Home

The following standards shall apply to *mobile homes* in this district.

Site Standard	**Subdivision Format**
(a) *Lot* area (minimum)	320.0sq m
(b) *Lot width* (minimum)	10.0m
(c) *Front yard setback* (minimum)	3.0m for *lane* access 6.0m for all other cases
(d) *Interior side yard setback* (minimum)	1.2m or 0.0m for *zero lot line development* Where there is no attached *garage*, at least one *interior side yard* shall be a minimum 3.0m
(e) *Exterior side yard setback* (minimum)	3.0m
(f) *Rear yard setback* (minimum)	2.0m 6.0m for *lane* access
(g) *Building height* (maximum)	6.0m
(h) *Lot coverage* (maximum)	50%
(i) *Landscaping* (minimum)	20%

3.7. Additional Provisions

(a) A *mobile home* may be approved as *zero lot line development* provided that:

i. One *interior side yard* is a minimum of 3.0m;
ii. the *owner* of the *adjacent parcel* grants a 3.0m private maintenance access easement, including a 0.6m eave and footing encroachment easement, along the affected side of the *parcel*. Such easements are to be registered on title;
iii. all roof drainage from the *mobile home* shall be contained on the *parcel* and diverted to the municipal storm drainage system by eavestroughs and downspouts or other suitable means. Surface drainage to the *adjacent parcel* will not be permitted; and,
iv. the *zero lot line* side shall not be located on an *exterior side yard* or on the *street* side of a *corner lot*.

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(b) A *mobile home* shall be completely screened from view by the foundation, skirting, or by such other means satisfactory to the *Development Authority*.
(c) All *accessory buildings*, additions, porches, and skirting shall be of a quality and appearance equivalent to the *mobile home*.

3.8. Built Form Provisions – Architectural Elements

(a) All façades fronting a *street* or public space shall address the public realm through the articulation of a number of elements which may include primary building entrances, porches and stairs, windows and bay windows, terraces and balconies.
(b) The primary *building* entrance shall be emphasized through the use of *architectural elements* such as porches and similar elements.
(c) Individual *dwellings* in a *building* with a *semi-detached dwelling* use shall be defined through *architectural elements* that may include individual rooflines or roofline features, projection or recession of the façade, individual porches or *building* entrance features and other similar elements.

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4. R2 - Low-Rise Medium Density Residential District

4.1. Purpose

The purpose of this district is to provide for medium density residential *development* in the *urban service area*.

4.2. Permitted uses	4.3. Discretionary uses
(a) *Accessory building* (b) *Garage sale* (c) *Home business, minor* (d) *Multi-unit dwelling* (e) *Park* (f) *Public utility* (g) *Semi-detached dwelling* (h) *Single detached dwelling*	(a) *Child care facility** (b) *Duplex* (c) *Home business, major* (d) *Residential sales centre* (e) *Suite, secondary*
*NP Notice Posting	

4.4. Site Standards – Single Detached Dwelling and Duplex

The following standards shall apply to every *Single Detached Dwellings* and *Duplexes* in this district.

Site Standard	**Provision**	
(a) *Height*	3 *storeys* to a maximum of 12.0m	
(b) *Lot coverage* (maximum)	45%	
(c) *Landscaping* (minimum)	30%	
(d) Density	1 to 24 *dwelling units* per net hectare or as approved in a Statutory Plan	
Parcels Without Lane Access		
Site Standard	**With Attached Garage**	**Without Garage or with Detached Garage**
(e) *Lot* area (minimum)	351.0sq m for *corner lots* 273.0sq m in all other cases	460.0sq m for *corner lots* 400.0sq m in all other case
(f) *Lot width* (minimum)	11.7m for *corner lots* 9.1m in all other cases	14.0m for *corner lots* 12.2m in all other cases
(g) *Front yard setback* (minimum)	4.5m for *principal use* 6.0m for *garage*	4.5m
(h) *Rear yard setback* (minimum)	4.6m	4.6m
(i) *Interior side yard setback* (minimum)	1.2m	One *interior side yard* 1.2m and One *interior side yard* 3.0m
(j) *Exterior side yard setback* (minimum)	3.0m	3.0m
Parcels with Lane Access		
Site Standard	**With Attached Garage**	**Without Garage or with Detached Garage**

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(k) *Lot* area (minimum)	345.0sq m for *corner lots* 273.0sq m in all other cases	431.0sq m for *corner lots* 365.0sq m in all other cases
(l) *Lot width* (minimum)	11.5m for *corner lots* 9.2m in all other cases	11.0m for *corner lots* 9.2m in all other cases
(m) *Front yard setback* (minimum)	4.5m	4.5m
(n) *Rear yard setback* (minimum)	4.6m for *principal use* 6.0m for *garage*	16.6m for *principal use* except *decks*
(o) *Interior side yard setback* (minimum)	1.2m	1.2m
(p) *Exterior side yard setback* (minimum)	3.0m	3.0m

4.5. Site Standards – Semi-detached Dwelling

The following standards shall apply to every *semi-detached dwelling* in this district.

(a) Site Standard	**Provision**	
(a) *Height*	3 *storeys* to a maximum of 12.0m	
(b) *Lot coverage* (maximum)	45%	
(c) *Landscaping* (minimum)	30%	
(d) Density	18 to 24 *dwelling units* per net hectare or as approved in a Statutory Plan	
Parcels without Lane Access		
Site Standard	**With Attached Garage**	
(e) *Lot* area (minimum)	315.0sq m for *corner lots* 228.0sq m in all other cases	
(f) *Lot width* (minimum)	10.5m for *corner lots* 7.6m in all other cases	
(g) *Front yard setback* (minimum)	4.5m for *principal use* 6.0m for *garage*	
(h) *Rear yard setback* (minimum)	4.6m	
(i) *Interior side yard setback* (minimum)	1.2m or 0.0m for *zero lot line development*	
(j) *Exterior side yard setback* (minimum)	3.0m	
Parcels with Lane Access		
Site Standard	**With Attached Garage**	**Without Garage or with Detached Garage**

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(k) *Lot* area (minimum)	291.0sq m for *corner lots* 228.0sq m in all other cases	338.0sq m for *corner lots* 274.0sq m in all other cases
(l) *Lot width* (minimum)	9.7m for *corner lots* 7.6m in all other cases	9.4m for *corner lots* 7.6m in all other cases
(m) *Front yard setback* (minimum)	4.5m	4.5m
(n) *Rear yard setback* (minimum)	6.0m	16.6m for *principal use* except *decks*
(o) *Interior side yard setback* (minimum)	1.2m or 0.0m for *zero lot line development*	1.2m or 0.0m for *zero lot line development*
(p) *Exterior side yard setback* (minimum)	3.0m	3.0m

4.6. Site Standards – Multi-unit Dwelling

The following standards shall apply to every *multi-unit dwelling* in this district.

Site Standard	**Row House**	**All Other Cases**
(a) *Lot* area (minimum per *dwelling unit*)	Interior *dwelling unit*: 185.0sq m per *dwelling unit* End *dwelling unit*: 220.0sq m per *dwelling unit* Corner *dwelling unit*: 270.0sq m per unit	228sq m per *dwelling unit*
(b) *Lot width* (minimum per *dwelling unit*)	Interior *dwelling unit*: 6.0m per *dwelling unit* End *dwelling unit*: 7.2m per *dwelling unit* Corner *dwelling unit*: 9.0m per *dwelling unit*	7.6m per *dwelling unit*
(c) *Lot depth* (minimum)	30.0m	
(d) *Front yard setback* (minimum)	4.5m for *principal use* 6.0m for *garage*	
(e) *Rear yard setback* (minimum)	4.6m for *principal use* 6.0m for *garage*	
(f) *Interior side yard setback* (minimum)	0.0m for *zero lot line development*	
	1.2m	3.0m
(g) *Exterior side yard setback* (minimum)	3.0m	
(h) *Density* (maximum)	44 *dwelling units* per net hectare or as approved in an applicable Statutory Plan	
(i) *Lot coverage* (maximum)	45%	

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(j) *Height* (maximum)	12.0m not exceeding 3 *storeys*	18.0m not exceeding 4 *storeys*
(k) *Landscaping* (minimum)	30%	

4.7. Additional Provisions
- (a) An amenity area shall be provided in accordance with Part 5, Section 5.

4.8. Built Form Provisions – Siting
- (a) Each *dwelling unit* shall have individual front door access to a *street*, private *road* or a *parking lot*, except in the case of *duplexes* where *ground floor* access may be shared by two *dwellings*.

4.9. Built Form Provisions – Parking
- (a) For *parcels* with a *lane*, on-site parking is to be provided at the rear of *dwelling*.
- (b) A maximum of twenty-five percent (25%) of the *lot* frontage *adjacent* to a *street* may be utilized for surface parking, up to a maximum of 20m.
- (c) The surface parking area *abutting* a *road* shall be *setback* a minimum of 1.5m.

4.10. Built Form Provisions – Architectural Elements
- (a) All *façades* fronting a *street* or public space shall address the public realm through the *articulation* of a number of elements which may include primary *building* entrances, porches and stairs, windows and bay windows, terraces and *balconies*.
- (b) The primary *building* entrance shall be emphasized through the use of *architectural elements* such as porches and similar elements.
- (c) Individual *dwellings* in a *building* with a *semi-detached dwelling* use shall be defined through *architectural elements* that may include individual rooflines or roofline features, projection or recession of the *façade*, individual porches or *building* entrance features and other similar elements.
- (d) In the case of *multi-unit dwellings*, the following regulations shall apply:
  - i. Individual *dwellings* shall be defined through architectural features that may include individual rooflines or roofline features, projection or recession of the *façade*, individual porches or *building* entrance features and other treatments. Such measures shall be employed in order to minimize the perception of massing of the *building* when viewed from *adjacent* residential areas and *streets*.
  - ii. The maximum width of the front *façade* of a *building* containing *multi-unit dwellings* shall be 48m, with no more than six (6) horizontally attached *dwellings*. In the case of stacked *multi-unit dwellings*, twelve (12) attached *dwellings* are permitted.

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5. R3 - Mid-Rise Medium Density Residential District

5.1. Purpose

The purpose of this district is to provide for the *development* of mid-rise medium density residential housing in the form of, *multi-unit dwellings*, low rise *apartments* and other *dwelling unit* types of similar density in the *urban service area*.

5.2. Permitted uses	5.3. Discretionary uses
(a) *Accessory building* (b) *Apartment* (c) *Garage sale* (d) *Home business, minor* (e) *Multi-unit dwelling* (f) *Park* (g) *Public utility*	(a) *Boarding house** (b) *Child care facility** (c) *Home business, major* (d) *Live-work unit* (e) *Multi-residential development* (f) *Office* (g) *Restaurant, minor* (h) *Retail, convenience* (i) *Retail, general*
*NP Notice Posting	

5.4. Site Standards – All Development

The following standards shall apply to every *development* in this district.

Site Standard	Longboat Landing	All Other Locations
(a) *Landscaping* (minimum)	30%	

5.5. Site Standards – Apartment

The following standards shall apply to every *apartment* in this district.

Site Standard	Longboat Landing	All Other Locations
(a) *Lot* area (minimum):	0.14ha	0.5ha
(b) *Lot width* (minimum):	30.0m	
(c) *Front yard setback* (minimum and maximum)	3.0m (minimum)	*Developments* with commercial at grade: 1.0m (minimum) to 3.0m (maximum) *Developments* with *street* facing *patio*: 1.0m (minimum) to 5.0m (maximum) 6.0m for all other uses
(d) *Interior side yard setback* (minimum)	3.0m	
(e) *Exterior side yard setback* (minimum)	3.0m	
(f) *Rear yard setback* (minimum)	3.0m	7.5m
(g) Density (maximum)	90 *dwelling units* per hectare	148 *dwelling units* per net hectare or as approved in an applicable Statutory Plan

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(h) *Building height* (maximum)	54.0m	23.0m, not exceeding 6 *storeys*

5.6. Site Standards – Multi-residential Development

The following standards shall apply to every *multi-residential development* in this district.

Site Standard	Longboat Landing	All Other Locations
(a) *Lot* area (minimum):	0.2ha	
(b) *Lot width* (minimum):	7.5m per *dwelling unit*	12.2m
(c) *Front yard setback* (minimum and maximum)	3.0m (minimum)	*Developments* with commercial at grade: 1.0m (minimum) to 3.0m (maximum) *Developments* with *street* facing *patio*: 1.0m (minimum) to 5.0m (maximum) 6.0m for all other uses
(d) *Interior side yard setback* (minimum)	3.0m	
(e) *Exterior side yard setback* (minimum)	3.0m	
(f) *Rear yard setback* (minimum)	3.0m	7.5m
(g) Density (maximum)	60 *dwelling units* per hectare	148 *dwelling units* per net hectare or as approved in an applicable Statutory Plan
(h) *Building height* (maximum)	10.0m	23.0m, not exceeding 6 *storeys*

5.7. Site Standards – Multi-unit Development

The following standards shall apply to every *multi-unit development* in this district.

Site Standard	Longboat Landing	All Other Locations	
		Row House	All Other Cases
(a) *Lot* area (minimum):	*Street*-oriented, interior *lot*: 50.0sq m per *dwelling unit* *Street*-oriented, corner or end *dwelling unit*: 85sq m per *dwelling unit* Non-*street* oriented: 0.2ha	Interior *dwelling unit*: 185.0sq m per *dwelling unit* End *dwelling unit*: 220.0sq m per *dwelling unit* Corner *dwelling unit*: 270.0sq m per *dwelling unit*	228.0sq m per *dwelling unit*
(b) *Lot width* (minimum)	*Street*-oriented, interior *lot*: 4.5m per *dwelling unit*	Interior *dwelling unit*: 6.0m per *dwelling unit*	7.6m per *dwelling unit*

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	Street-oriented *corner lot* or end *dwelling unit*: 9.0m	End *dwelling unit*: 7.2m per *dwelling unit* Corner *dwelling unit*: 9.0m per *dwelling unit*	
(c) *Front yard setback* (minimum)	3.0m	4.5m for *principal use* 6.0m for *garage*	
(d) *Interior side yard setback* (minimum)	3.0m	0.0m for a side *yard* that is separated from another *dwelling unit* in the same *development* by a common wall 1.2m in all other cases	0.0m for a side *yard* that is separated from another *dwelling unit* in the same *development* by a common wall 3.0m in all other cases
(e) *Exterior side yard setback* (minimum)	3.0m		
(f) *Rear yard setback* (minimum)	3.0m	4.6m for *principal use* 6.0m for *garage*	
(g) Density (maximum)	60 *dwelling units* per net hectare	148 *dwelling units* per net hectare or as approved in an applicable Statutory Plan	
(h) *Building height* (maximum)	10.0m	23.0m not exceeding 6 *storeys*	

5.8. Additional Provisions

(a) An amenity area shall be provided in accordance with Part 5, Section 5.

(b) A barrier free paved surface is required between the front *building façade* and the *front lot line* where there are commercial uses at grade.

5.9. Built Form Provisions – Siting

(a) Unless limited by site characteristics, for *buildings adjacent* to the *street*, the primary entry door shall front onto a *street*, in accordance with Part 5, Section 2.

(b) Where the ground level is developed with non-residential uses, the residential *dwelling units* shall have a *building* entrance that is separate from the *building* entrance for commercial uses. Direct access from a residential *dwelling unit* to a commercial use shall not be permitted, except in the case of a *live-work unit*.

5.10. Built Form Provisions – Massing

(a) For *developments* containing exclusively residential uses, where the *development* is more than three (3) *storeys*, *buildings* shall *stepback* with a minimum of 1.5m and up to a maximum of 3.0m at a *height* of 10.5m (three (3) *storeys*). This additional *stepback* may be used as an amenity area for the *development* on upper floors. The maximum *building* length for all *development* except *multi-unit dwellings* shall be 80m.

(b) The maximum width of the front *façade* of a *building* containing *multi-unit dwellings* shall be 48m, with no more than six (6) horizontally attached *dwellings*. In the case of stacked *multi-unit dwellings*, twelve (12) attached *dwellings* are permitted.

5.11. Built Form Provisions – Architectural Elements

(a) In the case of *multi-unit dwellings*, the following regulations shall apply:

i. Individual *dwellings* shall be defined through architectural features that may include individual rooflines or roofline features, projection or recession of the *façade*, individual

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porches or *building* entrance features and other treatments. Such measures shall be employed in order to minimize the perception of massing of the *building* when viewed from *adjacent* residential areas and *streets*.

(b) In the case of an *apartment*, the following regulations shall apply:
    i. For all *development* where the *façade* is 30m or longer, the *façade* shall be *articulated* at a minimum of 30m intervals along the *façade*.

(c) Weather protection *building* elements, such as *awnings* and *canopies* with a minimum depth of 1.5m, shall be provided along *building* entrances.

5.12. Built Form Provisions – Parking

(a) For *parcels* with a *lane*, on-site parking is to be provided at the rear of *dwelling*.

(b) A maximum of twenty-five percent (25%) of the *lot* frontage *adjacent* to a *street* may be utilized for surface parking, up to a maximum of 20m.

(c) The surface parking area *abutting* a *street* shall be *setback*, a minimum of 1.5m.

(d) In the case of *apartments*, no parking is permitted between the *street* and the front *façade* of the *building*.

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6. R4 - High Density Residential District

6.1. Purpose

The purpose of this district is to provide for high density residential *development* with mixed uses in the form of *apartments* within the *urban service area*.

6.2. Permitted uses	6.3. Discretionary uses
(a) *Accessory building* (b) *Apartment* (c) *Garage sale* (d) *Home business, minor* (e) *Park* (f) *Public utility* (g) *Restaurant, minor*	(a) *Animal care services, minor* (b) *Cannabis retail store** (c) *Child care facility** (d) *Commercial school, minor* (e) *Drinking establishment* (f) *Health facility, minor* (g) *Liquor store** (h) *Live-work unit* (i) *Office* (j) *Restaurant, major* (k) *Retail, convenience* (l) *Retail, general*
*NP Notice Posting	

6.4. Site Standards

The following standards shall apply to every *development* in this district.

Site Standard	**Provision**
(a) *Lot* area (minimum)	0.5ha
(b) *Lot width* (minimum)	30.0m
(c) *Front yard setback* (minimum)	*Buildings* with commercial uses at grade: 1.0m (minimum) to 3.0m (maximum) *Buildings* with *street* facing *patio*: 1.0m (minimum) to 5.0m (maximum) 1.5m for surface parking 6.0m for all other uses
(d) *Interior side yard setback* (minimum)	3.0m
(e) *Exterior side yard setback* (minimum)	6.0m
(f) *Rear yard setback* (minimum)	7.5m
(g) Density (maximum)	296 *dwelling units* per net hectare or as approved in an applicable Statutory Plan
(h) *Landscaping* (minimum)	30%
(i) *Building height* (maximum)	46.0m not exceeding 15 *storeys*
(j) *Floor area ratio* (maximum)	3.0

6.5. Additional Provisions

(a) An amenity area shall be provided in accordance with Part 5, Section 5.
(b) A barrier free paved surface is required between the front *building façade* and the *front lot line* where there are commercial uses at grade.

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6.6. Built Form Provisions – Siting

(a) Unless limited by site characteristics, for *buildings* *adjacent* to the *street*, the primary entry door of the *principal building* shall front onto a *street*.

(b) Where the ground level is developed with non-residential uses, the residential *dwelling units* shall have a *building* entrance that is separate from the access for commercial uses. Direct access from a residential *dwelling unit* to a commercial use shall not be permitted, except in the case of a *live-work unit*.

6.7. Built Form Provisions – Massing

(a) For *developments* containing exclusively residential uses, where the *development* is more than three (3) *storeys*, *buildings* shall *stepback* with a minimum of 1.5m and up to a maximum of 3.0m at a *height* of 10.5m (three (3) *storeys*). This additional *stepback* may be used as an amenity area for the *development* on upper floors. The maximum *building* length for all *development* except *multi-unit dwellings* shall be 80m.

(b) The maximum *building* length shall be 80m.

(c) High-rise *buildings* without a *podium* or *tower* (seven to ten (7-10) *storeys*)

i. The front *façade* of the *building* shall *stepback* after the third, fourth, or fifth *storey* for a maximum of 5m.

ii. Where the *lot* *abuts* a low-rise residential *district* at the rear, a 45° *angular plane* shall be taken from a *height* of 10.5m above the 7.5m *rear yard* *setback* line and subsequent *storeys* shall fit within this *angular plane*.

(d) High-rise *tower* and *podium* *buildings* (seven to fifteen (7-15) *storeys*)

i. The *building* shall have a *podium* of maximum three (3) *storeys* (10.5 m).

ii. The *tower* shall be *setback* from the *façade* of the *podium* a minimum of 3.0m on all sides facing a *street* or public open space.

iii. The maximum *tower* floor plate shall be 750sq m.

iv. *Towers* shall be separated by a minimum of 25.0m. A maximum of two (2) *towers* are permitted per block.

v. *Towers* shall be *setback* a minimum of 20.0m from the *lot line* of any *abutting* R1, R1E and R2 *district*.

6.8. Built Form Provisions – Architectural Elements

(a) For all *development* where the *façade* is 20.0m or longer, the *façade* shall be *articulated* at a minimum of 20.0m intervals along the *façade*.

(b) Weather protection *building* elements, such as *awnings* and *canopies* with a minimum depth of 1.5m, shall be provided along *building* entrances.

6.9. Built Form Provisions – Parking

(a) A maximum of twenty-five percent (25%) of the *lot* frontage *adjacent* to a *street* may be utilized for surface parking, up to a maximum of 20m.

(b) In the case of *apartments*, no on-site parking is permitted between the *street* and the front *façade* of the *building*.

(c) A surface parking area *abutting* a *road* shall be *setback*, a minimum of 1.5m from the *lot line* *abutting* the *road*.

(d) For *lots* with a *lane*, on-site parking is to be provided at the rear of the *building*.

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7. RMH - Mobile Home Residential District

7.1. Purpose

The purpose of this district is to provide for the *development* of residential *subdivisions* in which mobile housing is the predominant housing form, or comprehensively planned *mobile home parks*.

7.2. *Permitted uses*	7.3. *Discretionary uses*
(a) *Accessory building* (b) *Garage sale* (c) *Home business, minor* (d) *Mobile home* (e) *Park* (f) *Public utility*	(a) *Child care facility** (b) *Home business, major* (c) *Mobile home park* (d) *Single detached dwelling*
*NP Notice Posting	

7.4. Site Standards

The following standards shall apply to every *development* in this district.

Site Standard	**Subdivision Format**	**Mobile Home Park Format**
(a) *Lot* area (minimum)	320.0sq m	8.0ha for *mobile home park*
(b) *Lot width* (minimum)	10.0m	9.15m
(c) *Front yard setback* (minimum)	2.0m on all residential *lots* in Blocks 28-31, Plan 1347 TR 4.5m with *lane* 6.0m for all other cases	3.0m from an internal *road* 15.2m from another *mobile home* located on the opposite side of an internal *road*
(d) *Interior side yard setback* (minimum)	1.2m or 0.0m for *zero lot line development* Where there is no attached *garage*, at least one *interior side yard* shall be a minimum 2.8m	3.0m from another *mobile home* 3.0m from *park* boundary
(e) *Exterior side yard setback* (minimum)	1.2m if attached *garage* 3.0m for all other cases	
(f) *Rear yard setback* (minimum)	2.0m	3.0m from another *mobile home* 3.0m from *mobile home park lot line*
(g) *Building height* (maximum)	6.0m	5.0m
(h) *Lot coverage* (maximum)	45%	45%
(i) *Landscaping* (minimum)	30%	30%

7.5. Additional Provisions

(a) In the case of a *mobile home park*, all *mobile home dwelling unit* sites shall:
    i. *abut* a paved internal *road* and have a driveway access.

(b) A *mobile home* may be approved as *zero lot line*, provided that:
    i. One *interior side yard* is a minimum of 3.8m;

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ii. the *owner* of the *adjacent* *lot* grants a 3.0m private maintenance access easement, including a 0.6m eave and footing encroachment easement, along the affected side of the *lot*. Such easements are to be registered on title;
iii. all roof drainage from the *mobile home* shall be contained on the *lot* and diverted to the municipal storm drainage system by eavestroughs and downspouts or other suitable means. Surface drainage to the *adjacent* *lot* will not be permitted; and,
iv. the *zero lot line* side shall not be located on an *exterior side yard* or on the *street* side of a *corner lot*.

(c) A *mobile home*, including *mobile homes* approved as part of a *mobile home park*, shall be completely *screened* from view by the foundation, skirting, or by such other means satisfactory to the *Development Authority*.
(d) All *accessory buildings*, additions, porches, and skirting shall be of a quality and appearance equivalent to the *mobile home*.

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8. C1 – Main Street District

8.1. Purpose

The purpose of this district is to provide for pedestrian-oriented mixed use commercial and residential *development*, comprised of shopping streets, in proximity to residential neighbourhoods of the *urban service area*.

8.2. Permitted uses	8.3. Discretionary uses
(a) *Accessory building* (b) *Animal care services, minor* (c) *Health facility, minor* (d) *Live-work unit* (e) *Public utility* (f) *Restaurant, minor* (g) *Retail, convenience*	(a) *Apartment* (b) *Child care facility* (c) *Commercial guest accommodation* (d) *Commercial school, minor* (e) *Drinking establishment* (f) *Food vendor, mobile* (g) *Liquor store** (h) *Multi-unit dwelling* (i) *Office* (j) *Parking lot* (k) *Parking structure* (l) *Recreation facility, indoor* (m) *Restaurant, major* (n) *Retail, general* (o) *Shopping centre* (p) *Similar use* (q) *Special event*
*NP Notice Posting	

8.4. Site Standards

The following standards shall apply to every *development* in this district.

Site Standard	**Provision**
(a) *Lot width* (minimum)	30.0m
(b) *Front yard setback*	Minimum: 1.0m Maximum: 1.0m for 50% of frontage Maximum: 5.0m for 50% of frontage
(c) *Rear yard setback* (minimum)	4.6m where *abutting* a residential *district* 0.0m in all other cases
(d) Side *yard setbacks* (minimum)	None where a firewall is provided 1.0m when facing a *street* 3.0m in all other cases
(e) *Height*	Maximum: 6 *storeys*, not exceeding 24.0m Minimum: 2 *storeys* Minimum *ground floor* to ceiling *height* of 4.5m
(f) *Landscaping* (minimum)	See Part 5, Section 26
(g) *Floor area ratio* (maximum)	2.0
(h) Residential density (maximum)	60 *dwelling units* per hectare

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	An application may exceed the maximum density provided that a traffic impact assessment and servicing studies support the proposed density based on infrastructure capacity and at the discretion of the *Development Authority*

8.5. Additional Provisions

(a) Commercial and *office* uses shall only be permitted on the first and second *storey*.
(b) Residential uses shall not be permitted on the *ground floor* unless it is a *live-work unit*.
(c) A *private amenity area* such as a *balcony* shall be a minimum of 2m in depth.
(d) Storage, trash collection areas and grease traps shall be located to the rear or sides of the *principal building* and shall be *screened* from view from any *adjacent* *parcels* and *streets*.
(e) *Developments* in this district will conform to the built form regulations shown in Figure 6.1 and Figure 6.2.
(f) A *development permit* shall not be issued for a *special event* within 100m from the boundary of a *parcel* of any urban residential district or rural residential district.

8.6. Built Form Provisions – Siting

(a) At least fifty percent (50%) of the front *building* *façade* shall be *setback* a maximum of 1.0m from the front *lot line*; the remainder to the *façade* may be *setback* no more than 5.0m to provide for outdoor *patio* space or retail *spill out zone*.
(b) The *façade* *adjacent* to a *street* shall occupy a minimum of seventy percent (70%) of the *lot* frontage on which the *building* sits, excluding any frontage that is utilized for public open space.

8.7. Built Form Provisions – Massing

(a) The maximum *building* length shall be 80.0m.

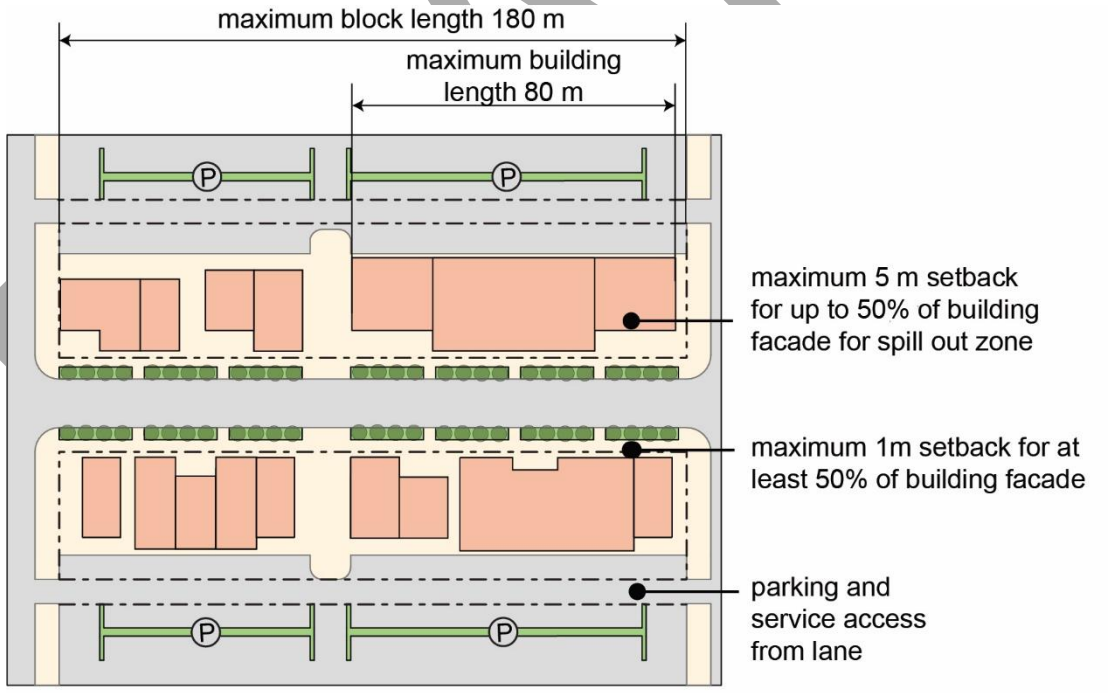


Figure 6.1 C1 Siting and Massing

8.8. Built Form Provisions – Architectural Elements

(a) The *façade* of all *development* shall be *articulated* through the use of different materials, colors, massing, windows, projections, recessions and similar *architectural treatments*.
(b) Spill out areas may include covered walkways which can be used for *patios* and which can extend to the *front lot line*.

(c) *Building* entrance features, outdoor sitting areas, *canopies*, *landscaping* and other features that lend visual interest shall be provided along *developments* fronting *streets* and shall be human scaled.
(d) Weather protection elements, such as *awnings* and *canopies*, shall be provided along *building façades* in *developments* fronting *streets*, public spaces and pedestrian connections, at the discretion of the *Development Authority*.
(e) To create a pedestrian-friendly environment on the main *street*, *development* with sites fronting *streets*, key pedestrian connections, and/or public spaces shall provide along those frontages:
    i. A minimum of fifty percent (50%) of the *ground floor façade* of a *building* shall contain transparent glazing.
    ii. The primary entry door to each *ground floor dwelling unit* shall face the *street* and be accessible by the sidewalk. Secondary access may be provided from the *parking lot* or *parking structure*.

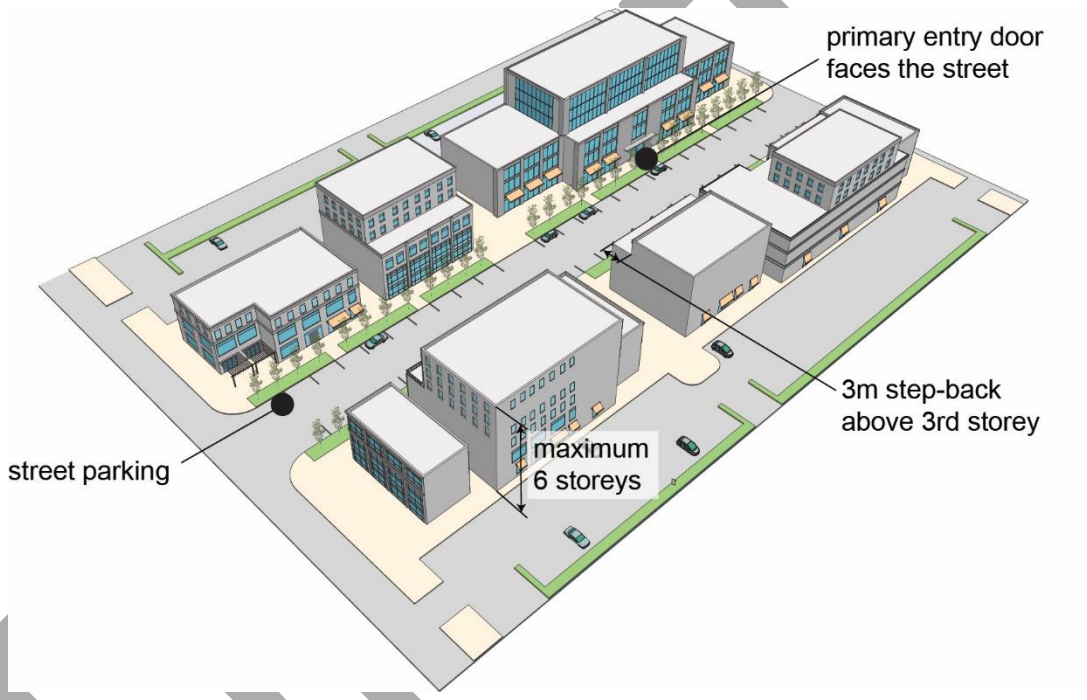


Figure 6.2 C1 Architectural Elements

8.9. Built Form Provisions – Parking
(a) Vehicular access to properties from a *street* shall be restricted to the *abutting lanes*. Where there is no *abutting lane*, vehicular access shall be provided from a flanking *street* or *through block connections*.
(b) Parking shall be accommodated only within *parking structures* or at the rear of the *buildings*. No loading, parking or *similar use* shall be located in the *front yard* or any *yard abutting* a *street*.

9. C2 – Local Commercial District

9.1. Purpose

The purpose of this district is to provide for the *development* of commercial uses that are intended to serve the day-to-day needs of residents of a neighbourhood, with limited opportunities for residential *developments* above commercial uses.

9.2. Permitted uses	9.3. Discretionary uses
(a) *Accessory building* (b) *Animal care services, minor* (c) *Child care facility* (d) *Health facility, minor* (e) *Office* (f) *Public utility* (g) *Restaurant, minor* (h) *Retail, convenience*	(a) *Apartment* (b) *Commercial school, minor* (c) *Drinking establishment* (d) *Food vendor, mobile* (e) *Liquor store** (f) *Parking lot* (g) *Parking structure* (h) *Restaurant, major* (i) *Retail, general* (j) *Service station, minor* (k) *Shopping centre* (l) *Similar use* (m) *Special event*
*NP Notice Posting	

9.4. Site Standards

The following standards shall apply to every *development* in this district.

Site Standard	**Provision**
(a) *Lot* area (maximum)	1.0ha
(b) *Lot width* (minimum)	30.0m
(c) *Front yard setback*	Minimum: 6.0m for service stations Minimum: 1.0m for all other uses Maximum: 3.0m for up to 75% of frontage, 5.0m for up to 25% of frontage for all other uses
(d) *Rear yard setback* (minimum)	4.5m
(e) *Interior side yard setback* (minimum)	4.5m
(f) *Exterior side yard setback*	Minimum: 1.0m Maximum: 3.0m for up to 75% of frontage, 5.0m for up to 25% of frontage
(g) *Height*	Maximum: 12.0m or 3 *storeys* Minimum: *ground floor* to ceiling *height* of 4.5m Maximum 2 *storeys* of residential uses are permitted above the *ground floor*.
(h) *Landscaping* (minimum)	10%
(i) *Floor area ratio* (maximum)	1.0

9.5. Additional Provisions

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(a) Loading, storage, trash collection areas and grease traps shall be located to the rear or sides of the *principal building* and shall be *screened* from view from any *adjacent* *parcels* and *streets*.
(b) No residential uses shall be permitted on the *ground floor* of a *building*.
(c) *Developments* in this *district* will conform to the built form regulations shown in Figure 6.3.
(d) A *development permit* shall not be issued for a *special event* within 100m from the boundary of a *parcel* of any urban residential district or rural residential district.

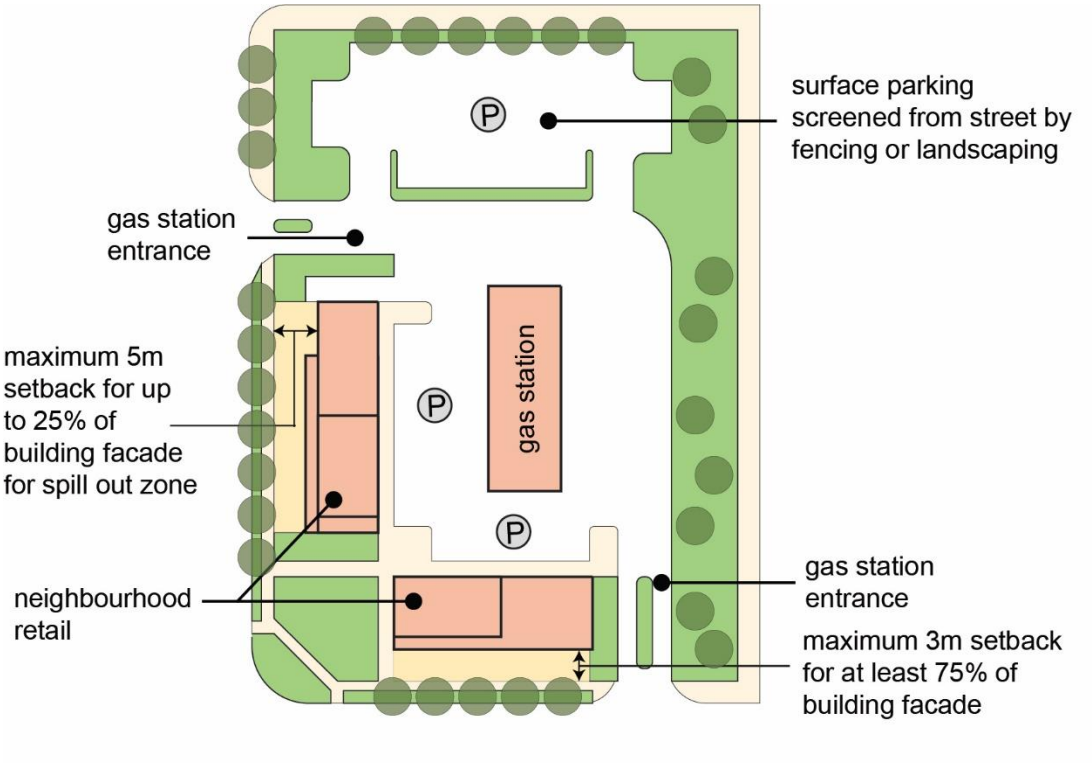


Figure 6.3 C2 Built Form Provisions

9.6. Built Form Provisions – Siting
(a) Up to twenty-five percent (25%) of the *development* fronting onto a *street* may be *setback* by up to 5.0m to provide for outdoor *patio* space or *spill out zone* as shown in Figure 6.3. The outdoor *patio* space or spill out area may be covered.
(b) For *development* on a *corner lot*, the *façade* shall cover a minimum of fifty percent (50%) of the total *street* frontage and shall have frontage on both *streets*.
(c) The *building* and siting regulations in Section 9.6 shall not apply to a *minor service station* located in this *district*.

9.7. Built Form Provisions – Architectural Elements
(a) Weather protection *building* elements, such as *awnings* and *canopies*, shall be provided along *building* *façades* in *development* fronting public *streets*, public spaces and pedestrian connections, at the discretion of the *Development Authority*.
(b) The *façade* of all *development* shall be *articulated* at a minimum of 10.0m intervals through materials, colors, massing, windows, projections, recessions and similar *architectural treatments*.
(c) Spill out areas may include covered walkways which can be used for *patios* and which can extend to the *front lot line*.

9.8. Built Form Provisions – Parking
(a) No parking is permitted between the public *street* and the front *façade* of the *building*.
(b) Surface parking areas facing the public *street* shall be *screened* by fencing or *landscaping* in accordance with Part 7 of this Bylaw.

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10. C3 – Community Commercial District

10.1. Purpose

The purpose of this district is to provide opportunities for a mix of land uses including retail, entertainment, small *office* commercial, and residential. It will be located centrally in the community with easy accessibility to the surrounding neighborhoods. Use of the community commercial district is limited to *parcels* *adjacent* to *arterial roads* in the *urban service area*.

10.2. Permitted uses	10.3. Discretionary uses
(a) *Accessory building* (b) *Animal care services, minor* (c) *Drinking establishment* (d) *Health facility, minor* (e) *Office* (f) *Public utility* (g) *Recreation facility, indoor* (h) *Religious assembly* (i) *Restaurant, major* (j) *Restaurant, minor* (k) *Retail, general*	(a) *Apartment* (b) *Automotive vehicle sales or rental** (c) *Cannabis retail store** (d) *Child care facility* (e) *Commercial guest accommodation* (f) *Commercial school, minor* (g) *Drive through* (h) *Food vendor, mobile* (i) *Liquor store** (j) *Live-work unit* (k) *Nightclub* (l) *Parking lot* (m) *Parking structure* (n) *Retail, convenience* (o) *Service station, minor* (p) *Shopping centre* (q) *Similar use* (r) *Special event*
*NP Notice Posting	

10.4. Site Standards

The following standards shall apply to every *development* in this district.

(a) *Lot* area	Minimum: 1.0ha Maximum: 5.0ha
(b) *Lot width* (minimum)	30.0m
(c) *Front yard* *setback*	Minimum: 3.0m Maximum: 3.0m for up to 50% of frontage Maximum: 5.0m for up to 50% of frontage
(d) *Rear yard* *setback* (minimum)	7.5m where *abutting* a residential *district* 6.0m in all other cases
(e) Side *yard* *setbacks* (minimum)	3.0m
(f) *Height* (maximum)	12m for *buildings* containing exclusively commercial uses 20.0m not exceeding 6 *storeys* in all other cases
(g) *Landscaping* (minimum)	10%
(h) *Floor area ratio* (maximum)	1.5

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(i) Residential density (maximum)	60 *dwelling units* per hectare Application may exceed the maximum density provided that a traffic impact assessment and servicing studies support the proposed density based on infrastructure capacity and at the discretion of the *Development Authority.*

10.5. Additional Provisions

(a) No residential uses shall be permitted on the *ground floor* of a *building*.

(b) Loading, storage, trash collection areas and grease traps shall be located to the rear or sides of the *principal building* and shall be *screened* from view from any *adjacent parcels* and *streets*.

(c) A *development permit* shall not be issued for a *special event* within 100m from the boundary of a *parcel* of any urban residential district or rural residential district.

10.6. Additional Provisions for Discretionary Uses

(a) In the case of an *apartment*, the following regulations shall apply:

i. Residential *dwelling units* and commercial uses shall not be permitted on the same *storey* of a *building*.

ii. The residential *dwelling units* shall have at-grade access that is separate from the access for commercial uses. Direct access from a residential *dwelling unit* to a commercial use shall not be permitted.

iii. Parking for the residential *dwelling units* shall be clearly marked. Shared parking or off-site parking for the residential *dwelling units* shall not be permitted.

(b) *Developments* in this *district* will conform to the built form regulations shown in Figure 6.4.

10.7. Built Form Provisions – Siting

(a) Up to fifty percent (50%) of the *development* fronting onto a *street* may be *setback* by up to 5.0m to provide for outdoor *patio* space or spill out area. The outdoor *patio* space or spill out area may be covered.

(b) For *development* on a *corner lot*, the *façade* shall cover a minimum of seventy percent (70%) of the total *street* frontage and shall have frontage on both *streets*.

(c) Pedestrian access should be provided to the site at convenient locations.

10.8. Built Form Provisions – Massing

(a) The maximum *building* length shall be 80.0m.

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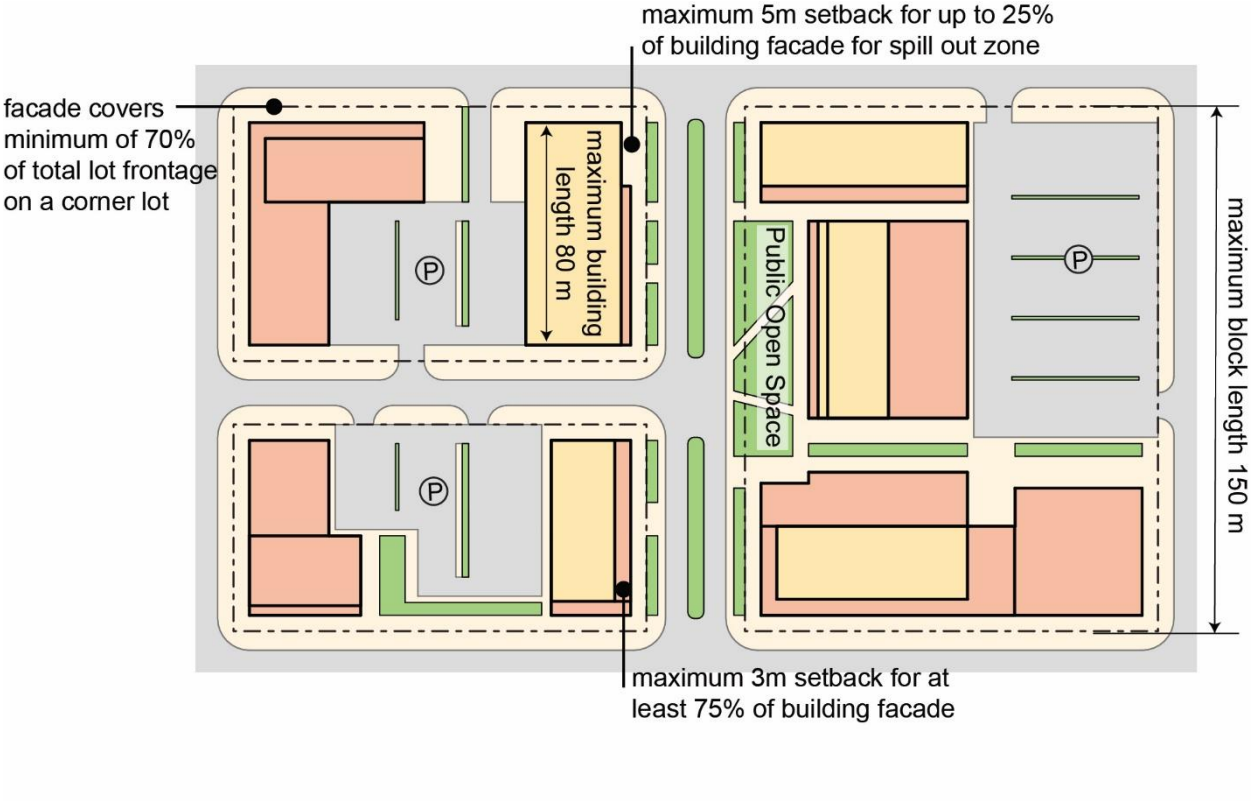


Figure 6.4 C3 Built Form Provisions

10.9. Built Form Provisions – Architectural Elements

(a) The *façade* of all *development* shall be *articulated* through the use of different materials, colors, massing, windows, projections, recessions and similar *architectural treatments*.

(b) Spill out areas may include covered walkways which can be used for *patios* and which can extend to the *front lot line*.

10.10. Built Form Provisions – Parking

(a) No parking is permitted between the *street* and the front *façade* of the *building*.

(b) A maximum of twenty-five percent (25%) of the *lot* frontage *adjacent* to a *street* may be utilized for surface parking.

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11. C4 – Highway Commercial District

11.1. Purpose

The purpose of this district is to provide for vehicle oriented commercial *development* along high volume, high visibility corridors.

11.2. Permitted uses	11.3. Discretionary uses
(a) *Accessory building* (b) *Animal care services, minor* (c) *Automotive vehicle sales or rental* (d) *Casino* (e) *Commercial guest accommodation* (f) *Commercial school, minor* (g) *Drinking establishment* (h) *Equipment rental* (i) *Fleet service* (j) *Health facility, minor* (k) *Liquor store* (l) *Plant nursery* (m) *Retail, convenience* (n) *Service station, major*	(a) *Adult entertainment facility** (b) *Animal care services, major* (c) *Auctioneering facility** (d) *Automotive and equipment service* (e) *Cannabis retail store** (f) *Commercial school, major* (g) *Contractor, limited* (h) *Crematorium* (i) *Drive through* (j) *Food vendor, mobile* (k) *Funeral home* (l) *Heavy equipment or mobile home sales* (m) *Retail, general* (n) *Similar use* (o) *Special event*
*NP Notice Posting	

11.4. Site Standards

The following standards shall apply to every *development* in this district.

Site Standard	**Provision**
(a) *Lot* area (minimum)	0.5ha
(b) *Lot width* (minimum)	30.0m
(c) *Front yard setback* (minimum)	41m if fronting a *highway* 10m if a *service road* is provided 3.0m in all other cases
(d) *Rear yard setback* (minimum)	6.5m where the *lot* is *adjacent* to a residential *district* 4.5m in all other cases
(e) Side *yard setbacks* (minimum)	6.5m where the *lot* is *abutting* to a residential *district* 4.5m in all other cases
(f) *Height* (maximum)	30.0m for *commercial guest accommodation* 14.0m in all other cases
(g) *Landscaping* (minimum)	10%
(h) *Floor area ratio* (maximum)	1.5, may be varied to a maximum of 2.5

11.5. Additional Provisions

(a) Loading, storage, trash collection areas and grease traps shall be located to the rear or sides of the *principal building* and shall be *screened* from view from any *adjacent parcels* and *streets*.

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(b) The *Development Authority* may attach conditions to all *permitted* and *discretionary uses* regarding the size, location, *screening* and *landscaping* of the outdoor display areas and storage areas, to ensure that *development* is compatible with surrounding *developments*.
(c) A *development permit* shall not be issued for a *special event* within 100m from the boundary of a *parcel* of any urban residential district or rural residential district.

11.6. Additional Provisions for Discretionary Uses
(a) In addition to the *setback* requirements of this *district*, the *Development Authority* may, as a condition of approval, require an additional *setback* for that portion of a *commercial guest accommodation* that exceeds 14.0m in *height* in order to protect the amenity and privacy of *development* in any *abutting* residential *district*. The *Development Authority* shall not require a total *yard* greater than the *height* of the *building*.
(b) A *commercial guest accommodation* may exceed a *floor area ratio* of 1.5, to a maximum *floor area ratio* of 2.5, provided that a traffic impact assessment and servicing studies support the proposed density based on infrastructure capacity and shall be at the discretion of the *Development Authority*.

11.7. Built Form Provisions – Siting
(a) Pedestrian access should be provided to the site at convenient locations.

11.8. Built Form Provisions – Massing
(a) For *developments* containing exclusively residential uses, where the *development* is more than three (3) *storeys* tall but less than six (6) *storeys*, the *building* shall *stepback* a maximum of 3.0m at a *height* of 10.5m or three (3) *storeys*. This *stepback* may be used as an amenity area for the *development* on upper floors.
(b) The maximum *building* length shall be 80m.
(c) High-rise bar *buildings* (seven to ten (7-10) *storeys*)
    i. The front *façade* of the *building* shall *stepback* after the third, fourth, or fifth *storey* for a maximum of 5m.
    ii. Where the *lot abuts* a low-rise residential *district* at the rear, a 45° *angular plane* shall be taken from a *height* of 10.5m above the 7.5m *rear yard setback* line and subsequent *storeys* shall fit within this *angular plane*.
(d) High-rise *tower* and *podium buildings* (seven to fifteen (7-15) *storeys*)
    i. The *building* shall have a *podium* of maximum three (3) *storeys* (10.5m).
    ii. The *tower* shall be *setback* from the *façade* of the *podium* a minimum of 3.0m on all sides facing a *street* or public open space.
    iii. The maximum *tower* floor plate shall be 750sq m.
    iv. *Towers* shall be separated by a minimum of 25.0m. A maximum of two *towers* are permitted per block.
(e) Shall be oriented and designed to limit shadows on *parks*, schools and open spaces.

11.9. Built Form Provisions – Architectural Elements
(a) The *façade* of all *development* shall be *articulated*. through the use of different materials, colors, massing, windows, projections, recessions and similar *architectural treatments*.
(b) *Building* design shall positively address the *arterial road* and/or *highway* frontage through architectural detail and materials, *articulation* of the *building façade* and/or landscape treatment facing these public *street* corridors. The open space between the *building* and the *highway* shall be landscaped. If parking is proposed between the *building façade* and *highway*, it shall incorporate an attractive landscaped buffer.
(c) *Blank walls* facing *streets*, public spaces or pedestrian routes shall not be permitted.
(d) Spill out areas may include covered walkways which can be used for *patios* and which can extend to the *front lot line*.
(e) *Building* entrances shall be easily accessible by pedestrian traffic and clearly defined through the use of *architectural elements*.
(f) Weather protection *building* elements, such as *awnings* and *canopies* with a minimum depth of 1.5m, shall be provided along *building* entrances.

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12. C5 – Large Format Retail District

12.1. Purpose

The purpose of this district is to provide for the *development* of large-scale commercial uses intended to serve a regional trade area. *Development* is comprehensively designed and located *adjacent* to *arterial roads* and *highways* in the *urban service area*.

12.2. Permitted uses	12.3. Discretionary uses
(a) *Accessory building* (b) *Animal care services, minor* (c) *Automotive vehicle sales or rental* (d) *Child care facility* *(e) Commercial guest accommodation* *(f) Commercial school, minor* (g) *Drinking establishment* *(h) Essential public service* (i) *Liquor store* (j) *Parking lot* (k) *Parking structure* (l) *Plant nursery* (m) *Public utility* (n) *Recreation facility, indoor* (o) *Restaurant, major* (p) *Restaurant, minor* (q) *Retail, general* (r) *Service station, major* (s) *Service station, minor* (t) *Shopping centre* *(u) Warehouse sales*	(a) *Animal care services, major* *(b) Cannabis retail store** (c) *Drive through* (d) *Mobile food vendor* (e) *Office* (f) *Recycling facility* (g) *Similar use* (h) *Special event**
*NP Notice Posting	

12.4. Site Standards

The following standards shall apply to every *development* in this district.

Site Standard	**Provision**
(a) *Lot* area (minimum)	5.0ha A *lot* area (minimum) of 0.4ha is permitted if the *lot* is part of a comprehensively designed *shopping centre* greater than 5.0ha.
(b) *Setback* (minimum)	4.5m from a public *road* where the *lot* is *adjacent* or *abutting* such public *road*. 6.5m from a residential *lot* where the *lot* is *adjacent* or *abutting* such residential *lot*.
(c) *Height* (maximum)	14.0m
(d) *Landscaping* (minimum)	10%, otherwise in accordance to Part 5, Section 26
(e) *Floor area ratio* (maximum)	1.0

12.5. Additional Provisions

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(a) Vehicular access and pedestrian routes shall be located and designed to provide a clearly defined, and convenient circulation pattern. Pedestrian routes shall accommodate barrier free design.
(b) Loading, storage, trash collection areas and grease traps shall be located to the rear or sides of the *principal building* and shall be *screened* from view from any *adjacent* *parcels* and *streets*.
(c) A *comprehensive sign design plan* is required at *development permit* approval to ensure harmony and reduce *sign* clutter.
(d) A *development permit* shall not be issued for a *special event* within 100m from the boundary of a *parcel* of any urban residential district or rural residential district.
(e) The minimum parking requirements shall be 4.0 stalls per 100sq m GFA for all uses.

12.6. Built Form Provisions – Siting

(a) *Building* design shall positively address the *arterial road* and/or *highway* frontage using materials, colors, massing, windows, projections, recessions and similar *architectural treatments*.
(b) Adjoining sites shall be integrated by direct on-site access connections to facilitate convenient, efficient and free flowing vehicular traffic and pedestrian movements between sites, wherever such access is not prohibitive due to such factors as grade, site configurations and the location of existing *development*, including utility services, and where integration is desirable due to the existing or potential type of *adjacent* use. The registration on title to the affected *parcels* of an access easement or similar covenant may be required to facilitate such movement.

12.7. Built Form Provisions – Architectural Elements

(a) For any *development* where the *building* length is 70.0m or greater, the *façade* shall be *articulated* at a minimum of 30.0m intervals along the *façade*.
(b) *Blank walls* facing *streets*, public spaces or pedestrian routes shall not be permitted.
(c) Spill out areas may include covered walkways which can be used for *patios* and which can extend to the *front lot line*.
(d) *Building* entrances shall be visually prominent and include weather protection.

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13. PS – Public Service District

13.1. Purpose

The purpose of this district is to provide for the delivery of educational, health, government and other institutional services.

13.2. Permitted uses	13.3. Discretionary uses
(a) *Accessory building* (b) *Child care facility* (c) *Educational facility* (d) *Essential public service* (e) *Health facility, major* (f) *Health facility, minor* (g) *Office* (h) *Park* (i) *Public utility* (j) *Recreation facility, indoor* (k) *Recreation facility, outdoor* (l) *Religious assembly* (m) *Restaurant, major** (n) *Restaurant, minor* (o) *Retail, general**	(a) *Cemetery* (b) *Detention facility* (c) *Drinking establishment** (d) *Food vendor, mobile* (e) *Group home* (f) *Parking lot* (g) *Parking structure* (h) *Recycling facility* (i) *Similar use* (j) *Special event* (k) *Youth assessment center*
*NP Notice Posting	

13.4. Site Standards

The following standards shall apply to every *development* in this district.

Site Standard	**For Lots 1-5, Block 2, Plan 5030TR; Lot 12, Block 2, Plan 5030TR; Lot 1, Plan 3790 NY; Lot 15MR, Block 2, Plan 922 0240; Lot 2, Block 2, Plan 772 2192**	**All Other Locations**
(a) *Front yard setback*	1.0m (minimum) 3.0m (maximum)	6.0m (minimum)
(b) *Rear yard setback* (minimum)	0.0m	6.0m
(c) Side *yard setbacks* (minimum)	0.0m	6.0m
(d) *Height* (maximum)	40.00m unless otherwise restricted by an Outline Plan or an Statutory Plan	
(e) *Landscaping* (minimum)	10%	
(f) *Floor area ratio* (maximum)	5	2

13.5. Additional Provisions

(a) No loading, storage, garbage collection shall occur in any *yard abutting* a *street*.

(b) A *development permit* shall not be issued for a *special event* within 100m from the boundary of a *parcel* of any urban residential district or rural residential district.

13.6. Built Form Provisions – Siting

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(a) Direct access to transit stops or stations shall be provided in the site at convenient locations and shall be connected to pedestrian infrastructure.
(b) There shall be a 2.5m barrier free sidewalk from the primary *building* entrance to the public sidewalk or *street* if no sidewalk exists at perimeter of the property, and/or transit stop.

13.7. Built Form Provisions – Architectural Elements
(a) the *building* *façade* shall be *articulated* at a minimum of 30.0m intervals through the use of different materials, colors, massing, windows, projections, recessions and similar *architectural treatments*.
(b) Spill out areas may include covered walkways which can be used for *patios* and which can extend to the *front lot line*.
(c) *Building* entrance features spill out areas, *canopies*, *landscaping* and other features that lend visual interest and relate to the pedestrian scale shall be provided along the *street* *setbacks*.
(d) Weather protection *building* elements, such as *awnings* and *canopies* with a minimum depth of 1.5m, shall be provided along *façades* in *development* fronting *streets*, public spaces and pedestrian connections at the discretion of the *Development Authority*.
(e) *Blank walls* facing public *streets*, public spaces and pedestrian routes shall not be permitted.

13.8. Built Form Provisions – Siting
(a) The *building* *façade* shall cover a minimum of fifty percent (50%) of the total *street* frontage and shall have frontage on both *streets*. For other *lots* with more than one *street*, the *Development Authority* shall determine which *street* shall be considered for *development* of publicly accessible open space.
(b) *Buildings* shall be designed and oriented to face the *street*, with *building* entrances that are clearly visible, except on *corner lots* where the *building* shall be designed and oriented to front onto both *streets* with *building* entrances that are clearly visible. The corner shall act as the *building* *forecourt*.
(c) Active at grade uses shall front onto publicly accessible open space
(d) Pedestrian connections shall be provided from the public sidewalk to all *building* entrances and from the site to any existing or proposed trail networks in the neighborhood.

13.9. Built Form Provisions – Massing
(a) Rooflines shall be *articulated* with variations in *height* and roof slopes.
(b) *Buildings* shall *stepback* a minimum of 1.5m from a *height* of two (2) *storeys* to reduce the appearance of the *building's* mass *adjacent* to the *street*.
(c) For *buildings* higher than 12.2m, *building* *façades* shall be *articulated* vertically and horizontally at a minimum of 15.0m intervals through the use of different materials, colors, massing, windows, projections, recessions and similar *architectural treatments*.

13.10. Built Form Provisions – Architectural Elements
(a) Distinctive *architectural elements* such as vertical projections, bay windows, large glazed areas, prominent *building* entrances, *canopies*, and roof forms shall be used to create distinct identities for these *developments* within the community and enhance visibility from primary streetscapes.
(b) A minimum of fifty percent (50%) of the *ground floor* *façade* facing the public *streets* shall contain transparent glazing.
(c) For *corner lots*, the *façade* treatment shall wrap around the side of the *building* to provide a consistent profile facing both *streets*.
(d) All minor mechanical equipment on a roof of any *building* shall be concealed by incorporating it within the *building* to the satisfaction of the *Development Authority*.

13.11. Landscaping
(a) *Landscaping* shall be included to *screen* *parking lots* from the *street* frontages.
(b) *Landscaping* shall be provided in accordance with Part 5, Section 26.

13.12. Parking
(a) No parking is permitted between the *street* and the *building* *façade* facing the *street*, except in the case of *educational facilities* and *health facilities, major*. For *lots* facing more than one *street*, the *Development Authority* shall determine which *street* shall qualify for this regulation.

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(b) Drop off areas may be located between the *street* and the *building façade* facing the public *street* and shall incorporate landscape *screening*.
(c) A maximum of twenty percent (20%) of the *lot* frontage *adjacent* to a *street* may be utilized for surface parking.

13.13. Additional Regulations for Lots 1-5, Block 2, Plan 5030TR; Lot 12, Block 2, Plan 5030TR; Lot 1, Plan 3790 NY; Lot 15MR, Block 2, Plan 922 0240; Lot 2, Block 2, Plan 772 2192
(a) Where a conflict exists between the provisions contained in Part 6 Sections 13.5-13.12 and any provision in Part 6 Sections 13.14-13.18, the provisions in Part 6 Sections 13.14-13.18 shall apply.

13.14. Additional Regulations
(a) Loading, storage and trash collection area is encouraged to be located internally within the *development*. Where this is not possible, they shall be located to the rear or sides of the *principal building* and shall be *screened* from view from any *adjacent parcels* and *streets*.

13.15. Built Form Regulations – Siting
(a) Up to fifty percent (50%) of the *development* fronting onto a *street* may be *setback* up to 5.0m to provide for outdoor *patio* space or *spill out zone*.

13.16. Built Form Regulations – Massing
(a) *Buildings* along Franklin Avenue and King Street shall be a minimum *height* of 6.0m.

13.17. Built Form Regulations – Architectural Elements
(a) *Blank walls* facing *streets* or public spaces shall not be permitted.
(b) A minimum of twenty percent (20%) of the *ground floor façade* of a *building* facing a *street* shall contain transparent glazing comprised of windows and *building* entrances.
(c) *Development* facing *streets* shall provide weather protection in the form of *awnings* or *canopies*. And shall comply with the following:
    i. *Awnings* or *canopies* shall provide a minimum of 2.5m and a maximum of 4.0m of vertical clearance over the sidewalk.
    ii. The primary entry doors shall be located on the side of the *building* facing the *street*. Secondary *building* entrances can exist on the side or rear of a *development*.

13.18. Built Form Regulations – Parking
(a) No additional parking is permitted between the *street* and the front *façade* along Franklin Avenue and King Street.
(b) Surface parking shall generally be located to the rear of the *building*.
(c) *Parking structures* and surface *parking lots* shall be connected to public *streets* or primary entry doors of surrounding *buildings* by defined pedestrian pathways.
(d) A *parking structure* is permitted to front Franklin Avenue or King Street provided that the *ground floor* frontage is occupied by active uses excluding any related mechanical room or pedestrian or vehicular access. These *ground floor* uses shall maintain a minimum depth of 12.0m.

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14. A – Airport District

14.1. Purpose

The purpose of this district is to provide for the *development* and operation of the *landside business industrial* area of the Fort McMurray Airport as identified in the Fort McMurray Regional Airport Area Structure Plan.

14.2. Permitted uses	14.3. Discretionary uses
(a) *Accessory building* (b) *Animal care services, major* (c) *Animal care services, minor* (d) *Automotive vehicle sales or rental* (e) *Commercial guest accommodation* (f) *Commercial school, major* (g) *Contractor, general* (h) *Contractor, limited* (i) *Drinking establishment* (j) *Equipment rental* (k) *Essential public service* (l) *Fleet service* (m) *Industry, general* (n) *Office* (o) *Park* (p) *Parking lot* (q) *Parking structure* (r) *Public utility* (s) *Recreation facility, indoor* (t) *Restaurant, major* (u) *Restaurant, minor* (v) *Security suite* (w) *Service station, major* (x) *Service station, minor* (y) *Storage facility, outdoor* (z) *Warehouse and storage*	(a) *Adult entertainment facility* (b) *Cannabis retail store* (c) *Casino* (d) *Intermodal facility* (e) *Liquor store* (f) *Retail, general* (g) *Similar use* (h) *Special event*
*NP Notice Posting	

14.4. Site Standards

The following standards shall apply to every *development* in this district.

Standard	**Provision**
(a) *Front yard* *setback* (minimum)	6.0m
(b) *Rear yard* *setback* (minimum)	Transitional *setback* from the runway based on the Fort McMurray Airport Zoning Regulations C.R.C., c. 82. None required if transitional *setback* not applicable.
(c) *Interior side yard* *setback* (minimum)	1.2m
(d) *Exterior side yard* *setback* (minimum)	3.0m
(e) *Height* (maximum)	45.0m, subject to Airport Authority approval
(f) *Landscaping* (minimum)	3.0m along any portion of the *yard* *abutting* a *street*

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14.5. Additional Provisions

(a) All *developments* shall abide by all federal regulations for *airports*, *airport* operations and *airport* safety.
(b) Parking requirements shall be determined based on Part 7.
(c) Within the Airport District, *development permits* are not required for those areas identified as such in the Area Structure Plan Bylaw 12/009.
(d) Any *development* which, in the opinion of the *Development Authority*, may cause a dangerous condition that could interfere with the safe and efficient operation of the *airport* shall be referred to Transport Canada for comment.
(e) A *development permit* shall not be issued for a *special event* within 100m from the boundary of a *parcel* of any urban residential district or rural residential district.

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15. PR – Parks and Recreation District

15.1. Purpose

The purpose of this district is to provide for the *development* of land for *parks* and recreational facilities intended for the use and enjoyment of the public at large.

15.2. Permitted uses	15.3. Discretionary uses
(a) *Accessory building* (b) *Park* (c) *Park, natural* (d) *Parking lot* (e) *Parking structure* (f) *Public utility*	(a) *Boat fuel services* (b) *Campground* (outside the *urban service area*) (c) *Drinking establishment** (a) *Float plane base* (b) *Food vendor, mobile* (c) *Recreation facility, indoor* (d) *Recreation facility, outdoor* (e) *Recycling facility* (f) *Resort facility* (outside the *urban service area*) (g) *Restaurant, major** (h) *Restaurant, minor** (i) *Retail, convenience** (j) *Retail, general** (k) *Security suite** (l) *Special event*
*NP Notice Posting	

15.4. Site Standards

The following standards shall apply to every *development* in this district.

Standard	**Provision**
(a) *Front yard setback* (minimum)	41m if fronting a *highway* 6.0m in all other cases
(b) *Rear yard setback* (minimum)	6.0m
(c) Side *yard setbacks* (minimum)	6.0m
(d) *Height* (maximum)	6.0m for *float plane base* 12.2m in all other cases
(e) *Floor area ratio* (maximum)	2.0

15.5. A *development permit* shall not be issued for a *special event* within 100m from the boundary of a *parcel* of any urban residential district or rural residential district.

15.6. Additional Provisions – Discretionary Uses

(a) The following uses may only be approved when accessory to a *park*, *indoor recreation facility* or *outdoor recreation facility*:
   i. *Drinking establishment*;
   ii. *Major restaurant*;
   iii. *Minor restaurant*;
   iv. *Convenience retail*; and,
   v. *General retail*.

(b) *Float plane base*
   i. Accessory *development* may include *office buildings*, fuel storage, and maintenance facilities integral to the operation of the base.

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ii. Fuel storage facilities shall be located to the satisfaction of the *Development Authority* and in accordance with provincial regulations.

15.7. Additional Provisions – Development abutting Environmental Preservation Areas

(a) The *Development Authority* may require a report, to the satisfaction of the *Development authority*, be prepared by a qualified professional stating the impacts of proposed *development* on the existing natural areas.

(b) The *Development Authority* may require a report, satisfactory to the *Development Authority*, by a registered professional Engineer, detailing the structural components of the proposal which will limit any risk to the bank stability, for the following *developments*:

i. any *swimming pool* or wading pool;
ii. water fountain and/or water sculpture;
iii. water reservoir or water tank;
iv. ornamental pond or lake; or
v. water retaining excavation, structure or vessel that could affect sub-soil characteristics.

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16. EP – Environmental Preservation District

16.1. Purpose

The purpose of this *district* is to provide for the preservation of natural open space, enhancement of naturalized areas and the protection of environmentally sensitive lands from incompatible *development*.

16.2. Permitted uses	16.3. Discretionary uses
(a) *Park, natural*	(a) *Accessory building* (b) *Public utility* (c) *Recreation facility, outdoor*
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16.4. Site Standards

(a) In addition to Part 5, the regulations for the *development* shall be at the discretion of the *Development Authority*.

16.5. Additional Provisions

(a) Notwithstanding Part 3, Section 2, all *developments* in this *district* shall require a *development permit*.
(b) Permission shall be obtained from the *Development Authority* prior to clearing, grading, tree cutting, trail construction, irrigation, or similar activity.
(c) Any *development permit* applications or request for clearing, grading, tree cutting, trail construction, irrigation, or similar activity which requires the restoration and rehabilitation of a site upon completion of such activity shall be accompanied by detailed landscape restoration plan prepared to the satisfaction of the *Development Authority* and certified by a qualified professional.
(d) The extraction of sand, gravel, or aggregate is not permitted.

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17. DC – Direct Control District

17.1. Purpose

The purpose of this district is to provide for the creation of specific land use regulations where the circumstances are such that control by other districts would be inappropriate or inadequate, having regard to any applicable statutory plans, existing or future surrounding *developments* and public interest.

17.2. Uses

In approving a direct control district, *Council* shall specify those uses which may be permitted or discretionary in the district.

17.3. Application

(a) This district shall only be applied where the following conditions are met:
   i. the *development* is, in the opinion of *Council*, considered appropriate for the site, having regard for the policies and objectives of any statutory plan and the *development's* compatibility with the scale and character of the surrounding *development*;
   ii. the use of any other *district* to accommodate the *development* would, in the opinion of *Council*, result in potential conflicts with existing or future *developments*, should the full *development* potential of such other *district* be utilized; or
   iii. the *development* is of a unique form or nature not contemplated or reasonably regulated by another *district*.

(b) In addition to the information required by this Bylaw for a land use bylaw amendment application, the *Applicant* shall also provide the following information:
   i. an explanation for why the *district* is desirable for the site, having regard for the conditions of application set out in (a) above;
   ii. a list of uses proposed for the site;
   iii. a narrative documenting the opinions and concerns of surrounding property *owners* and residents, which have been obtained by the *Applicant* through a public information program, and how the proposed *development* responds to those concerns, together with a summary of the methods used to obtain such input;
   iv. plans and elevations that would help to substantiate the need for this district;
   v. details on the anticipated schedule and sequence of *development*;
   vi. proposed servicing scheme and its relationship to any municipal plans; and
   vii. any other information as may be required by *Council*.

17.4. Development Controls

(a) In approving this district, *Council* shall specify which uses shall be decided upon by the *Development Authority* and by *Council*.

(b) In approving this district, *Council* shall specify at its discretion those regulations, in addition to the general regulations of this Bylaw, which shall apply to uses in this district.

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18. DC-MI – Direct Control MacDonald Island District

18.1. Purpose

The purpose of this district is to establish special land use and *development* regulations to accommodate the *development* of MacDonald Island Park. The district is intended to provide the *Municipality* with the necessary control over the nature and location, site design and appearance of *development* on the site. As a direct control district, *Council* may approve any *development* for any use on any terms and conditions it considers appropriate.

18.2. Permitted uses – Development Authority The following uses may be approved by the *Development Authority* without specific approval of *Council*:
(a) *Accessory building* (b) *Parking lot* (c) *Parking structure* (d) *Public utility*
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18.3. Site Standards

In addition to the regulations contained in Part 5 the following provisions shall apply to every *development* in this district. The *Development Authority* may require a higher standard than those contained in Part 5 or standards contained in this district to achieve the vision of the City Centre Area Redevelopment Plan and to address the unique character and limitations of the area.

Standard	**Provision**
(a) *Front yard setback* (minimum)	6.0m
(b) *Rear yard setback* (minimum)	6.0m
(c) Side *yard setbacks* (minimum)	6.0m
(d) *Height* (maximum)	12.2m for those uses listed as *permitted uses* (DO) 12.2m for those uses listed as *discretionary uses* (Regional *Council*), or at the discretion of Regional *Council*.

18.4. Additional Regulations

(a) The *Development Authority* may approve additions, or changes that constitute less than five percent (5%) of the total *gross floor area* of all existing *buildings* on the site.

(b) A *development permit* is not required for *special events* in this *district*.

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19. UE – Urban Expansion District

19.1. Purpose

The purpose of this district is to protect land suited for future urban and *hamlet* expansion from premature *subdivision* and *development*.

19.2. Permitted uses	19.3. Discretionary uses
(a) *Accessory building* (b) *Park* (c) *Public utility* (d) *Security suite*	(a) *Agriculture, extensive* (b) *Agriculture, small scale* (c) *Airport* (d) *Animal care services, major* (e) *Essential public service* (f) *Intensive livestock operation* (g) *Mobile home* (h) *Recreation facility, outdoor* (i) *Single detached dwelling* (j) *Special event* (k) *Storage facility, outdoor*
*NP Notice Posting	

19.4. Site Standards

The following standards shall apply to every *development* in this district.

Standard	**Provision**
(a) *Lot* area (minimum)	2.0ha

19.5. Additional Provisions

(a) The *subdivision* of one (1) *lot* from a quarter section may be allowed to accommodate an existing residence and related improvements, provided the balance is retained for agricultural purposes.
(b) All other standards shall be at the discretion of the *Development Authority*.
(c) A *development permit* shall not be issued for a *special event* within 100m from the boundary of a *parcel* of any urban residential district or rural residential district.

19.6. Additional Provisions – Discretionary Uses

(a) The following uses may only be approved when accessory to *agriculture, small scale* or *agriculture, extensive*:
    i. *mobile home*;
    ii. *single detached dwelling*.

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20. IL – Light Industrial District

20.1. Purpose

The purpose of this district is to provide for the *development* of a wide range of compatible commercial and industrial uses, which do not adversely affect surrounding non-industrial uses through the generation of emissions, noise, odors, vibrations, heat, bright light or dust.

20.2. Permitted uses	20.3. Discretionary uses
(a) *Accessory building* (b) *Animal care services, minor* (c) *Automotive and equipment service* (d) *Automotive vehicle sales or rental* (e) *Commercial guest accommodation* (f) *Commercial school, minor* (g) *Contractor, limited* (h) *Custom manufacturing* (i) *Equipment rental* (j) *Food vendor, mobile* (k) *Funeral home* (l) *Market* (m) *Office* (n) *Parking lot* (o) *Parking structure* (p) *Public utility* (q) *Recreation facility, indoor* (r) *Restaurant, major* (s) *Restaurant, minor* (t) *Security suite*	(a) *Adult entertainment facility* (b) *Animal care services, major* *(c) Auctioneering facility* (d) *Commercial school, major* (e) *Crematorium* (f) *Drinking establishment* (g) *Fleet service* (h) *Recycling facility* (i) *Retail, genera* (j) *Similar use* (k) *Special event* (l) *Storage facility, mini* (m) *Storage facility, outdoor* (n) *Warehouse and storage*
*NP Notice Posting	

20.4. Site Standards

The following standards shall apply to every *development* in this district.

Standard	**Provision**
(a) *Lot* area (minimum)	0.2ha
(b) *Lot width* (minimum)	30.0m
(c) *Front yard setback*	6.0m (minimum) 30.0m (maximum)
(d) *Rear yard setback* (minimum)	7.5m
(e) *Interior side yard setbacks* (minimum)	One *interior side yard* 1.2m and at least one *interior side yard* 6.0m
(f) *Exterior side yard setback* (minimum)	3.0m
(g) *Height* (maximum)	14.0m
(h) *Landscaping* (minimum)	3.0m along any portion of the *front yard abutting* a *street* 10% of *lot* area

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(i) *Floor area ratio* (maximum)	1.2

20.5. Additional Provisions

(a) All waste collection shall be *screened* from view in accordance with Part 5 Section 22 Fencing and Screening, Part 5 Section 23 Garbage and Recycling Enclosures, and Part 5 Section 26 Landscaping.

(b) *Parcels* shall be entirely paved with asphalt, concrete or hard surface, not including gravel, and/or finished with *landscaping*.

(c) Grading and drainage of *parcels* shall be in accordance with the *Engineering Servicing Standards*.

(d) Outdoor activities (loading, service, storage) may occur provided they are accessory to the *principal use* and the scale of such activities does not unduly conflict with the primary purpose of this *district* or dominate the use of the site.

(e) Outdoor activities shall only be allowed if they are *screened* in a way that they are not visible from the *street* as per Part 5 Section 22 Fencing and Screening.

(f) In addition to the *screening* requirements of (e) a *outdoor storage facility* facing a high visibility corridor such as a *highway* or *arterial road* shall provide a landscaped buffer between the storage area and the corridor, to the satisfaction of the *Development Authority*.

(g) A *development permit* shall not be issued for a *special event* within 100m from the boundary of a *parcel* of any urban residential district or rural residential district.

20.6. Built Form Provisions – Siting

(a) Outside display areas may be permitted to the side or front of the *principal building* provided that such displays are limited to examples of equipment or material related to the industry or *business* located on the site. If the outdoor display area is visible from a *street*, it is limited in size to thirty-three percent (33%) of the *lot width*, up to a maximum of 30m.

20.7. Parking

(a) Along all frontages facing a *street*, surface parking areas shall be *screened* in accordance with Part 5 Section 26 Landscaping.

(b) Continuous, direct, barrier-free pedestrian walkways shall be provided through parking areas to *building* entrances in accordance with the provisions of Part 5 Section 2.2 Active Frontage.

20.8. Architectural Elements

(a) *Blank walls* facing *streets*, public spaces or pedestrian routes shall not be permitted.

(b) The *building façade* shall be *articulated* at a minimum of 10.0m intervals through the use of different materials, colors, massing, windows, projections, recessions and similar *architectural treatments*.

(c) Design techniques including, but not limited to, the use of sloped roofs, variations in *building setbacks* and *articulation* of *building façades*, shall be employed when viewed from *adjacent* residential areas and *streets*.

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21. IM – Medium Industrial District

21.1. Purpose

The primary purpose of this district is to provide for industrial uses that may impact *adjacent* land uses. These uses may carry out a portion of their operation outdoors and may impact surrounding nonindustrial uses through the generation of emissions, noise, odors, vibrations, heat, bright light or dust.

21.2. Permitted uses	21.3. Discretionary uses
(a) *Accessory building* (b) *Animal care services, major* (c) *Animal care services, minor* *(d) Auctioneering facility* (e) *Automotive and equipment service* (f) *Automotive vehicle sales or rental* (g) *Commercial school, major* (h) *Commercial school, minor* (i) *Contractor, general* (j) *Contractor, limited* (k) *Equipment rental* (l) *Essential public service* (m) *Fleet service* (n) *Food vendor, mobile* (o) *Funeral home* (p) *Heavy equipment or mobile home sales* (q) *Market* (r) *Parking lot* (s) *Parking structure* (t) *Public utility* (u) *Recreation facility, indoor* (v) *Security suite* (w) *Service station, major* (x) *Service station, minor* (y) *Storage facility, mini* (z) *Warehouse and storage*	(a) *Abattoir* (b) *Adult entertainment facility* (c) *Bulk oil, fuel and chemical storage* (d) *Crematorium* (e) *Drinking establishment* (f) *Industry, general* (g) *Intermodal facility* (h) *Office* (i) *Recycling facility* (j) *Restaurant, major* (k) *Restaurant, minor* (l) *Retail, general* (m) *Similar use* (n) *Special event* (o) *Storage facility, outdoor* 21.4. Discretionary uses for Lot 5, Block 10, Plan 792 1669 *(a) Child Care Facility*
*NP Notice Posting	

21.5. Site Standards

The following standards shall apply to every *development* in this district.

Standard	**Provision**
(a) *Lot* area (minimum)	0.5ha
(b) *Lot width* (minimum)	50.0m
(c) *Front yard setback*	6.0m (minimum) 40.0m when the site is *adjacent* to the primary or secondary *highway* (minimum) 30.0m (maximum)
(d) *Rear yard setback* (minimum)	7.5m
(e) Side *yard setbacks* (minimum)	None if firewall provided 3.0m in all other cases

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	6.0m in case of access to *rear yard*
(f) *Exterior side yard setback* (minimum)	3.0m
(g) *Height* (maximum)	18.0m
(h) *Landscaping* (minimum)	3.0m along any portion of the *yard abutting* a *street* 10% of *lot* area

21.6. Additional Provisions

(a) All loading, storage, waste collection, outdoor service shall be *screened* from view in accordance with Part 5 Section 22 Fencing and Screening, Part 5 Section 23 Garbage and Recycling Enclosures, and Part 5 Section 26 Landscaping

(b) Outdoor Storage:

i. Outdoor activities shall only be allowed if they are *screened* to the satisfaction of the *Development Authority*.

ii. Whenever outdoor storage faces a *highway* or *arterial road*, it shall be *screened* with a landscaped buffer.

iii. Outdoor storage visible from a *highway* or an *arterial road* shall be *screened*.

(c) *Minor restaurant* and *general retail* may be allowed provided they are accessory to a *principal use*.

(d) Outside display areas may be permitted to the side or front of the *principal building* provided that such displays are limited to examples of equipment or material related to the industry or *business* located on the site. If the outdoor display area is visible from a *street*, it is limited in size to thirty-three percent (33%) of the *lot width*, up to a maximum of 30m.

(e) Accesses and driveways into a site shall be paved to the rear wall of the *building* or 15m of the *lot depth*, whichever is lesser.

(f) Driveways may be graveled within the *rear yard*.

(g) Within the boundaries of the Willow Lake Area Structure Plan, industrial uses such as *bulk oil, fuel and chemical storage*, *major service station* and *minor service station* and other *similar uses* that have the potential of environmental contamination shall not be permitted due to concerns pertaining to environmentally sensitive features.

(h) Whenever outdoor storage faces a *highway* or *arterial road*, it shall be *screened* with a landscaped buffer.

(i) A *development permit* shall not be issued for a *special event* within 100m from the boundary of a *parcel* of any urban residential district or rural residential district.

21.7. Built Form Provisions – Siting

(a) All waste collections shall be *screened* from view in accordance with Part 5 Section 22 Fencing and Screening, Part 5 Section 23 Garbage and Recycling Enclosures, and Part 5 Section 26 Landscaping.

21.8. Built Form Provisions – Architectural Elements

(a) *Blank walls* facing *streets* shall not be permitted. The *building façade* shall be *articulated* with the use of different materials, colors, massing, windows, projections, recessions and similar *architectural treatments*.

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22. IH – Heavy Industrial District

22.1. Purpose

The purpose of this district is to provide for industrial uses that due to their appearance, noise, odor, risk of toxic emissions, or fire and explosion hazards, shall be located on the fringes of the *urban service area* or in the *rural service area*. These uses shall not interfere with the safety, use, amenity or enjoyment of any surrounding district.

22.2. Permitted uses	22.3. Discretionary uses
(a) *Accessory building* *(b) Auctioneering facility* (c) *Automotive vehicle sales or rental* (d) *Bulk oil, fuel and chemical storage* (e) *Equipment rental* (f) *Fleet service* (g) *Heavy equipment and mobile home sales* (h) *Industry, general* (i) *Industry, heavy* (j) *Intermodal facility* (k) *Public utility* (l) *Recycling facility* (m) *Security suite* (n) *Service station, major* (o) *Storage facility, outdoor* (p) *Warehouse and storage*	(a) *Abattoir* (b) *Automotive wrecker* (c) *Commercial school, major* (d) *Contractor, general* (e) *Office* (f) *Parking lot* (g) *Parking structure* (h) *Similar use* (i) *Special event* (j) *Waste management facility*
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22.4. Site Standards

The following standards shall apply to every *development* in this district.

Standard	**Provision**
(a) *Lot* area (minimum)	1.0ha
(b) *Lot width* (minimum)	50.0m
(c) *Front yard setback*	40.0m when the site is *adjacent* to a *highway* 10.00m if a *service road* is provided and in all other cases
(d) *Rear yard setback* (minimum)	40m from a *highway* 10m if a *service road* is provided 7.5m in all other cases
(e) Side *yard setbacks* (minimum)	3.0m
(f) *Exterior side yard setback* (minimum)	40m from a *highway* 10m if a *service road* is provided 7.5m in all other cases
(g) *Height* (maximum)	30.0m
(h) *Landscaping* (minimum)	3.0m along any portion of the *front yard abutting* a *street*

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(i) *Floor area ratio* (maximum)	0.5

22.5. Additional Provisions

(a) *Office* shall not be the *principal use* of any *building* and shall not occupy more than fifty percent (50%) of the maximum permitted *gross floor area* of the site.

(b) The *Development Authority* may attach conditions to all *permitted* and *discretionary uses* regarding the size, location, *screening* and *landscaping* of the outdoor display areas and storage areas, to ensure that *development* is compatible with surrounding *developments*.

(c) Notwithstanding required *setbacks* established in Section 22.4. Site Standards, the *Development Authority* may require a greater *setback* for those components of an industrial *development* that may interfere with the safety or amenity of *developments* upon *abutting parcels*.

(d) Whenever outdoor storage faces a *highway* or *arterial road*, it shall be *screened* with a landscaped buffer.

(e) A *development permit* shall not be issued for a *special event* within 100m from the boundary of a *parcel* of any urban residential district or rural residential district.

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23. HR1 – Hamlet Residential 1 District

23.1. Purpose

The purpose of this district is to maintain the existing character of established residential area and provide for low density residential *development*.

23.2. Permitted uses	23.3. Discretionary uses
(a) *Accessory building* (b) *Garage sale* (c) *Home business, minor* (d) *Mobile home* (e) *Park* (f) *Public utility* (g) *Single detached dwelling*	(a) *Bed and breakfast* (b) *Boarding house** (c) *Child care facility* (d) *Duplex* (e) *Essential public service* (f) *Group home** (g) *Home business, major* (h) *Semi-detached dwelling* (i) *Suite, secondary*
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23.4. Site Standards

The following standards shall apply to every *development* in this district.

Site Standard	**Municipal Serviced Lots**	**Lots serviced with Municipal Water or Municipal Sewer**	**Un-serviced Lots**
(a) *Lot* area (minimum)	600sq m	2,023sq m	4,047sq m
(b) *Lot width* (minimum)	15.0m	20m	30m
(c) *Front yard setback* (minimum)	7.5m		
(d) *Rear yard setback*	6.0m	7.5m	7.5m
(e) Side *yard setbacks*	1.5m One *interior side yard* 3.0m	4.5m	7.5m
(f) *Height* (maximum)	10.0m		
(g) *Lot coverage* (maximum)	45% up to maximum of 600sq m	30% of *lot* area or 600sq m, whichever is lesser	1,000sq m
(h) *Landscaping* (minimum)	30%		

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24. HR2 – Hamlet Residential 2 District

24.1. Purpose

The purpose of this district is to provide for the *development* of a range of medium density residential area within *hamlets*.

24.2. *Permitted uses*	24.3. *Discretionary uses*
(a) *Accessory building* (b) *Apartment* (c) *Duplex* (d) *Garage sale* (e) *Home business, minor* (f) *Multi-unit dwelling* (g) *Park* (h) *Public utility* (i) *Semi-detached dwelling*	(a) *Bed and breakfast* (b) *Boarding house** (c) *Child care facility* (d) *Essential public service* (e) *Group home* (f) *Home business, major* (g) *Mobile home* (h) *Multi-residential development* (i) *Single detached dwelling* (j) *Suite, secondary*
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24.4. Site Standards - Single Detached Dwellings, Semi-detached Dwellings, and Duplexes

The following standards shall apply to every *development* in this district.

Site Standard	**Municipal Serviced Lots**	**Lots serviced with Municipal Water or Municipal Sewer**	**Un-serviced Lots**
(a) *Lot* area (minimum)	460sq m for *corner lots* 400sq m in all other case	930sq m	1,860sq m
(b) *Lot width* (minimum)	14.0m for *corner lots* 12.2m in all other cases	18.0m	30.0m
(c) *Front yard setback* (minimum)	4.5m for *principal use* 6.0m for *garage*	7.5m	
(d) *Rear yard setback* (minimum)	4.6m	7.5m	
(e) Side *yard setbacks* (minimum)	0.0m for *zero lot line development* 1.2m in all other cases One *interior side yard* 3.0m	0.0m for *zero lot line development* 3.0m in all other cases	
(f) *Height* (minimum)	12.0m		
(g) *Lot coverage* (maximum)	45% or maximum of 600sq m (lesser of the two)		
(h) *Landscaping* (minimum)	30%		
(i) Density (maximum)	25 *dwelling units* per hectare or as approved in an applicable Statutory Plan		

24.5. Site Standards - Apartments, Multi-unit Dwellings, and Multi-residential Developments

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Site Standard	Municipal Serviced Lots	Lots serviced with Municipal Water or Municipal Sewer	Un-serviced Lots
(a) *Lot* area (minimum)	2,000sq m		
(b) *Lot width* (minimum)	30m		
(c) *Front yard setback* (minimum)	7.5m		
(d) *Rear yard setback*	7.5m		
(e) Side *yard setbacks*	4.6m		
(f) *Height*	12.0m		
(g) *Lot coverage* (maximum)	45%		
(h) *Landscaping* (minimum)	30%	None	

24.6. Additional Provisions

(a) The *Development Authority* may attach conditions to all *permitted* and *discretionary uses* regarding the size, location, *screening* and *landscaping* of the outdoor display areas and storage areas, to ensure that *development* is compatible with surrounding *developments*.

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25. HCC – Hamlet Community Core District

25.1. Purpose

The purpose of this district is to provide a variety of compatible institutional, commercial, recreational, and residential uses in the community core of a *hamlet*.

25.2. Permitted uses	25.3. Discretionary uses
(a) *Accessory building* (b) *Essential public service* (c) *Home business, minor* (d) *Multi-unit dwelling* (e) *Office* (f) *Park* (g) *Public utility* (h) *Recreation facility, indoor* (i) *Recreation facility, outdoor* (j) *Restaurant, minor* (k) R*etail, convenience* (l) *Retail, general*	(a) *Animal care services, major** (b) *Animal care services, minor* (c) *Apartment* (d) *Bed and breakfast* (e) *Boarding house* (f) *Child care facility* (g) *Commercial guest accommodation* (h) *Commercial school, minor* (i) *Drinking establishment* (j) *Duplex* (k) *Educational facility* (l) *Group home** (m) *Health facility, minor* (n) *Home business, major* (o) *Liquor store* (p) *Live-work unit* (q) *Market* (r) *Mobile home* (s) *Multi-residential development* (t) *Religious assembly* (u) *Restaurant, major* (v) *Security suite* (w) *Semi-detached dwelling* (x) *Similar use* (y) *Single detached dwelling* (z) *Special event* (aa) *Suite, secondary*
*NP Notice Posting	

25.4. Site Standards

The following standards shall apply to every *development* in this district.

Site Standard	**Provision**
(a) *Lot* area (maximum)	*Single detached dwelling*: 600sq m for *lots* serviced with *Municipal* water and *Municipal* sewer *Semi-detached dwelling*: 336sq m for *lots* serviced with *Municipal* water and *Municipal* sewer 2,000sq m for all other uses including residential and unserviced *lot*
(b) *Lot* area (minimum)	*Multi-unit dwellings*: 2,000sq m minimum None for all other uses
(c) *Lot width* (minimum)	*Multi-residential development* and *apartments*: 30.0m *Multi-unit dwellings*: 9.0m for corner *dwelling units* and 6.0m for internal *dwelling units* For all other residential uses: 7.6m per *dwelling unit*

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(d) *Front yard* *setback* (minimum)	1.2m
(e) *Rear yard* *setback* (minimum)	7.5m
(f) *Interior side yard* *setback* (minimum)	0m and 1.2m for *multi-unit dwelling* and *apartment*
(g) *Exterior side yard* *setback* (minimum)	3.0m
(h) *Height* (maximum)	16.0m for mixed-use *development* 12.0m for all other *development*
(i) *Landscaping* (minimum)	30% for *single detached dwelling*, *semi-detached dwelling* and *mobile home* *dwelling units* 10% for all other *developments*
(j) Density (maximum)	90 *dwelling units* per hectare or as approved in an applicable Statutory Plan

25.5. Additional Provisions

(a) Loading, storage, trash collection areas and grease traps shall be located to the rear or sides of the *principal building* and shall be *screened* from view from any *adjacent* *parcels* and *streets*.

(b) The *Development Authority* may attach conditions to all *permitted* and *discretionary uses* regarding the size, location, *screening* and *landscaping* of the outdoor display areas and storage areas, to ensure that *development* is compatible with surrounding *developments*.

(c) A *development permit* shall not be issued for a *special event* within 100m from the boundary of a *parcel* of any urban residential district or rural residential district.

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26. HC – Hamlet Commercial District

26.1. Purpose

The purpose of this district is to allow for residential uses and compatible small-scale commercial and retail uses outside of the Hamlet Community Core District.

26.2. Permitted uses	26.3. Discretionary uses
(a) *Accessory building* (b) *Home business, minor* (c) *Mobile home* (d) *Park* (e) *Public utility* (f) *Retail, convenience* (g) *Single detached dwelling*	(a) *Bed and breakfast* (b) *Boarding house** (c) *Child care facility* (d) *Duplex* (e) *Essential public service* (f) *Group home** (g) *Health care facility, minor* (h) *Home business, major* (i) *Retail, general* (j) *Semi-detached dwelling* (k) *Similar use* (l) *Special event* (m) *Suite, secondary*
*NP Notice Posting	

26.4. Site Standards

The following standards shall apply to every *development* in this district.

Site Standard	**Municipal Serviced Lots**	**Lots serviced with Municipal Water or Municipal Sewer**	**Un-serviced Lots**
(a) *Lot* area (minimum)	600sq m	2,023sq m	4,047sq m
(b) *Lot width* (minimum)	15.0m	20.0m	30.0m
(c) *Front yard setback* (minimum)	7.5m		
(d) *Rear yard setback* (minimum)	6.0m	7.5m	7.5m
(e) *Side yard setbacks* (minimum)	1.5m One *interior side yard* 3.0m	4.5m	7.5m
(f) *Height* (maximum)	12.0m		
(g) *Lot coverage* (maximum)	45% to maximum of 600sq m	30% or 600sq m, whichever is lesser	1,000sq m
(h) *Landscaping* (minimum)	30%	None	

26.5. A *development permit* shall not be issued for a *special event* within 100m from the boundary of a *parcel* of any urban residential district or rural residential district.

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27. CR – Country Residential District

27.1. Purpose

The purpose of this district is to provide for residential *development* that will retain the rural character of the area. The existing residential pattern and density of acreage *lots* is maintained. The natural environment is protected and conserved.

27.2. Permitted uses in Gregoire Lake Estates	27.3. Discretionary uses
(a) *Accessory building* (b) *Garage sale* (c) *Home business, minor* (d) *Park* (e) *Public utility* (f) *Single detached dwelling*	(a) *Bed and breakfast** (b) *Home business, major* (c) *Suite, secondary*
27.4. Permitted uses in all other locations	
(a) *Accessory building* (b) *Agriculture, personal use* (c) *Home business, minor* (d) *Mobile home* (e) *Park* (f) *Public utility* (g) *Single detached dwelling*	
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27.5. Site Standards

The following standards shall apply to every *development* in this district.

Site Standard	**Provision**
(a) *Lot* area (minimum)	1.0ha
(b) *Lot width* (minimum)	50.0m
(c) *Front yard setback* (minimum)	7.6m
(d) Side *yard setback* (minimum)	3.0m in Gregoire Lake Estates 7.6m in all other cases
(e) *Rear yard setback* (minimum)	7.6m
(f) *Lot coverage* (maximum)	45%
(g) *Height* (maximum)	12.0m

27.6. Additional Provisions

(a) *Development* in this *district* shall only be allowed if the *Development Authority* is satisfied that:
   i. the *development* meets the requirements of a site-specific geotechnical study prepared by a qualified professional, to the satisfaction of the *Development Authority*.
   ii. the site-specific technical studies shall demonstrate the suitability of the property for the proposed *development*; and assess flood and subsidence risks and identify appropriate mitigation measures.

(b) At the discretion of the *Development Authority*, other studies related to environmental assessment may be required. These may include but are not limited to:
   i. Biophysical impact assessment

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ii. Hydrological and or hydrogeological study
iii. Environmental site assessment

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28. SH – Small Holdings District

28.1. Purpose

The purpose of this district is to provide for the *development* of a mix of large *lot* acreages intended for residential, agricultural pursuits, and other compatible uses on lands that are potentially susceptible to flooding.

28.2. Permitted uses	28.3. Discretionary uses
(a) *Accessory building* (b) *Agriculture, personal use* (c) *Garage sale* (d) *Home business, minor* (e) *Mobile Hole* (f) *Park, natural* (g) *Public utility* (h) *Single detached dwelling*	(a) *Bed and breakfast** (b) *Home business, major* (c) *Park* (d) *Suite, secondary*
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28.4. Site Standards

The following standards shall apply to every *development* in this district.

Site Standard	**Provision**
(a) *Lot* area (minimum)	2.02ha
(b) *Front yard setback* (minimum)	7.6m
(c) Side *yard setback* (minimum)	7.6m
(d) *Rear yard setback* (minimum)	7.6m
(e) *Lot coverage* (maximum)	45%
(f) *Height* (maximum)	12.0m

28.5. Additional Provisions

(a) *Development* in this *district* shall only be allowed if the *Development Authority* is satisfied that the *development* meets the requirements of a site-specific geotechnical study prepared by the appropriate accredited professional to the satisfaction of the *Development Authority*.

(b) At the discretion of the *Development Authority*, other site-specific technical studies to demonstrate the suitability of the property for the proposed use may be required. These may include but are not limited to:
   i. Biophysical impact assessment
   ii. Hydrological and or hydrogeological study
   iii. Environmental site assessment
   iv. Geotechnical assessment
   v. Flood and subsidence risks and identify appropriate mitigation measures.

(c) All *habitable rooms* and mechanical systems shall be located above the 250-meter contour level.

(d) All fill shall be engineered to a standard consistent with the *Engineering Servicing Standards* acceptable to the *Development Authority*.

(e) *Development* in this *district* shall only be allowed if the *Development Authority* is satisfied that:
   i. adequate access exists to a *road*;
   ii. the developer will be responsible for constructing all internal roads;

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iii. the *development* can be serviced with water and sanitary sewage in compliance with the Nuisance and General Sanitation Regulation of the Public Health Act and the Alberta Private Sewage Treatment and Disposal Regulation;
iv. the use is compatible with the rural character of the area, as may be further described in an approved Statutory Plan and has minimal impact on the environment.

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29. SE1 – Suburban Estate Residential 1 District

29.1. Purpose

The purpose of this district is to provide for sub-urban residential estate *single detached dwelling developments* on large *lots* in the rural areas in close proximity to the *urban service area*.

29.2. *Permitted uses*	29.3. *Discretionary uses*
(a) *Accessory building* (b) *Garage sale* (c) *Home business, minor* (d) *Park* (e) *Public utility* (f) *Single detached dwelling*	(a) *Home business, major* (b) *Recreation facility, outdoor* (c) *Suite, Secondary*
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29.4. Site Standards

The following standards shall apply to every *development* in this district.

Site Standard	**Provision**
(a) *Lot* area (minimum)	0.8ha
(b) *Lot width* (minimum)	50.0m
(c) *Front yard setback* (minimum)	7.6m
(d) Side *yard setback* (minimum)	7.6m
(e) *Rear yard setback* (minimum)	7.6m
(f) *Landscaping* (minimum)	30%
(g) *Lot coverage* (maximum)	45%
(h) *Height* (maximum)	12.0m

29.5. Additional Provisions

(a) Clearing of trees shall not be permitted within 6m of any side or *rear lot line* and 10m of the *front lot line*.

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30. SE2 – Suburban Estate Residential 2 District

30.1. Purpose

The purpose of this district is to provide for sub-urban residential estate mixed low density residential and limited agricultural *developments* on large *lots* in the rural areas in close proximity to the *urban service area*.

30.2. *Permitted uses*	30.3. *Discretionary uses*
(a) *Accessory building* (b) *Garage sale* (c) *Home business, minor* (d) *Park* (e) *Public utility* (f) *Single detached dwelling*	(a) *Agriculture, small scale* (b) *Home business, major* (c) *Mobile home* (d) *Recreation facility, outdoor* (e) *Suite, Secondary*
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30.4. Site Standards

The following standards shall apply to every *development* in this district.

Site Standard	**Provision**
(a) *Lot* area (minimum)	0.8ha
(b) *Lot width* (minimum)	50.0m
(c) *Front yard setback* (minimum)	7.6m
(d) Side *yard setback* (minimum)	7.6m
(e) *Rear yard setback* (minimum)	7.6m
(f) *Landscaping* (minimum)	30%
(g) *Lot coverage* (maximum)	45%
(h) *Height* (maximum)	12.0m

30.5. Additional Provisions

(a) Clearing of trees shall not be permitted within 6m of any side or *rear lot line* and 10m of the *front lot line*.

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31. RD – Rural District

31.1. Purpose

The purpose of this district is to support *developments* including agriculture and resource extraction, in rural areas outside established *hamlet* boundaries.

31.2. Permitted uses	31.3. Discretionary uses
(a) *Accessory building* (b) *Agriculture, extensive* (c) *Agriculture, small scale* (d) *Airport* (e) *Oil sands operations* (f) *Park* (g) *Public utility* (h) *Natural resource extraction* (i) *Trapper cabin*	(a) *Abattoir* (b) *Animal care services, major* (c) *Automotive and equipment service* *(d) Bulk oil, fuel and chemical storage* (e) *Campground* (f) *Contractor, general* (g) *Essential public service* (h) *Home business, major* (i) *Home business, minor* *(j) Intensive livestock operation* (k) *Mobile home* (l) *Parking lot* (m) *Parking structure* (n) *Project accommodation* (o) *Recreation facility, outdoor* (p) *Resort facility* (q) *Restaurant, minor* (r) *Security suite* (s) *Service station, minor* (t) *Similar use* (u) *Single detached dwelling* (v) *Special event* (w) *Storage facility, outdoor* (x) *Waste management facility*
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31.4. Site Standards

The following standards shall apply to every *development* in this district.

Site Standard	**Provision**
(a) *Lot* area (minimum)	At the discretion of the *Development Authority* for all other cases
(b) *Front yard setback* (minimum)	15.0m
(c) Side *yard setback* (minimum)	15.0m
(d) *Rear yard setback* (minimum)	15.0m

31.5. A *development permit* shall not be issued for a *special event* within 100m from the boundary of a *parcel* of any urban residential district or rural residential district.

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PART 7 PARKING AND LOADING REQUIREMENTS

1. General Standards for Parking and Loading

1.1. The following requirements shall apply to all off-*street* parking and loading facilities required by this Bylaw. Notwithstanding the requirements of this section, specific rules contained in any land use district shall govern the parking and loading requirements for that district.

1.2. Where parking or loading stalls are developed, the *owner* of the *development* shall provide the required parking and loading stalls, in accordance with this part, at the time of obtaining a *development completion certificate*.

1.3. When a *development* involves different land uses in one or more *buildings*, parking spaces may be provided and used collectively by all users, provided that the total number of parking spaces is equal to or greater than the sum of the requirements for each individual use.

1.4. *Parking lots* shall provide a 2.0m wide sidewalk to allow for pedestrian movement to the satisfaction of the *Development Authority*. These walkways shall cross the *parking lot* in each direction and align with *building* entrances.

1.5. Parking areas shall only be used for the temporary parking of motor vehicles and shall not be used for extended or continued storage of motor vehicles for a period in excess of forty-eight (48) hours, unless authorized by a *development permit*.

1.6. Within the *urban service area*, parking areas, driveways, and approaches shall be hard-surfaced with, asphalt, concrete, permeable pavers or a similar material excluding gravel, unless otherwise approved by the *Development Authority*,

1.7. *Developments* located outside the *urban service area* may have parking areas and driveways that are surfaced with gravel.

1.8. There shall be at least one barrier free pedestrian access from a sidewalk to the *building*. Such access shall not cross vehicular circulation unless otherwise approved by the *Development Authority*.

1.9. For *drive through developments* with more than 25 parking stalls pedestrian circulation routes shall be provided and clearly demarcated in conjunction with vehicular circulation. The pedestrian circulation should be demarcated through the use of raised pedestrian crossings, *signage*, change in paving, painting, bollards, *landscaping*, or any other method.

1.10. Location

(a) Unless otherwise stated in this Bylaw, all parking stalls and loading spaces required by this Bylaw shall be located on the same *lot* as the use requiring it.

(b) Where a parking area accommodates five (5) or more parking stalls, a minimum 1.5m *setback* is required between the stall and all *lot lines* to accommodate grade changes and site *landscaping*.

(c) With the exception of *special events*, the use of portable barriers including but not limited to, traffic barriers, crowd control barrier, or safety *fences*, to define parking aisles are not permitted.

1.11. For residential uses, the required parking stalls shall be accessible from a *road*, private *road* or common property.

1.12. For Commercial, Industrial and Institutional Land Uses

(a) The required parking spaces shall be surfaced and clearly demarcated to the satisfaction of the *Development Authority* prior to issuance of a *development completion certificate*, unless an extension has been granted due to weather conditions;

(b) Where a parking area is located on a site immediately *adjacent* to a residential district, a 1.5m buffer is required from the *lot line*, unless a *fence*, wall, or *landscaping* is provided and approved by the *Development Authority*.

1.13. For *Apartments* and *Multi-residential Developments*

(a) Parking spaces shall not be located between a *building façade* and a *street* unless otherwise approved by the *Development Authority*.

(b) All parking stalls shall remain common property and shall not be condominiumized.

1.14. Visitor Parking

(a) Visitor parking stalls shall not be condominiumized and shall remain common property; and,

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(b) Visitor parking stalls shall not change use.

1.15. On-site Snow Storage

(a) The location shall be identified to the satisfaction of the *Development Authority*.

(b) Parking stalls provided in excess of requirements under this Bylaw may be used as snow storage.

1.16. The stormwater drainage design for *parking lots* shall follow the *Engineering Servicing Standards* unless otherwise approved by the *Development Authority*.

1.17. *Parking lots* shall be landscaped in accordance with Part 5 Section 26 Landscaping of this Bylaw.

1.18. Parking Standards

(a) All parking spaces, loading spaces, maneuvering aisles and driveways shall be surfaced and maintained for the expected life of the *development* to the satisfaction of the *Development Authority*.

(b) *Signage* to demarcate parking rows for better visibility when the ground is covered with snow shall be required.

(c) Driveway entrances onto a *corner lot,* other than in a residential district, shall be *setback* a minimum of 25m from any property boundary which fronts onto a *street*.

2. On-Site Parking Requirements

2.1. Size of Parking Stalls and Drive Aisle

(a) The minimum dimensions of parking stalls, drive aisles, and driveways are set out in Section 2.1 (g). The stall depth shall be measured from the face of the curb to the back of the stall and shall not include potential overhang onto landscaped areas or pedestrian walkways.

(b) For parallel parking, the length of the parking spaces shall be a minimum 7.0m, except that an end space with an open end shall be a minimum of 6.5m.

(c) Maneuvering aisles and driveways serving as fire lanes shall be a minimum of 6.0m wide and have a turning radius of 12.0m (bumper to bumper radius). If necessary, the *Development Authority* may require wider *lane* width and turn radius to facilitate the maneuvering of fire trucks.

(d) Maneuvering aisles and driveways intended for two-way truck movements shall be a minimum of 9.0m wide.

(e) Parking stalls shall be clear of obstructions except for concrete wheel stops.

(f) The grade of a parking stall shall not exceed four percent (4%) in any direction.

(g) The minimum parking stalls and drive aisle dimension requirements shall be as per Figure 7.1 and the table below:

Parking Angle (degrees) “a”	Stall Width (metres) “b”	Aisle Width (metres) “c”	Stall Depth Perpendicular to Aisle (metres) “d”

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30	2.8m	3.60m	5.50m
45	2.8m	4.00m	6.20m
60	2.8m	5.50m	6.50m
90	2.8m	7.60m	5.80m

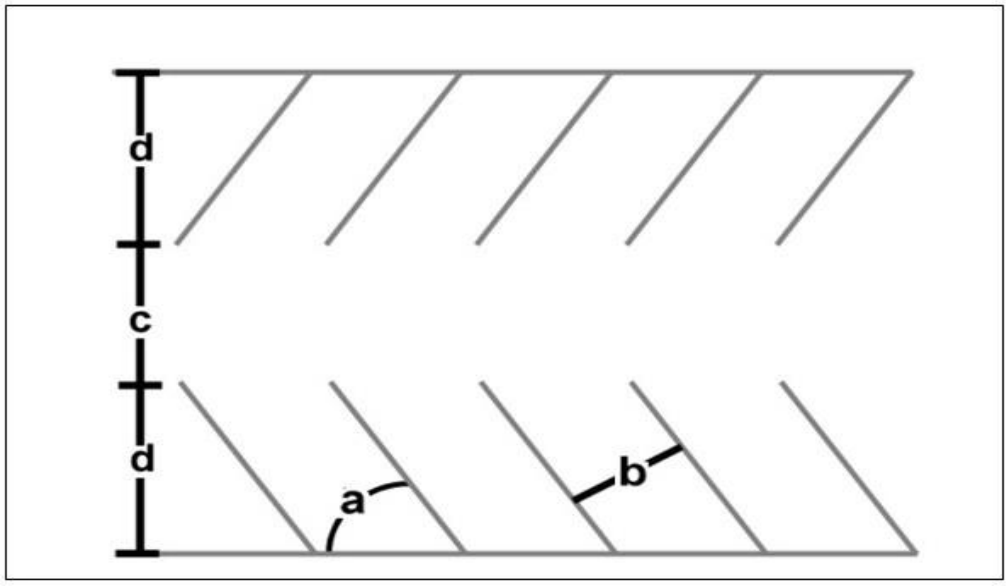


Figure 7.1 On-Site Parking Dimensions

(h) The minimum *accessible parking* stalls dimension requirements shall be as per the table below:

Parking Angle "a" (degrees)	Stall Width "b" (metres)	Aisle Width "c" (metres)	Stall Depth Perpendicular to Aisle "d" (metres)	Access Aisle Width (metres)
90	2.4	7.6	5.8	2.4 on one side
Note: two parking spaces may share an access aisle				

2.2. Requirements for Markings and Wheel Stops

(a) The portion or portions of a *lot* used for parking shall:

i. in the *urban service area,* be marked off or physically divided to delineate clearly each parking stall, loading space or drive aisle;

ii. have wheel stops to prevent motor vehicles from encroaching onto landscaped areas or sidewalks and to protect *fences*, walls or *buildings*;

iii. wheel stops shall not exceed 0.15m in *height* above the parking stall surface and shall be placed perpendicular to the parking stall depth and shall be 0.60m from the front of the parking stall.

2.3. Required Number of On-site Parking Stalls:

(a) Where the calculation of the required number of parking stalls results in a fraction number of parking spaces, the next higher number shall be applied.

(b) Where a *development* falls within two (2) or more of the categories listed in this section, it shall comply with all of the parking requirements applicable to all of the categories.

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(c) Where intensification of *development* on an existing developed site is proposed, the *Development Authority* may require the existing *development* to meet the parking stall requirements under this Bylaw.
(d) Minimum parking stalls required for uses not listed in this section shall be determined at the discretion of the *Development Authority*. A *similar use,* as determined by the *Development Authority,* will be considered when calculating the specific parking stall requirements for non-listed uses.
(e) When requiring a *development permit,* parking stall requirements for *special events* shall be based on a parking plan prepared to the satisfaction of the *Development Authority*.
(f) The minimum on-site parking stalls required for a use shall be as per the tables under each land use category as follows:

2.4. Accommodation and Food Establishments

Land Use	**Minimum Parking Requirement**
Accommodation Establishments	
(a) Commercial Guest Accommodation	1 stall per sleeping or housekeeping unit.
(b) *Resort facility*	1 stall per sleeping or housekeeping unit.
(c) Exhibition, conference, and event centres	10 stalls for every 100sq m of public floor area.
(d) Campground	A minimum one (1) parking stall per *recreational vehicle* stall. A minimum one (1) visitor parking stall per ten (10) *recreational vehicle* stalls shall be provided to the satisfaction of the *Development Authority*.
Food Service	
(e) Restaurant Major and Restaurant Minor	1 stall per 3.5sq m of public floor area.
(f) Restaurant with Take Out	5 stalls per 100sq m of public floor area on take out area
(g) Restaurant with *Drive through* service	1 stall per 3.5sq m of public floor area.
(h) Restaurant with Drive-in service	1 stall per 3sq m of *net floor area*
(i) Other Drive-in business	A maximum of 8 stalls unless otherwise approved by the *Development Authority*
(j) *Drinking establishment* and Night Club	1 stall per 3.5sq m of public floor area.

2.5. Businesses (Commercial/Industrial)

Land Use	**Minimum Parking Requirement**
(a) Vehicle sales, service and rental	3 stalls per 100sq m of *net floor area*.

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(b) Equipment service, sales, and rental	3 stalls per 100sq m of *net floor area*.
(c) Industrial and Manufacturing Uses	1 stall per 100sq m of *net floor area*.
(d) Office	3 stalls per 100sq m of *net floor area*.
(e) Office Commercial	3 stalls per 100sq m of *net floor area*.
(f) Neighbourhood Commercial	3 stalls per 100sq m of *net floor area*.
(g) Warehouse, Storage and Wholesale Uses	1.1 stalls per 100sq m of *net floor area*.

2.6. Education, Government and Health Services

Land Use	**Minimum Parking Requirement**
Education Services	
(a) Elementary and Junior High Schools	2.5 stalls per classroom plus 0.1 stalls per seat in gymnasium plus 3 pick-up/drop-off stalls per 100 students.
(b) Senior High School	2.5 stalls per classroom plus 0.20 stalls per student plus 0.1 stalls per seat in gymnasium.
(c) College and University	0.37 stalls per student.
(d) Commercial School	0.82 stalls per student
Government Services	
(e) Government Services	4.1 stalls per 100sq m of *net floor area*.
(f) Library	2.5 stalls per 100sq m of *net floor area*.
Health Services	
(g) Child Care Facility	1.5 stalls per employee on duty plus 1 pick up/drop off stall for every 30 children.
(h) Health Facility, Major	3.7 stalls per bed.
(i) Health Facilities, Minor and Animal Care Services	4 stalls per 100sq m *net floor area*.
(j) Nursing Homes	0.4 stalls per bed.

2.7. Residential

Land Use	**Minimum Parking Requirement**
(a) Semi-Detached and Single-Detached	2 stalls per *dwelling unit*.
(b) *Multi-unit dwelling*	2 stalls per *dwelling unit* plus 0.2 visitor parking stalls per *dwelling unit*.

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(c) *Apartment* – Bachelor Suite or 1 Bedroom	1 stall per *dwelling unit* plus 0.2 visitor parking stalls per *dwelling unit*.
(d) *Apartment* – 2 Bedroom	1.5 stalls per *dwelling unit* plus 0.2 visitor parking stalls per *dwelling unit*.
(e) *Apartment* – 3 Bedroom	2 stalls per *dwelling unit* plus 0.2 visitor parking stalls per *dwelling unit*.
(f) Senior Citizen Housing-Independent Living	0.3 stalls per *dwelling unit* plus 0.2 stalls per *dwelling unit*.
(g) Senior Citizen-Assisted Living	0.4 stalls per *dwelling unit* plus 0.2 visitor parking stalls per *dwelling unit*.
(h) *Mobile home*	2 stalls per *dwelling unit*.
(i) Mobile Home Park	2 stalls per *dwelling unit* plus 0.2 visitor parking stalls per *dwelling unit*.
(j) *Secondary Suite*	1 per *sleeping unit*.
(k) *Boarding house*/Hostel	1 stall per *sleeping unit*.
(l) Home Business	1 stall per *dwelling unit*.
(m) *Bed and breakfast*	1 stall per *sleeping unit* plus 1 stall per off-site employee.
(n) Live-Work	1 stall per *dwelling unit* plus 1 for every 50sq m of commercial use

2.8. Retail

Land Use	**Minimum Parking Requirement**
General Retail	
(a) *Convenience retail*	3 stalls per every 100sq m of *net floor area*.
(b) *General retail*	1.5 stall per every 100sq m of *net floor area*.
(c) Liquor and Cannabis Retail Store	4 stalls per every 100sq m of *net floor area*.
(d) Service Station	1 stall per service bay
(e) Supermarket	4 stalls per every 100sq m of *net floor area*.
Shopping Centres	
(f) *Shopping centre*	5 stalls per every 100sq m of *net floor area*.

2.9. Social and Recreational Services

Land Use	**Minimum Parking Requirement**
(a) Recreation Facility Indoor and Outdoor	5 stalls per 100sq m of *net floor area*.

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(b) Bingo Hall	0.4 stalls per seat.
(c) *Religious assembly*	10 stalls per 100sq m of *net floor area*.
(d) Curling Rink	8 stalls per sheet of ice plus 5 stalls for staff plus 0.1 stalls per seat for spectators.
(e) Hockey Rink /Arena	0.3 stalls per seat.
(f) Golf Course	4 stalls per hole.
(g) Health Spa	3 stalls per 100sq m of *net floor area*.
(h) Racquet Sports Facility	5 stalls per court.
(i) Theatre and Cinema	0.3 stalls per seat.
(j) Indoor Playground	1 stall per 100sq m of *net floor area*.
(k) Casino	1 stall per 100sq m of *net floor area*.
(l) *Detention facility*	5 stalls per 100sq m of *net floor area*.

2.10. Mixed-use *Developments*

(a) Notwithstanding the on-site parking requirements, *developments* with more than one use shall provide parking stalls and loading spaces equal to the sum of the requirements for each individual use unless the *Applicant* can demonstrate to the *Development Authority* that there is a complementary or overlapping use of the parking facilities which would warrant a reduction in the minimum on-site parking stalls required. The *Applicant* shall demonstrate this reduction is warranted by submitting a parking study prepared by a professional to the satisfaction of the *Development Authority*.

(b) If a proposed use in a *shopping centre* has a higher minimum parking requirement than the minimum parking requirements for that *shopping centre* under Section 2.8 the *shopping centre* shall provide sufficient on-site parking to accommodate the additional parking stalls associated with the proposed use.

3. On-Site Loading Requirements

3.1. Loading spaces shall be designed and located to accommodate the parking and maneuvering of vehicles without obstructing *roads*. The *Development Authority* may require turning movement diagrams to ensure satisfactory maneuverability within a site.

3.2. On-site loading areas shall be designed to ensure the safe and convenient circulation of vehicles to and from the *road*.

3.3. On-site loading spaces shall not allow backing out of vehicles onto a *road*.

3.4. On-site loading spaces shall have clear minimum dimensions as follows:

Design Vehicle	Length (m)	Width (m)	Height (m)
(a) Medium Single Unit Truck	10	3.1	4.3

3.5. Minimum loading space dimensions may be varied by the *Development Authority* having regard to the types of vehicles that are likely to use the loading spaces.

3.6. Loading space requirements for uses not listed in this section shall be determined at the discretion of the *Development Authority*. A *similar use* as determined by the *Development Authority* will be considered when calculating the on-site loading requirements for non-listed uses.

3.7. Unless otherwise allowed by the *Development Authority*, the required on-site loading space for any use shall be as follows:

(a) Residential Use (For Apartments)

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Number of Dwelling Units	**Number of Spaces**
i. Up to 20	1 space
ii. 21 to 60	2 space
iii. 61 or more	1 space plus 1 space per each additional 40 *dwelling units*
(b) Non-Residential Use	
Gross Floor Area (sq m)	**Number of Spaces**
i. Up to 1,500	No requirement
ii. 1,501 to 5,000	1
iii. 5,001 and up	1 space plus 1 space per each additional 3,000sq m

3.8. Notwithstanding the on-site loading requirements, where a *development* consists of a *major restaurant* or *minor restaurant* a loading stall shall be accommodated on-site. Where a *development* consists of a mix of residential and non-residential uses, the loading requirements shall be equal to the sum of the requirements for each individual use, unless the *Applicant* can demonstrate to the *Development Authority* that there is a complementary or overlapping use of the loading facilities which would warrant a reduction in the minimum loading space required for each individual use. The *Applicant* shall demonstrate this reduction is warranted by submitting a shared loading study prepared by a professional to the satisfaction of the *Development Authority*.

4. Off-Site Parking

4.1. Combined or Shared Parking Between Sites

(a) The *Development Authority* may consider shared parking at the time of *development permit* submission. The shared parking proposal needs to be substantiated by a parking study prepared by a professional to the satisfaction of the *Development Authority*.

(b) Parking demands include but are not limited to:

Weekday Peaks	**Evening Peaks**	**Weekend Peaks**
Banks Schools Distribution facilities Factories Medical clinics *Office* Professional services	Auditoriums Bars and dance halls Meeting halls Restaurants Theaters	*Religious assembly* *Parks* *Shopping centres*

4.2. Permission to share parking spaces maybe granted by the *Development Authority* in the following circumstances and when supported by a shared parking study:

(a) the *development* is within 200m of the site on which the parking spaces are located;

(b) the demand for parking spaces for each *development* is not likely to occur at the same time as per Section 4.1(b) Parking Demands;

(c) there is a walkway or pedestrian connection from the off-site parking site to the proposed *development*;

(d) a legal agreement is provided and parking arrangements are acceptable to the *Development Authority*;

(e) the legal agreement satisfies the *Development Authority* that the arrangement between the *owners* of the *developments* for the sharing of parking spaces will be permanent and registered on the title or an alternative arrangement has been made to the satisfaction of the *Development Authority*; and

(f) any change of use for a site referred to in a shared parking agreement requires a *development permit* and a new parking agreement.

4.3. The *Development Authority* may allow up to 20% of the required parking stalls to be shared with another site if:

(a) supported by a shared parking study applicable to the proposed *development*;

(b) the *development* is within 200m of the site on which the parking spaces are located;

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(c) the demand for parking spaces for each *development* is not likely to occur at the same time as per Section 4.1(b) Parking Demands;
(d) there is a walkway or pedestrian connection from the off-site parking site to the proposed *development*; and
(e) any change of use for a site referred to in a shared parking agreement requires a *development permit* and a new parking agreement or amendment to such agreement may be required subject to the discretion of the *Development Authority*.

4.4. In the case of section 4.2 or 4.3, a condition of the *development permit* shall require that a restrictive covenant or caveat to be registered on the title of the *lot* or *lots* on which parking spaces are located to the satisfaction of the *Development Authority*. The restrictive covenant or caveat shall stipulate:
(a) that the arrangement between the *owners* of the *developments* will be permanent for the life of the *development* in question or until an alternative arrangement has been made to the satisfaction of the *Development Authority*; and
(b) that in the case of section 4.3, the parking spaces shall be maintained exclusively for the parking requirements of the *development* in question.

5. Maintenance for Parking Lots and Loading Area during the winter season

5.1. *Parking lots* and loading areas shall be maintained and kept safe for its users, including the safe access for emergency services vehicles.
5.2. *Parking lots* shall be cleared of ice and snow within forty-eight (48) hours after a snowfall.
5.3. Stored snow shall not pose a hazard to vehicular and pedestrian traffic.

6. Vehicle Queuing Requirements for Vehicular-Oriented Uses

6.1. A *drive through* is considered an *accessory use* and is a *discretionary use* in all *districts*.
6.2. Vehicular-oriented uses shall only be located where the *Development Authority* is satisfied that the *development* will not adversely affect the functioning of surrounding *roads* and nearby vehicle access locations.
6.3. No queuing stalls shall be allowed in the *front yard*.
6.4. The *Development Authority* may require greater *setbacks* for queuing stalls when considering *adjacent* land uses, vehicle circulation and/or access.
6.5. The *drive through* shall not have access directly from an *arterial road*.
6.6. The queuing stalls shall be contained entirely on-site and shall not overlap with or obstruct any parking stalls, drive aisles and *roads*.
6.7. Drive aisles shall have sufficient turning radius to accommodate vehicle entrance to queuing stalls.
6.8. When a *drive through* is an *accessory use* to a *major restaurant* or *minor restaurant* it shall maintain a minimum separation distance of 30.0m between queuing spaces and the *lot line* of a *lot* containing a residential *development*, except when separated from residential *development* by an *arterial road*.
6.9. The minimum on-site queuing spaces for *drive through* services shall be provided as follows:

Uses	**Number of Queuing stalls**	**Number of Outbound Queuing stalls**
Drive through Vehicle Services	5 queuing spaces inbound for each service bay, 9 inbound spaces for a complete service car wash, 2 queuing spaces per fueling position	
Dimension	7.0m long 3.0m wide	

7. Design for Accessible Parking Spaces and Loading Zones

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7.1. *Accessible parking* stalls shall be located as close as possible and within 50m from barrier free *building* entrances, elevators, ramps and walkways and be designed in such a way that users are not required to pass behind parked vehicles.

7.2. A ramp shall be provided to connect to a sidewalk when an *accessible parking* stall is *adjacent* to a *building*.

7.3. If a *development* requires more than two (2) *accessible parking* stalls and has more than one (1) accessible *building* entrance, at least one (1) *accessible parking* stall shall be located near each entrance.

7.4. *Accessible parking* stalls shall have minimum dimensions as per Section 2.1 (h). Parallel *accessible parking* stalls shall be at least 7.0m in length.

7.5. Parking stalls for senior citizens shall have minimum dimensions as per Section 2.1 (g). Each reserved senior citizen parking stall be marked with a *sign*.

7.6. Parking stalls for senior citizens is not required in the *rural service area*.

7.7. *Accessible parking* stalls and parking for senior citizens shall be included as part of and not in addition to, the applicable minimum parking requirements.

7.8. *Accessible parking* and Senior Citizens stalls shall be provided as follows:

Number of Parking Stalls Required	**Number of Designated Accessible Stalls for Use by Disabled Persons**	**Number of Designated Stalls for Use by Senior Citizens (only for non-residential uses)**
2-10	1	0
11-25	2	1
26-50	3	2
51-100	4	3
For each additional increment of 100 or part thereof	One additional stall	One additional stall

7.9. Design and Construction - Parking Spaces

(a) Each parking stall shall be clearly identified by painting the international symbol of accessibility. The symbol shall be in white on a blue background and has minimum size of 1.0m by 1.0m.

(b) The access aisle shall be marked with diagonal striping with a strip spacing of 0.6m.

(c) The access aisle shall lead to a curb cut to the *adjacent* sidewalk connecting to a *building* entrance. The curb cut shall have a minimum width of 0.92m and shall have a desirable slope of no more than 1:12. A maximum slope of 1:8 may be approved at the discretion of the *Development Authority*.

(d) Parking stalls and the cross-slopes (in the longitudinal direction of the walk) of the sidewalk at the vicinity of the curb cut to the access aisle shall have a firm, slip-resistant and level surface with a maximum slope of 1:10. The areas of slope shall be painted with a non-skid yellow paint.

(e) Each parking stall shall be marked with a wheelchair symbol *sign* with the message “Permit Required”, with black letterings on white background. The *sign* shall measure minimum 0.45m by 0.61m. The *sign* shall be at least 1.20m tall, measured from the ground to the bottom of the *sign* and be positioned to be easily seen by drivers.

7.10. Design and Construction - Loading Zones for Specialized Transport Vehicles

(a) Loading zones shall be designed for side or rear loading/unloading operations.

(b) Vehicles with side operating platforms which are 0.76m wide by 1.05m long can discharge patrons at sidewalk level. An area of 1.50m by 1.50m is required beyond the platform to allow a person in a wheelchair to turn around and move in a new direction.

(c) A minimum *height* clearance of 3.0m shall be provided for van type transporters.

(d) A 0.92m curb cut is needed for transporters with rear-mounted wheelchair lift.

8. Bicycle Parking

8.1. In addition to the required vehicular parking, *bicycle parking* shall be provided as follows:

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Land Use	Number of Required Parking Stalls
Apartment	5% of required on-site vehicular parking stalls to a maximum of 10 stalls.
Commercial Districts and Institutional Districts excluding Educational Facilities	5% of required on-site vehicular parking stalls to a maximum of 10 stalls.
Educational Facilities	10% of required on-site vehicular parking stalls to a maximum of 20 stalls.

(a) If the minimum *bicycle parking* calculated based on the table 8.1 results in less than 5 bicycle stalls. The minimum requirements shall be 5 *bicycle parking* stalls.

8.2. Size and Location of *Bicycle Parking* Facilities

(a) *Bicycle parking* stalls shall be a minimum of 0.6m by 1.8m.
(b) *Bicycle parking* stalls shall have a vertical clearance of minimum 2.0m.
(c) The required *bicycle parking* stalls shall be provided on the same site as the proposed *development*.
(d) Adequate access and egress from *bicycle parking* stalls shall be provided with an aisle beside each parking row. The aisle shall be 1.50m in width.
(e) *Bicycle parking* stalls, access and egress is to be located on hard paved surfaces.
(f) *Bicycle parking* stalls shall be separated from vehicular parking by a physical barrier or a minimum 1.50m of open space.
(g) *Bicycle parking* stalls can be provided as secured storage rooms, racks, railings or similar facilities and shall be visible from the *street* or the main entrance of a *building* as follows
    i. inside the *building*, preferably at the ground level;
    ii. within the parking facilities on a site;
    iii. 15.0m from the main entrance of a *building*; and,
    iv. shall be illuminated.
(h) If *bicycle parking* is not visibly located on site, directional *signage* shall be displayed indicating its location.

8.3. *Bicycle parking* shall be protected from the weather by an overhang, roof, awning, or covered walkway. The cover should extend at least 0.60m beyond the parking area. In addition, parking should be located away from roof drip areas to prevent discomfort and harm to cyclists from dripping rain and falling icicles.

9. Underground Parkade Requirements

9.1. Where any portion of a parkade is above grade, that portion shall comply with the *building* *front*, *side* and *rear yard* *setback* requirements for that *district*.

9.2. An underground parkade may be located closer to a *lot line* than the *principal building* at the discretion of the *Development Authority*, subject to the following conditions:

(a) a maximum encroachment of 3.0m may be permitted into the required *front*, *side* and *rear yard setbacks*;
(b) no encroachments will be permitted into registered easements or rights-of-way; and,
(c) any existing or proposed underground utility shall be more than 1.0m from the underground parkade.

9.3. A level stop zone (minimum 4.5m deep) is required to ensure that a vehicle entering or exiting an underground parkade can safely stop without interfering with pedestrian safety. Where views to pedestrians would otherwise be obstructed, diagonal corner cut-offs are required.

9.4. The maximum allowable ramp slope shall follow the latest *Engineering Servicing Standards*.

9.5. The entrance ramp to an underground parkade shall commence at the *lot line* and shall not be permitted to encroach onto a *road* right-of-way or *lane*.

10. Approaches and Driveways

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10.1. Except where joint driveways are required, driveways and parking pads shall require a minimum *setback* of 1.0m from a *side lot line*.
10.2. Driveways shall have a minimum width of 3.0m in the *urban service area* and 6.0m for *rural service area*.
10.3. For front loading *single detached dwellings* and *semi-detached dwellings*, there shall be a minimum 4.5m separation distance between the edge of the driveway and at least one *side lot line*.

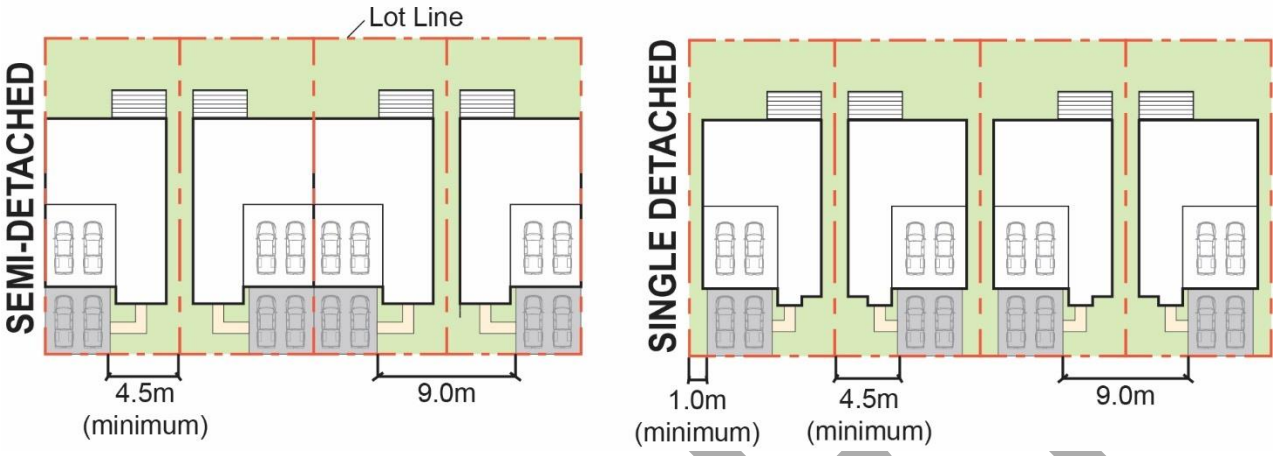


Figure 7.2 Driveway Separation Distance

11. Secondary Suite Parking

11.1. Shall be accommodated in a designated area on a hard surface.
11.2. The on-site parking stall requirement for a *secondary suite* is in addition to the parking requirement for the *single detached dwelling* or *semi-detached dwelling*.
11.3. All on-site parking stalls shall remain accessible for parking by passenger vehicles at all times and shall be directly accessible to the *street* or *lane* at all times.
11.4. *Tandem parking* is permitted if:
(a) *tandem parking* spaces are provided for the same *dwelling unit*; or
(b) one stall for the *secondary suite* and one stall for the principal *dwelling unit* are accessible to the *street* or *lane* at all times.

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PART 8 SIGNS

1. Purpose

1.1. The purpose of this Part is:

(a) to encourage the effective use of *permanent*, *portable* and *temporary signs* as a means of communication and advertising;
(b) to consider *signs* in a manner that reduces any negative effects on safety and aesthetics;
(c) to regulate *sign* design, size, and type in relation to the *building* and character of the neighbourhood where it is located;

2. Application

2.1. The following *sign* provisions shall apply with respect to the *Municipality*.

3. Administration and Authorization

3.1. Except as otherwise provided for in Part 8, no person shall develop, construct, erect, paint, enlarge, relocate or structurally alter any *sign* on any property, other than for general maintenance, without first obtaining the permission of the *Development Authority* through the issuance of a *development permit*.

3.2. *Signs* that require a *development permit* shall deemed to be a *discretionary use* in all land use districts unless otherwise stated in Part 8.

3.3. *Signs* Not Requiring a Development Permit

.1 A d*evelopment permit* is not required for the following *signs* provided that they otherwise comply with this Bylaw:

(a) *A-board sign*;
(b) *Construction Site Identification Sign*;
(c) *Display of Flags that are not commercial in nature;*
(d) *Election Sign*;
(e) *Identification Sign;*
(f) *Incidental Sign*;
(g) *Internal Sign;*
(h) *Murals that do not include any advertising;*
(i) *Official Sign*;
(j) *Poster Board Sign*;
(k) *Private Sale Sign*;
(l) *Real Estate Sale or Lease Sign* and *Real Estate Directional Sign*;
(m) *Subdivision Directional Sign*;
(n) a *Portable Sign* placed by the *Municipality*;
(o) a *sign* which is posted or exhibited inside a *building* other than a *window sign*;
(p) a *sign* posted or exhibited in or on a motor vehicle, *sea-can* or trailer if the motor vehicle, *sea-can* or trailer is located on private land and not parked at the same proximate location for more than forty-eight (48) consecutive hours;
(q) a *Temporary Sign* for a *non-profit organization* advertising an event that does not exceed 1.0sq m provided that the *sign* is removed within forty-eight (48) hours of the completion of the event to which such *signs* relate;
(r) a traffic or *Directional Sign* authorized by the *Municipality* or Alberta Transportation;
(s) a *sign* posted or exhibited on a bus shelter or bench authorized by the *Municipality* or Alberta Transportation;
(t) a *sign* that is posted or exhibited solely for the identification of the land or *building* on a *parcel* including *signs* identifying the occupants, if the *sign* is:
i. less than 1.0sq m in area; and

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ii. posted only at each public entrance provided from a *road* to the *building;*

(u) a *sign* that is posted or exhibited for the sale, lease or rental of land or a *building* if the *sign* is:
i. 1.0sq m or less in area; and
ii. posted on a side of a *building,* or on a *parcel*, facing an *adjacent road*; or

(v) a change in the *copy* of a *sign*.

3.4. *Sign Development Permit* Application Requirements:

.1 Despite "Section 22 Development Permit Application Requirements" of this Bylaw, this section applies to any d*evelopment permit* application for a *sign*.

.2 A d*evelopment permit* application for a *sign* must be made to the *Development Authority* and shall be accompanied by the following:
(a) the name(s), address(es) and telephone number(s) of the *applicant*;
(b) evidence satisfactory to the *Development Authority* that the application is authorized by the registered *owner*(s) of the parcel;
(c) a current copy of the title for the land that is the subject of the application;
(d) any associated *development permit* fee;
(e) two (2) site plans drawn to scale and showing:
i. the scale of the plan:
ii. the North arrow;
iii. a municipal address and legal description of the *parcel* or *building* on which the *sign* is to be erected, altered, relocated:
iv. the location of the *sign* on the *parcel* or *building;*
v. the distance from the *sign* to *parcel* property lines, roadway intersections, traffic control devices, any other *permanent signs* on site and from access points to the *parcel;*
vi. the distance from the *sign* to *buildings* and other *signs* on the *parcel*; and
vii. distances to aerial power lines from *freestanding* and *roof signs.*
(f) two (2) *sign* plans drawn to scale showing:
i. *sign* dimensions;
ii. for a *fascia sign,* the amount of *sign* projection from the face of the *building;*
iii. the method of attachment and character of the *building* or structure to which the *sign* will be attached;
iv. projections of the *sign* over a right-of-way or municipal property, where applicable;
v. *sign* clearance;
vi. *building* elevations where the *sign* will be attached to a *building; and*
vii. any other information as may reasonably be required by the *Development Authority*.

.3 Comprehensive Sign Design Plan
(a) The *Development Authority* may require, a *comprehensive sign design plan* as part of a *development permit* for a commercial or industrial *parcel* in accordance with the following:
i. design consistency and harmony within the site;
ii. suitability within the subject land use district;
iii. design compatibility with the existing or proposed buildings on the *site*; and
iv. the cumulative total area of all *signs* within a *parcel* shall not exceed the cumulative total area allowed if each *sign* were considered individually within the parcel.

.4 The *development permit* application shall be considered to be "complete" and the time for consideration of the application to have *commenced* once the required fee, as well as all of the information required pursuant to this section and other information necessary to review the application have all been received to the reasonable satisfaction of the *Development Authority*;

.5 The *Development Authority* may modify, suspend, or cancel a *development permit,* following notice in writing to the *owner* of the subject *parcel*, where it has been determined that the permit was approved;
(a) by fraud or misrepresentation;
(b) as a result of a failure to disclose pertinent or correct information at the time of application;
(c) in error; or

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(d) issued and where the *development* is not consistent with the *development permit.*

.6 A d*evelopment permit* expires:

(a) when the constructing and erecting of a *sign* is not completed to the satisfaction of the *Development Authority* within twelve months from the date of its approval or such period otherwise specified in the *development permit*; or

(b) in the case of *portable signs*, when the *development permit* expires, or as indicated on the approval for the p*ortable sign* marker.

.7 A *Development Authority* may grant an extension of the completion period for a *development permit* only once.

3.5. *Variance* Authority

.1 Despite "Part 2 Section 3 Variance Authority" of this Bylaw, this section applies to the relaxation of any rules pertaining to *signs*.

.2 The *Development Authority* may vary or otherwise relax the provisions of this Bylaw for a *sign* that is listed as a *permitted use* in a district, but does not otherwise comply with the applicable provisions of this Part, and in such case the decision shall be guided by:

(a) the character of the district where the *sign* is proposed to be located;

(b) the number of *signs* in the nearby surroundings; and

(c) the safety, accessibility, or enjoyment of pedestrian and vehicular traffic in vicinity of the proposed sign.

.3 In all *sign* applications, excepting *billboard signs*, the *Development Authority* may vary:

(a) total *sign height* and *sign width* up to twenty (20%) percent; and/or

(b) total *sign area* by up to twenty (20%) percent.

.4 Despite section 3.5.3, the provisions of section 5.8 regarding *temporary signs* in a *road* may not be varied.

3.6. All *signs* shall comply with the requirements of any relevant federal or provincial legislation and any other relevant municipal bylaws.

.1 All *signs* shall maintain the required distance from power lines as prescribed in the *Alberta Electrical Protection Act*, as amended or replaced.

.2 All *signs* shall be built, constructed and erected according to the *Alberta Safety Codes Act* and its regulations, as amended or replaced.

3.7. *Sign* applications within 800m of any numbered provincial *highway*, including but not limited to Highways 63, 686 and 881, shall be referred to Alberta Transportation for their review and consideration.

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4. Definitions

4.1. In addition to the definitions in "Part 1, Section 10 Definitions" of this Bylaw, the following words shall have the following meanings:

A-Board Sign	means a self-supporting two-sided a-shaped *sign* which is set upon, but not attached to, the ground and has no external supporting structure.
Advertisement	means any image or wording expressed in any language and communicated in any medium to person(s) with the intent to influence their choice, opinion, or behaviour.
Awning	means a projection supported from the exterior wall of a *building* for the purpose of weather protection. It is constructed with fabric or plastic skin stretched over a frame designed to be collapsible, retractable, or capable of being folded against the wall.
Awning Sign	means a *sign*, which is attached to or constructed on the face of an *awning* but does not include the Under-a*wning sign*.
Banner Sign	means a temporary *identification sign* constructed of non-rigid cloth, plastic or other fabric which is attached to a pole, *building* or other supporting structure, but does not include a *flag sign*.
Billboard Sign	means a *sign* supported by one or more uprights, braces, or pylons and which stands independently of a building and may or may not contain *third-party advertising.*
Canopy	means a solid non-retractable projection which extends from the wall of a *building* for the purpose of weather protection.
Canopy Sign	means a *sign* attached to or constructed in or on a face of a *canopy*.
Clearance	means the vertical distance between the lowest part of a *sign* and the *grade.*
Comprehensive Sign Design Plan	means a co-ordinated approach to *sign* installation, character and design within a *parcel* in accordance with subsection 3.4(c) of this Part 12.
Construction Site Identification Sign	means a t*emporary sign* for providing information or advertising related to the construction project only and erected by an individual or firm on the *parcel* undergoing construction.
Copy	means the *message* on a *sign face* including, but not limited to, words, numbers, logos, symbols, and decorations.
Copy Area	means the entire area, which encloses the limits of the *message*, contained on the *sign* but excludes the main support structure. For multi or double-faced *signs*, *copy area* is the area of one face.
Corner Visibility Triangle	means a triangle having *development* restrictions formed between two points on a corner lot as more completely described in Part 5, “Section 58 Corner Lot Restrictions” of this Bylaw.
***Digital C*opy**	means the portion of a *sign* that contains *copy* that is remotely changed on or off site and incorporates a technology or method allowing the *sign* to change *copy* without having to manually or mechanically replace the *sign* face or its components.
Digital Video Sign	means a *sign* that displays *digital copy* consisting of video.

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Direct Glare	means a glare caused by bright areas, such as luminaires and digital images that are directly in the *field of view*.
Directional Sign	means an *incidental sign* on a site to guide or direct pedestrian or vehicular traffic.
Election Sign	means a *sign* connected with a municipal, school board, provincial, or federal election, a vote associated with a local Indigenous government, or any election held pursuant to the *Local Authorities Election Act*, including, but not limited to, signs describing or promoting the election process or a candidate or party seeking election.
Fascia Sign	means a *sign*, or individual letters, attached, marked, painted or inscribed on, and parallel to, the face of a *building* wall, which does not project above the roof or parapet. A *fascia sign* does not include third-party advertising, an a*wning sign* or *canopy sign*, a *mural sign*, a *projecting sign,* or *incidental signs*.
Fence Sign	means a flat *sign* affixed to a fence or other similar structure, but not a *building*.
Field of View	means the extent of the observable world that may be seen by a person at any given moment. No object is allowed in the *field of view* that will impede the viewer from observing traffic signals and other directional language.
First-party Advertising	means a *sign* that contains *advertisement* to the specific business, service, or activity on same *parcel* from where the *sign* is located.
Flag Sign	means any fabric containing distinctive colours, patterns, symbols or stylized letters hung from a flagpole with mechanisms for raising and lowering the *flag sign*.
Frontage	means the entire length of a *street* facing property line of a *parcel*.
Freestanding Sign	means a *sign* principally identifying goods and services associated with a *parcel* supported by one or more uprights, braces or pylons and which stands independently of a *building* and on the same *parcel*.
Grade	means the level of the ground *adjacent* to a *development*. Where the ground level is to be adjusted more than 1.0m, such adjustment must have been contemplated and approved in a d*evelopment permit*
Identification Sign	means a *sign* identifying the name, address, or number of a *building*, institution, or person.
Illumination	means the lighting of any *sign* by artificial means including internal, direct, indirect or reflected.
Incidental Sign	means a *sign* used to inform the public about facilities or services on the premises and shall not display advertising. *Incidental signs* may include but are not limited to the following *signs*: restrooms, hours of operation, acceptable credit cards, recycling containers, *drive through*, addressing, and *directional signage*. *Incidental signs* may be illuminated but shall not display flashing or intermittent lights.
Inflatable Sign	means a t*emporary sign* which is an inflated, three-dimensional device which may incorporate a *message* and is anchored or affixed to a site or a *building*.

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Internal Sign	means a *sign* designed to display messaging for an audience either within a *building* or, if outdoors, primarily directed to an audience attending an event where there is some form of restriction that could prevent the general public from entry.
Logo	means a readily identifiable symbolic representation used exclusively by an individual company or person(s) to simplify product or *business* recognition and which contains no advertising.
Message	means any image, graphic, picture, logo, symbol, wording, representation or letters used, or intended to be used, either as an *advertisement* or for calling attention to any *business*, product, service, person, matter, object, or event.
Mural	means a graphic design, diagram, picture or artwork, displayed on the exterior wall or surface of a structure, where the primary purpose is for decoration or artistic expression and not created to solely display a commercial *message* or depiction.
Natural Light	means the light that is already present in an environment, before any additional artificial lighting is added.
Neighbourhood and Community Identification Sign	means a p*ermanent sign* indicating the name of a *subdivision*, community or a *hamlet*, or a portion of a *subdivision*, community, or a *hamlet* in which it is placed.
Non-Profit Organization	means: a. a society, credit union or co-operative established under a law of Canada or Alberta, b. a corporation that is prohibited from paying dividends to its members and distributing the assets to its members on a winding-up, or c. any other entity established under a law of Canada or Alberta for a purpose other than to make a profit.
Official Sign	means any *sign*, notice, placard or bulletin required to be displayed pursuant to the provisions of federal, provincial, or municipal legislation.
Parcel	refers to *parcel of land* as referenced elsewhere in this bylaw.
Permanent Sign	means a *sign* that is fastened or affixed to a *building* or the ground on a *parcel*.
Portable Sign	means a *sign*, which is mounted on a frame, stand or similar support which, together with the support, can be readily relocated to another location. A p*ortable sign* may include *copy* that can be changed manually through the use of detachable characters or by the replacement of *sign* imagery.
Poster Board Sign	means a *sign* used for advertising which is normally mounted on a *building* wall or within a freestanding structure, to provide short-term promotional advertising *copy* in the form of pasted papers or plastic panels.
Private Sale Sign	means a t*emporary sign* advertising a private sale of personal property and is restricted to *garage sales*.

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Projecting Sign	means a *sign* other than a *canopy* or *awning sign* which projects at right angles from a structure or a *building* face or wall. This does not include a *sign* attached to the ground.
Real Estate Sale or Lease Sign	means a *temporary sign* advertising real estate for sale, rent or lease.
Real Estate Directional Sign	means an *a-board sign* used to direct vehicles and pedestrians to a real estate open house or show home.
Roof Sign	means any *sign* erected upon, against or directly above a roof or on top of or above the parapet wall of a *building*.
Sea-can	means a steel box shaped storage structure, capable of ready transport through various modes of transportation.
Sign	means any visual medium, including its structure and other component parts, illuminated or not illuminated, that is used to identify or provide information, or to advertise a product, service, place, activity, person, institution, or *business*. A *sign* does not include interior window displays of merchandise. Typical examples include: *freestanding signs*, *fascia signs*, p*ortable signs*, *projecting signs*, *banner signs*, placards, *murals*, and those attached to or painted on a vehicle or trailer that is parked on a property and being used for advertising purposes. The frame and structural members of the sign are included in this definition.
Sign Area	means the total surface area of a *sign* on which advertising *copy* could be placed, including all *copy faces*. In the case of a *sign* comprised of individual letters or symbols, the area shall be calculated as the rectangle enclosing the letters or symbols. Frames and structural members not bearing advertising are not included as part of the *sign area*.
Sign Copy	means the *advertisement* or logo on the *sign face.*
Sign Depth	means the third dimension of a *sign* that is not the *sign height* or the *sign width*, and generally refers to the thickness of the *sign*.
Sign Height	means the vertical distance measured from the ground to the highest point of a *sign*.
Sign Owner	means one or more of the following: a. the *sign* company or individual who owns the *sign*, b. the d*evelopment permit* holder, c. the *owner* of the *business* that is advertised on the *sign*, or d. the registered *owner(s)* of the *parcel* on which the *sign* is placed or any person authorized to act on the registered *owner(s)* behalf.
Sign Panel	means a visible surface of a *sign* on which *copy* and/or art is present. One or more panels make up the *sign face*.
Sign Structure	means any structure which supports a *sign*, including materials used to conceal or improve the appearance of the structural parts.
Sign Tag	means all of the following, subject to applicability: a. the *sign* company or individual who owns the *sign*;

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	b. the d*evelopment permit* holder; c. the *owner* of the *business* or enterprise that is advertised on the *sign*; d. the registered *owner(s)* of the *parcel* on which the *sign* is placed, or any person authorized to act on the registered *owner(s)* behalf; e. *Sign Owner* contact information, including a phone number and an email address; and f. expiration date.
Sign Width	means the maximum horizontal distance measured at 90 degrees from a vertical line established by the farthest point on one side of a sign to a vertical line established by the farthest point on the opposite side of a *sign*.
Subdivision Directional Sign	means a *temporary sign* for guiding or directing pedestrian or vehicular traffic to a new *subdivision*, new home areas or show homes.
Subdivision Marketing Sign	means: a *temporary sign* placed at the primary entrance(s) to a new *subdivision* or a new phase of a *subdivision* for the purpose of promoting vacant *lots*, new home areas or show homes, which may include small banners or flags.
Temporary Sign	means a *sign* which may or may not be portable in nature, and which is located on a *parcel* for a limited or specified period of time.
Third-party Advertising	means a *sign* that contains *advertisement* for goods, products, services or facilities not principally found on the same *parcel* where the *sign* is located.
Wayfinding Signs	means *signs* designed to help people navigate their surroundings. These *signs* can encompass several different types of *signage*, including but not limited to monument, kiosk, trail and *directional signs* that incorporate a combination of art, colour, typography, lighting and urban design elements.
Window Sign	means a *sign* which is painted on, attached to, or installed on or inside a window.

5. General Development Standards

5.1. The *development* standards listed in this section pertain to all *signs*, unless otherwise stated.

5.2. *Sign* Safety Provisions

.1 No *sign* shall be erected, operated, used or maintained if the *sign* creates potential safety hazard, including but not limited to where a *sign*:

(a) obstructs the orderly and safe movement of vehicular or pedestrian traffic;
(b) obstructs the sight lines required by this or any other bylaw;
(c) obstructs the visibility of any traffic signal, *sign* or device;
(d) imitates or resembles a traffic control device such as a stop sign;
(e) displays flashing lights associated with police, fire, or ambulance or other emergency vehicles, or associated with danger;
(f) makes use of the words STOP, LOOK and DANGER, or any other words, symbols or characters which may interfere with, mislead or confuse traffic; or
(g) emits or causes to be emitted any sound, smoke or vapour.

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.2 No *sign structure* shall block:
(a) any portion of an exterior staircase, fire escape, fire tower or *balcony* serving as an exit;
(b) any opening for a standpipe, required light, ventilation or exit from a ***building*** or a ***parcel***;
(c) the free use of any window; or
(d) free passage to or on a roof.

.3 All *signs* and their structures shall be kept in a safe, clean and tidy condition in the opinion of the ***Development Authority*** and may be required to be renovated or removed if not properly maintained by the ***sign owner***.

.4 Where a backlit panel is removed from a *sign*, the ***sign owner*** shall either reinstall the same panel, install a new content panel or install a blank panel.

.5 A *sign* shall not be placed on a *sea-can*.

.6 Where a *sign* has been defaced, damaged or destroyed the *sign owner* shall:
(a) immediately repair the *sign* to its original condition;
(b) replace it with a new *sign* that complies with any applicable *development permit* or the provisions of this Bylaw where a *development permit* is not required; or
(c) remove the *sign*.

.7 Electrical power supply to *signs* located at grade shall be underground except where the *applicant* demonstrates to the satisfaction of the *Development Authority* an underground power supply is not feasible and an above ground power supply will not create a safety hazard to traffic or pedestrians or detract from the appearance of the area.

.8 The *Development Authority* shall be satisfied that each *copy area* *illumination* does not compete with or dull the contrast of the traffic control device or traffic control signal for oncoming vehicle traffic.

.9 All *signs* shall be constructed of quality materials and will be subject to removal if in the opinion of the *Development Authority* the *sign* is in a state of disrepair.

5.3. Sign Impoundment

.1 If a ***sign*** contravenes this Bylaw, a Peace Officer, Bylaw Officer or ***Development Authority*** may, without notice, remove and impound the ***sign*** if it is either located on lands:
(a) under the ownership or control of the ***Municipality***; or
(b) where the ***Municipality*** has the necessary consent of the ***sign owner*** .

.2 A person shall not place, attach or affix any ***sign***, ***advertisement***, poster, notice or other similar item on any ***sign***, utility pole, tree, fence or other fixture located on property owned by the ***Municipality*** or place or cause to be placed any ***freestanding sign***, notice or display on property owned by the ***Municipality***, unless the item is placed in accordance with the regulations of this bylaw. A ***sign*** found to be in contravention of this bylaw may be removed without notice.

.3 If an impounded ***sign*** is not claimed within 30 days, it may be treated as unclaimed property and/or destroyed.

5.4. *Signs* Location, Structural and Appearance Standards

.1 *Signs* shall be wholly located within a *parcel* boundary and shall not project over a sidewalk or a *road*.

.2 Any *sign*, which projects more than 0.15m over a loading area or *parking lot*, shall maintain a minimal vertical *clearance* of 4.40m.

.3 No *sign* shall reduce the number of parking and loading stalls required by this Bylaw, unless the reduced number of stalls is accommodated elsewhere on site.

.4 Shall not include offensive or intolerant language, hatred or ridicule of any race, religion or other segment of society;

.5 Any form of ***portable sign*** or a *temporary sign* including but not limited to trailers, *recreational vehicles*, ***sea-cans***, automobiles and carriages shall be approved in accordance with this Bylaw.

.6 In considering any *sign* application the *Development Authority* shall consider the suitability of the *sign* at the *sign* location, taking into account factors such as, but not limited to:
(a) the scale and architectural character of the *building*;
(b) *façade* and location of *adjacent* *signs*; and
(c) consistency in the type and size of *fascia signage*.

5.5. Third-party advertising

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.1 *Third-party advertising signs* are discretionary.
.2 No *third-party advertising* shall be allowed in residential districts.

5.6. *Digital Copy* and *Illumination*

.1 Any *sign* using *digital copy* is a *discretionary use*.
.2 *Digital copy* shall be limited to *billboard*, *fascia*, and *freestanding signs*.
.3 *Digital copy* shall not be allowed in residential districts.
.4 *Digital copy* shall be located or constructed such that *sign illumination* shall not create a *direct glare* or face an *adjacent* or *abutting*: residential district, or any district that has a residential use, medical clinic or a hospital.
.5 Where, in the opinion of the *Development Authority*, proposed *digital copy* on a commercial, industrial or institutional *parcel* might be objectionable to residents in any district that has a residential use, the *Development Authority* may require that the intensity of the *illumination* of *digital copy* be limited and/or that the hours that the *sign* is illuminated be limited, including but not limited to the following considerations:
  (a) automatic controls to adjust light levels at night, under cloudy and other dark conditions to reduce light intensity;
  (b) *signs abutting* or *adjacent* to natural areas, public *parks*, or residential *developments*, where the *sign* face may project towards the natural area, public *park*, or residential development, shall be turned off daily between 11:00 PM – 7:00 AM.
.6 The minimum spatial separation for *digital copy* from a traffic control device shall be a minimum of 30.0m.
.7 *Digital copy* shall be a minimum 100.0m from any residential district or any mixed-use district having residential *development*.
.8 The minimum duration for an *advertisement* in *digital copy* shall be 6 seconds.
.9 There shall be no transition gap on a *sign* with *digital copy*.
.10 Flashing, active intermittent lights, or lights used to produce animation shall only be allowed in a sign containing approved *digital copy*, at the discretion of the *Development Authority*;
.11 The *Development Authority* shall review any *digital copy* application in context with the surrounding *development* including but not limited to:
  (a) the architectural theme of the area;
  (b) any historic designations;
  (c) the requirements of any statutory plan;
  (d) any streetscape improvements;
  (e) proximity to residential *development*;
  (f) traffic conflict points; and
  (g) planning merits.
.12 If an electronic component of a *sign* with *digital copy* fails or malfunctions, the *sign owner* shall ensure that the *sign* is turned off until all components are fixed.
.13 The *sign owner* of any *sign* with *digital copy* shall provide current contact information for the purposes of *sign* maintenance.
.14 Shall provide a name, email and telephone contact information for a person with access to the technology controls for the *sign*, who can be contacted by the *Development Authority* twenty-four (24) hours a day.

5.7. Coordination of *Signs* for Multiple Occupancy Sites

.1 Individual *business identification signs* on the *façade* of a *building* or within a *freestanding sign* shall be similar in terms of type, size, construction materials and placement.
.2 Where a *comprehensive sign design plan* is approved by the *Development Authority*, any *signs* placed on a *building* shall conform to such design plan.

5.8. *Temporary Signs* in a Public *Road*

.1 *Signs* are not allowed within a public *road*, other than as authorized within this section 5.8 or the *Roads and Transportation Bylaw* No. 02/079, as amended.

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.2 The following *temporary signs* are allowed within a *road* and do not require a *development permit* provided they comply with Sections 5.2 and 5.4:
(a) *subdivision directional sign,* subject to location approval from the RMWB's Director of Public Works;
(b) official *signs* required to be displayed pursuant to federal, provincial or municipal legislation;
(c) *portable signs* or *a-board signs*, which:
i. shall not remain in the same location for greater than 21 consecutive days and not return to the same or proximate location within 90 days following such 21-day period;
ii. shall be a maximum of 1.1sq m in size and 1.2m in *height*;
iii. shall be constructed of sufficiently durable paper, cardboard, or other light materials to maintain its position and appearance for the period of display; or
iv. shall be constructed of metal or wood, provided that it will readily collapse upon impact by a moving vehicle.
(d) *signs* which are displayed by or on behalf of the *Municipality*, or on behalf of a department, a commission, a board, a committee or an official of the *Municipality*, and are restricted to:
i. traffic control devices;
ii. *signs* located on or in a transit shelter or a transit bench pursuant to the terms and conditions of an advertising agreement entered into by the *Municipality* and an advertising corporation; and
iii. *signs* regarding construction, operation or maintenance of:
(A) a *public utility* owned or operated by the *Municipality*,
(B) a *public utility* operated by a person having entered into a franchise agreement with the *Municipality*; or
(C) roads.

.3 Where a *temporary sign* in a *road* is a *private sale sign* or a *real estate directional sign*, the *sign*:
(a) shall only be placed on the road if the *temporary sign* complies with the provisions of Sections 5.2, 5.4 and 5.8;
(b) shall not be located such that it requires removal of or inhibits the growth of trees, shrubbery, or other landscaping;
(c) shall have a legible *message*, and if the *message* is interfered with, the *sign owner* shall ensure that the *message* is corrected;
(d) be located a minimum of:
i. 1.0m from any access;
ii. 1.0m from the boundary of an intersection; and
iii. 0.3m from that portion of the public roadway intended for vehicular traffic.
(e) not be located on:
i. the vehicular or pedestrian travel portion of a public *road* where the *sign* impedes or obstructs the view of vehicular and pedestrian traffic;
ii. a median, namely, any part of a right-of-way not intended to be used by vehicular traffic, between two public roadways on which vehicular traffic flows in opposite directions, and includes traffic circles, cul-de-sacs, and concrete islands; and
iii. a traffic control device, tree, light pole, fence, or any other structure than the *temporary sign* itself.
(f) have a *message* which relates to a *special event* and:
i. is restricted to the name of the organization benefiting from the advertising, the logo of the organization benefiting from the advertising, and brief information describing the event and/or giving directions to the event; and
ii. excludes any additional advertising, including slogans.

.4 *Temporary signs* adjacent to any provincial *highway*, including but not limited to Highways 63, 686 and 881, require prior approval from Alberta Transportation.

6. Permanent Sign Provisions

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Awning Sign and Canopy Sign Provisions

6.1. *Awning signs* and *canopy signs* (see Figure 6.1 and Figure 6.2) shall comply with the following provisions:

.1 *Awning sign* and *canopy sign* dimensions shall not exceed:
  (a) a vertical *sign height* of 1.2m;
  (b) a *sign area* of fifty percent (50%) of the front face of the *canopy* or *awning* structure; and
  (c) where more than one (1) *business* premises fronts a *street* under a single *awning* or *canopy*, not more than one (1) *awning sign* and *canopy sign* shall be allowed per *business.*

.2 *Awning sign* and *canopy sign* shall be located as follows:
  (a) shall not project above or below the *awning* or *canopy* structure or over a curb or *road*;
  (b) shall not be allowed if the *awning sign* or *canopy sign*, in the opinion of the *Development Authority,* obstructs pedestrians, vehicles, or repairs to overhead utility lines;
  (c) *awning signs* shall not project more than 2.0m from a *building*; and
  (d) *canopy signs* shall not project more than 2.4m from a *building*.

.3 Shall provide a minimum *clearance* of 2.7m unless the *sign* projects more than 0.15m and is placed over a *lane*, loading area, or *parking lot*, in which case the minimum *clearance* shall be 4.4m.

.4 Shall be limited to *identification signs* only.

.5 Shall be safe and shall not pose a hazard to pedestrians, vehicles or to other users of the area beneath the *sign*.



Figure 6.1 Awning Sign

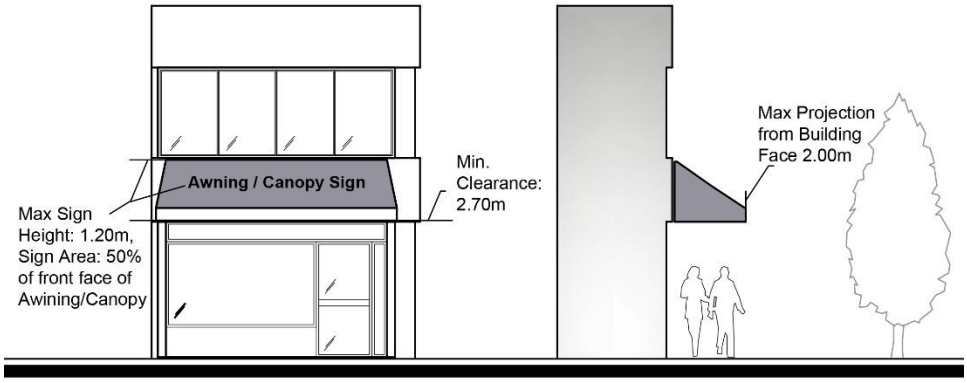


Figure 6.2 Canopy Sign

6.2. Under-*awning* and under-*canopy* *signs* (see Figure 6.3) are subject to the following:

.1 The Under-*Awning* and under-*Canopy* *Sign Area* dimensions shall not exceed:
   (a) a *sign height* of 0.3m; and
   (b) a *sign face* of a maximum of 0.45sq m.

.2 Only one (1) under-*awning sign* or one (1) under-*canopy sign* is allowed per entrance per *business*; and

.3 Where an under-*awning* and under-*canopy sign* is authorized, the physical *awning* or *canopy* structure *clearance* shall be minimum 2.5m.

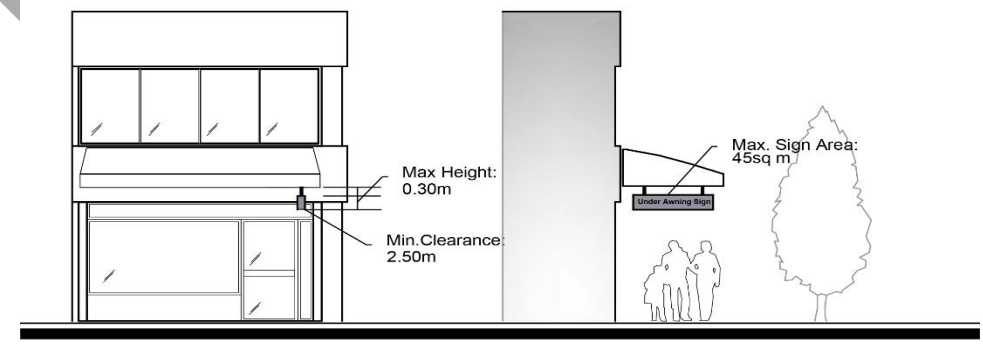


Figure 6.3 Under-awning and Under-canopy Sign

Billboard Sign Provisions

6.3. A *billboard sign* (see Figure 6.4) shall comply with the following provisions:

.1 *Billboard sign* dimensions shall not exceed:
  (a) a maximum *sign height* of 10.7m;
  (b) a maximum width of 8.0m;
  (c) a maximum *sign area* of 23.0sq m per *sign face*; and
  (d) a *clearance* of 2.7m.

.2 A *billboard sign* shall be located a minimum of:
  (a) 100.0m from a district containing residential uses;
  (b) 30.0m from another *permanent sign*;
  (c) 5.0m from a *road*; and
  (d) 150.0m from any *billboard sign* or *freestanding sign* along a provincial *highway*, including but not limited to *highway* numbers 63, 686, or 881.

.3 *Third-party advertising* is allowed.

.4 The support(s) shall not be located within a corner visibility triangle.

.5 May be placed so there are two *sign faces* either back-to-back or in a V-shaped configuration.

.6 May be illuminated by a constant source of light, but shall not be lit by a flashing or intermittent light source.

.7 May consist partially or entirely of a digital component but shall otherwise follow the *digital copy* and *illumination* provisions of this Bylaw (see Section 5.6).

.8 A *billboard sign* may be approved on a *parcel* for up to five (5) years.

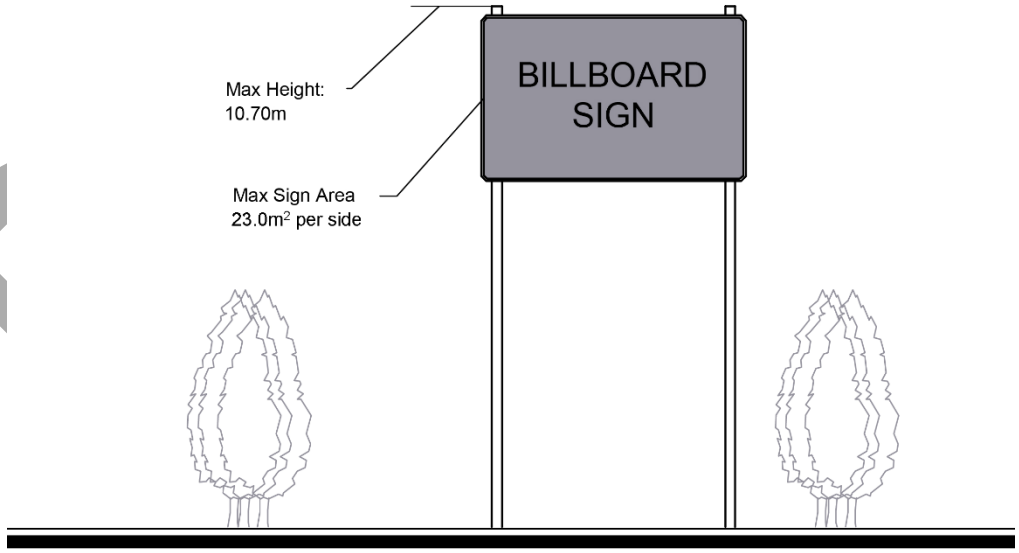


Figure 6.4 Billboard Sign

Directional Signs Provisions

6.4. A *directional sign* (see Figure 6.5) shall comply with the following:

.1 *Directional signs are* a *permitted use* in all land use districts.

.2 Shall not exceed a *sign height* of 2.7m from *grade*.

.3 The maximum *sign area* is 0.60sq m per *sign panel*, to a total combined *sign area* of 2.2sq m.

.4 May be mounted on more than one side of a supporting structure or post.
.5 Shall not allow *third-party advertising*.
.6 May be illuminated but shall not display flashing or intermittent light.
.7 May consist partially or entirely of a digital component but shall follow the ***digital copy*** and *illumination* provisions of this Bylaw (see Section 5.6).

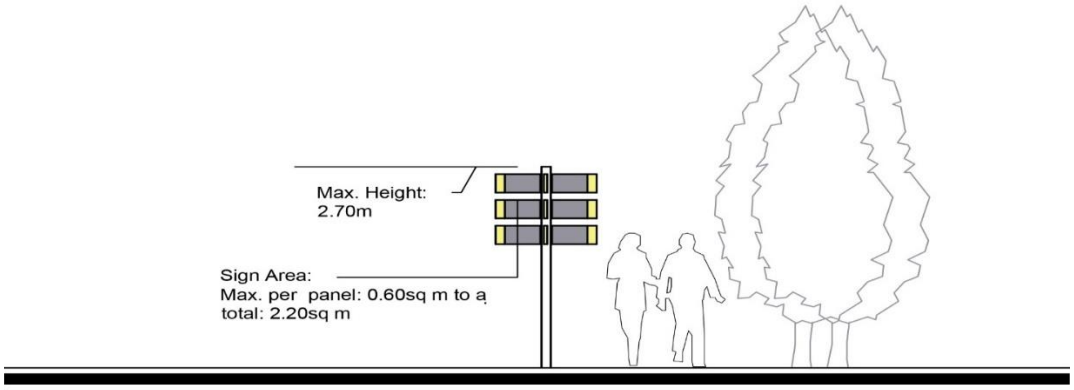


Figure 6.5 Directional Sign

Fascia Sign Provisions

6.5. *Fascia signs* (see Figure 6.6, Figure 6.7, and Figure 6.8) shall comply with the following provisions:
.1 *Fascia signs* shall not exceed following dimensions:
(a) *a sign area* of twenty-five percent (25%) of the *façade* or store front.
(b) *Fascia signs* for ***multi-unit residential*** *buildings* shall not exceed 2.0sq m of *sign area* and shall be used for on-site *building* name, address, and vacancy information but shall not advertise a *home business, major* or *home business, minor*.
.2 *Fascia signs* shall be located as follows:
(a) between 2.7m and the roof line;
(b) shall avoid screening windows;
(c) in a *building* where the ***frontage*** is not clearly defined or divided into separate units a multi-tenant *fascia sign* may be located within a designated *sign area* but shall not extend beyond the limits of the wall to which it is attached.
(d) may be placed on the exterior front, side or rear of a *building*;
.3 *Fascia signs* shall not:
(a) project more than 0.3m from a *building* face or *sign structure*;
(b) extend more than 0.3m perpendicularly from a supporting wall;
(c) extend beyond the limits of the wall to which it is attached; and
(d) have exposed wiring or bulbs.
.4 Shall provide a minimum *clearance* of 2.7m from the bottom of the *sign* to grade, unless the *sign* projects more than 0.15m over a *lane*, loading area, or *parking lot*, in which case the minimum *clearance* shall be 4.4m.
.5 *Fascia signs* with electrical components and located by a window shall have a *clearance* of 0.9m from the sides and 0.3m from the bottom of a window, unless protection is provided to avoid contact with the electrical components of the *sign*.
.6 Shall be limited to *identification signs*.

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.7 Shall not allow *third-party advertising*.
.8 *Fascia signs* in *buildings* containing more than one commercial unit shall maintain the same *sign* character and size throughout the *development*.
.9 May be illuminated but shall not display flashing or intermittent light, except for a *fascia sign advertising* a movie theatre or a *recreation facility, indoor*, in which case s*uch signs* shall follow the *digital copy* and *illumination* provisions of this Bylaw (see Section 5.6).
.10 May consist partially or entirely of a digital component but shall follow the *digital copy* and *illumination* provisions of this Bylaw (see Section 5.6).

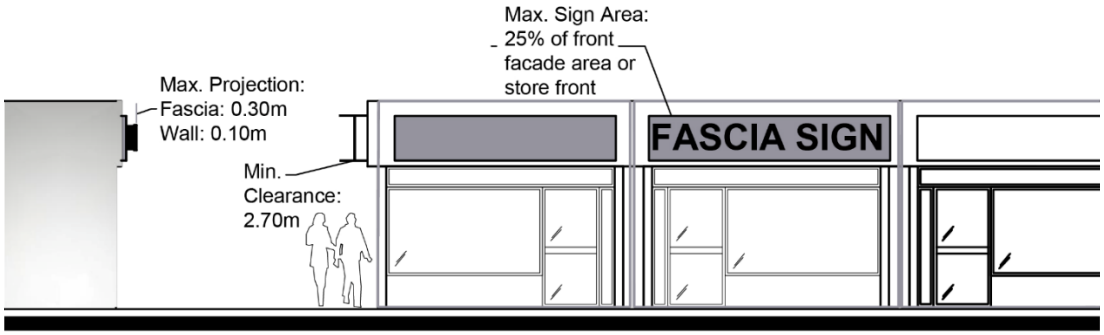


Figure 6.6 Fascia Sign

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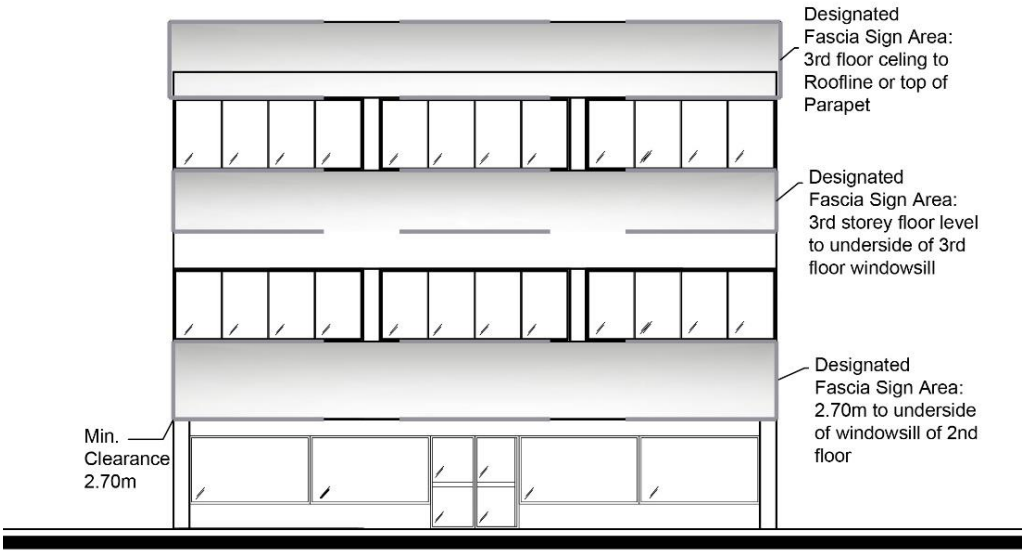


Figure 6.7 Fascia Sign



Figure 6.8 Fascia Sign

Fence Sign Provisions

6.6. A *fence sign* shall comply with the following provisions:

.1 Dimensions shall not exceed:

(a) a *sign height* of 1.0m;

(b) a *sign area* of 2.0sq m; and

(c) a *sign width* of 4.0m.

.2 Be limited to one (1) *sign* per *frontage*.

.3 Are a form of *identification sign* and are limited to *first-party advertising*.

.4 Be constructed of a rigid material with a stable frame.

.5 Not be illuminated or display flashing or intermittent light.

.6 Not be placed on utility poles, street furniture, or other *signs.*

.7 Shall not extend above the *height* of a fence or the maximum fence *height* in a district, whichever is the lower.

.8 Bo portion of a *fence sign* shall encroach onto municipal property.

.9 A *banner sign* placed, secured, or connected to a fence will be deemed a *fence sign* and is subject to the provisions of this section.

Flag Sign Provisions

6.7. A *flag sign* (see Figure 6.9) shall comply with the following provisions:

.1 Unless otherwise determined by municipal, provincial, or federal government protocol in the case of a *flag sign* associated with a public, institutional or government *building*, facility or place, a *flag sign*:

(a) may be attached to a freestanding support that shall not exceed a *height* of 12.2m above ground;

(b) may be mounted on a roof and shall not exceed a *sign height* of 3.0m from the top of the roof, including any support system;

(c) shall project a maximum of 2.0m from the *building* face; and

(d) shall not exceed a maximum size of 18.0sq m.

.2 One (1) *flag sign* is allowed per *business* premise unless the *business* has a *frontage* wider than 30.0m, in which case up to four (4) *flag signs* may be allowed at the discretion of the *Development Authority*.

.3 The location of a *flag sign*, including the supporting system, shall be located within a *parcel* and shall not interfere with fire escapes, vehicular and pedestrian traffic, utilities, or municipal public works.

.4 Have a minimum *clearance* of 2.7m, unless the *flag sign* projects over a *lane*, loading area, or *parking lot*, in which case the minimum *clearance* shall be 4.4m.

.5 If attached to a *façade* or a *building* wall, shall not exceed the *height* of the *building*.

.6 No *third-party advertising*.

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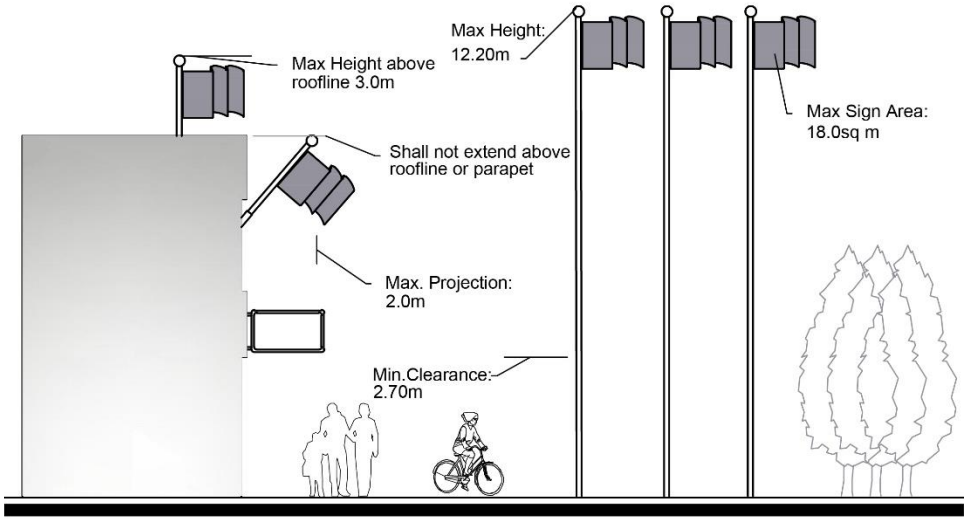


Figure 6.9 Flag Sign

Freestanding Sign Provisions

6.8. A *freestanding sign* (see Figure 6.10 and Figure 6.11) shall comply with the following provisions:

.1 *Freestanding sign* dimensions shall not exceed:
(a) a *sign height* of 10.7m;
(b) a maximum *sign area* of 14.0sq m when advertising one (1) to three (3) *businesses*;
(c) a maximum *sign area* of 23.0sq m when advertising four (4) or more *businesses*; and
(d) a maximum *sign area* of 23.0sq m when there is more than one (1) *sign face*.

.2 *Freestanding signs* are deemed to be discretionary in all commercial and industrial districts in association with an approved commercial, institutional, or industrial use provided that:
(a) the minimum *frontage* is 10.0m; and
(b) no more than one (1) *freestanding sign* is allowed per *parcel*, except:
i. on a multiple frontage *parcel*, each front may have one (1) *freestanding sign* to a maximum of three (3) *freestanding signs* per *parcel*; or
ii. if a single *frontage* is greater than 40.0m, one additional *freestanding sign* may be allowed for every 30.0m of *frontage* in excess of the first 10.0m, to a maximum of three (3) *freestanding signs* per *parcel*;

.3 A *freestanding sign* shall be located a minimum of:
(a) 100.0m from *adjacent* or *abutting* districts containing residential uses;
(b) 30.0m from another *permanent sign*;
(c) 100.0m from the centre point of the cross-section of an intersection;
(d) 1.0m from any *parcel* property line; and

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(e) the support frame shall not be within 3.0m of any *parcel* property line or 5.0m of a curb or public *road*, whichever is the greater;

.4 The minimum separation between *freestanding signs* on a *parcel* is 30.0m and shall be measured between the closest point of each *sign* by a straight line.

.5 A *freestanding sign* on a *parcel* *adjacent* to a *highway* and within 50.0m of such *highway* right-of-way shall have a minimum *sign height* of 3.0m and a maximum *sign height* of 10.7m.

.6 In districts where the *development* *setback* is less than 3.0m, a *freestanding sign* may be constructed to the *parcel* property line, as long as no portion of the *sign* or its supports extends beyond or over the *parcel* property line.

.7 A maximum of 20% of the *sign area* may include *third-party advertising*;

.8 The support(s) of a *freestanding sign* shall not be located within a corner visibility triangle.

.9 May consist partially or entirely of a digital component but shall follow the *digital copy* and *illumination* provisions in this Bylaw (see Section 5.6).

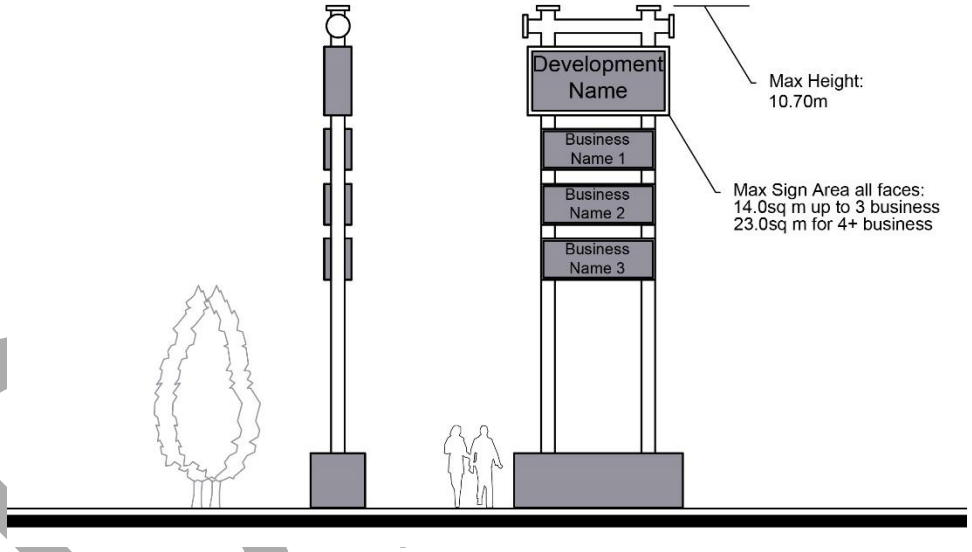


Figure 6.10 Freestanding Sign

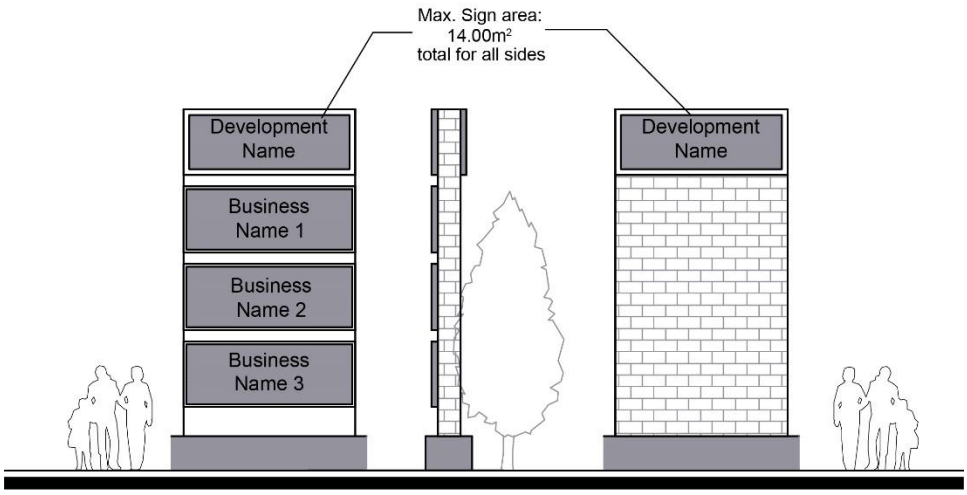


Figure 6.11 Freestanding Sign

Incidental Sign Provisions

6.9. *Incidental signs* shall comply with the following provisions:
- .1 *Incidental signs* are a *permitted use* in all land use districts.
- .2 *Incidental signs* dimensions:
  - (a) for the purpose of displaying the menu boards shall have a maximum *sign height* of 3.0m and a maximum *sign area* of 3.0sq m; and
  - (b) *Signs* indicating the maximum vehicle ***height*** restrictions, shall have a maximum *sign height* of 4.5m or 0.3m above the maximum *building height* in the district, whichever is less.
- .3 A maximum of five (5) *incidental signs* per *business* are allowed.
- .4 Are limited to: *freestanding, poster*, and *fascia signs*.
- .5 *Incidental signs* for the purpose of displaying *drive through clearance* information shall provide a minimum *clearance* of 3.6m from the bottom of the *sign* to grade, and a maximum *sign area* of 1.5sq m.
- .6 Shall not allow ***third-party advertising.***
- .7 May be illuminated but shall not display flashing or intermittent light.

Mural Provisions

6.10. A *mural* shall comply with the following provisions:
- .1 Have a maximum *sign height* of two (2) *storeys* or eleven (11.0) metres, whichever is the greater.
- .2 May include up to 10% of the ***mural*** area as ***first-party advertising***, including the name or information of the artist.
- .3 May encompass one hundred percent (100%) of the wall to which it is affixed or painted.
- .4 Shall not include offensive or intolerant language, hatred or ridicule of any race, religion or other segment of society.

Neighbourhood and Community Identification Sign Provisions

6.11. A *neighbourhood and community identification sign* (see Figure 6.12) shall comply with the following provisions:
- .1 *Neighbourhood and community identification signs* are a *permitted use* in all land use districts.
- .2 *Neighbourhood and community identification sign* dimensions shall not exceed:
  - (a) a *sign height* of 3.0m; and

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(b) a *sign area* of 6.0sq m.

.3 Be limited to one (1) *sign* per neighbourhood or community entrance from a major collector *road*.

.4 Incorporate the name of the neighbourhood, community, *subdivision*, *hamlet* or area.

.5 Be architecturally integrated with a theme or style of the neighbourhood, community, *subdivision*, *hamlet* or area in which it is located, to the satisfaction of the *Development Authority*.

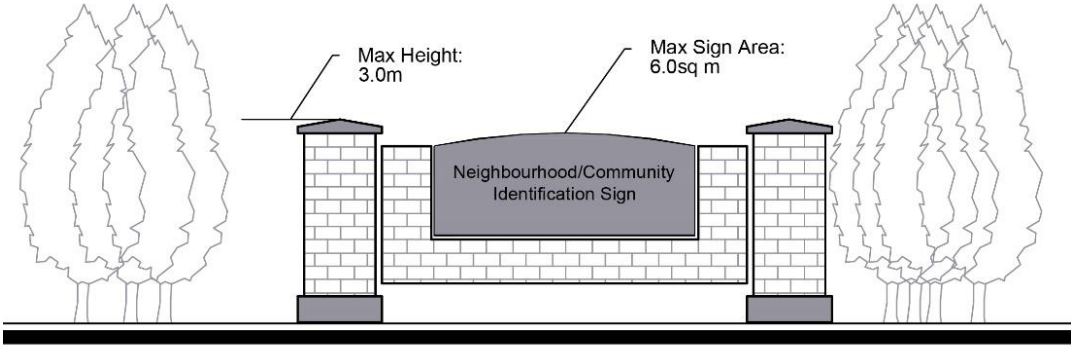


Figure 6.12 Neighbourhood and Community Identification Sign

Projecting Sign Provisions

6.12. A *projecting sign* (see Figure 6.13, Figure 6.14, and Figure 6.15) shall comply with the following provisions:

.1 *Projecting sign* dimensions shall not exceed:
(a) a projection of 2.0m from the face of a *building*; and
(b) a maximum *sign area* of 4.5sq m.

.2 On a *building* with two (2) or more *storeys* and *tower buildings* with a *podium*, the maximum vertical *sign height* will be subject to consultation with the *Development Authority* and their approval.

.3 Shall provide a minimum *clearance* of 2.7m from the bottom of the *sign* to grade, unless the *sign* projects over a *lane*, loading area, or *parking lot*, in which case the minimum *clearance* shall be 4.4m.

.4 Maintain a maximum separation distance of 0.3m between the *sign* and the structure to which it is attached.

.5 *Projecting signs* shall be limited to *identification signs*.

.6 Shall not allow *third-party advertising*;

.7 On a *building* with two (2) or more *storeys*, the *sign* shall not extend more than 1.0m above the floor level of the second *storey* and not higher than a windowsill on the second *storey*.

.8 On a one (1) *storey building*, the maximum vertical *sign height* shall not exceed 1.0m.

.9 Shall not extend above a roofline or parapet, except for a *projecting sign* attached to a *recreation facility, indoor* or *recreation facility, outdoor*.

.10 May be illuminated but shall not display flashing or intermittent light except for a *projecting sign* attached to a use including, but not limited to, *recreation facility, indoor.* Such *signs* shall follow the regulations outlined for *digital copy* and *illumination* (see Section 5.6).

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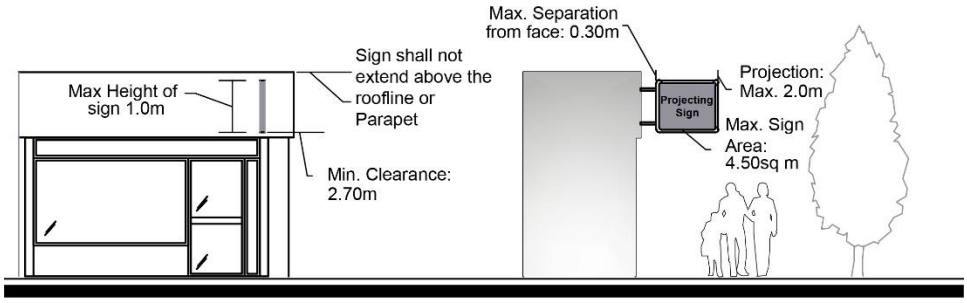


Figure 6.13 Projecting Sign

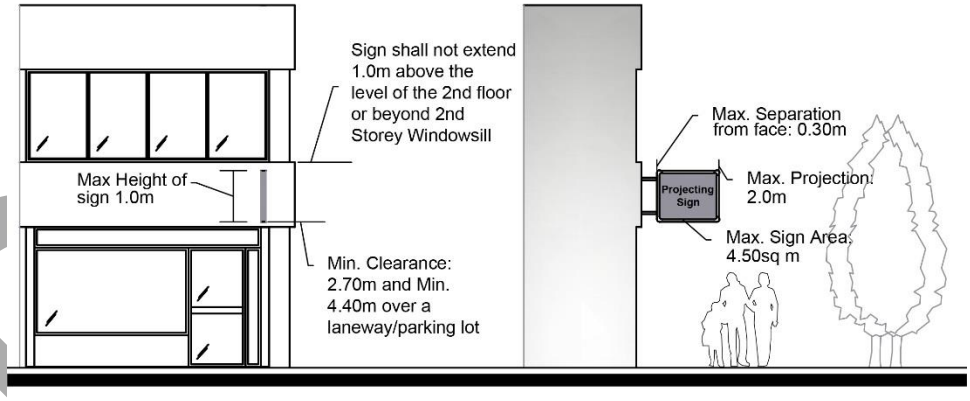


Figure 6.14 Projecting Sign

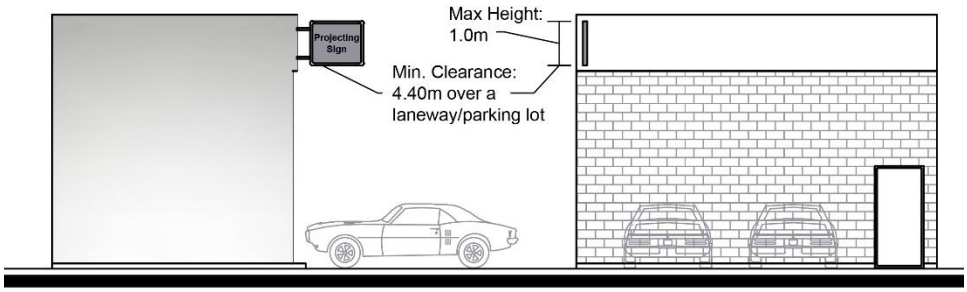


Figure 6.15 Projecting Sign

Roof Sign Provisions

6.13. A *roof sign* (see Figure 6.16) shall comply with the following p*rovisions:*

.1 *Roof sign* dimensions shall not exceed:
   (a) a *sign height* of 4.0m from roofline; and
   (b) a maximum *sign area* of 4.0sq m.

.2 *Roof signs* shall be located as follows:
   (a) be at least 6.0m from utility lines; and
   (b) no portion of a *sign* shall overhang the roof or *building* on which it is located.

.3 Maximum of one (1) *roof sign* per *building façade* is allowed.

.4 Limited to *identification signs* only.

.5 *No third-party advertising.*

.6 No supporting structures to be visible to the public, subject to the discretion of the *Development Authority*.

.7 May be illuminated but shall not include flashing or intermittent light.

.8 To be architecturally integrated with the *building* on which it is located.



Figure 6.16 Roof Sign

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Window Sign Provisions

6.14. A *window sign* (see Figure 6.17) shall comply with the following provisions:
- .1 *Window sign* dimensions shall not exceed:
  - (a) a maximum *sign area* of 5.0sq m or forty percent (40%) of the window area whichever is less;
  - (b) the maximum *sign area* for a *window sign* shall take into consideration the total window area on the subject *façade* or store front;
  - (c) a *window sign* must maintain a minimum of 50% window transparency; and
  - (d) excepting *Section 6.14.1(c),* except in the case of a Restricted Commercial Use or other municipal, provincial, or federal regulation which requires that a window utilize 100% reflective, tinted or obscuring glazing, in which case up to 40% of the window may be utilized for advertising.
- .2 May only be located in the interior of a *building*.
- .3 No *third-party advertising*.
- .4 May be illuminated but shall not include flashing or intermittent light.
- .5 May consist partially or entirely of a digital component subject to the *digital copy* and *illumination* provisions of this Bylaw (see Section 5.6).

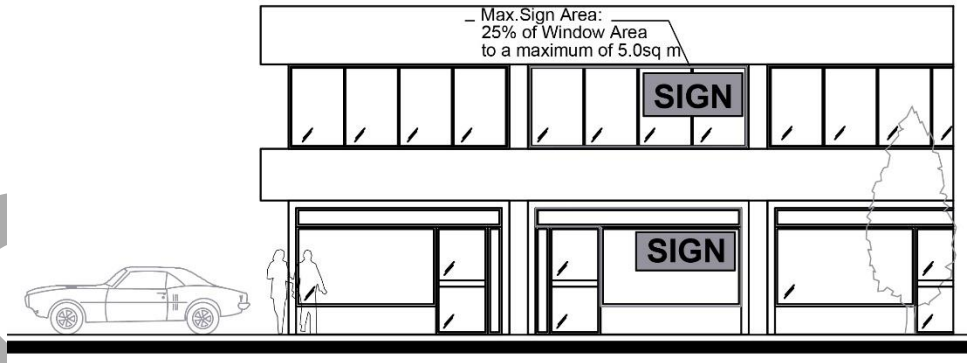


Figure 6.17 Window Sign

Wayfinding Sign Provisions

6.15. A *wayfinding sign* shall comply with the following provisions:
- .1 Subject to approval as part of a *comprehensive sign design plan*.

7. Temporary Sign Provisions

7.1. *Temporary signs,* where applicable:
- .1 Shall be *setback* 5.0m from a fire hydrant.
- .2 Shall be *setback* 1.2m from the edge of the *road*, curb or sidewalk, whichever is closer.
- .3 Shall otherwise be safe and shall not pose a hazard to vehicular and pedestrian traffic.
- .4 Shall not be located within a *corner visibility triangle*.

A-Board Sign Provisions

7.2. An *a-board sign* (see Figure 7.1) shall comply with the following provisions:

.1 Maximum *sign* dimensions:
- (a) *sign height* of 1.0m;
- (b) *sign area* of 0.8sq m per *sign face*; and
- *(c)* *sign width* of 1.0m.

.2 *A-board signs*:
- (a) shall not extend beyond the edge of the sidewalk;
- (b) shall not be placed on sidewalks that are less than 1.5m in width, subject to relaxation where a grassed boulevard is *adjacent* to such sidewalk;
- (c) shall maintain a minimum separation distance of 10.0m from any other *a-board sign*; and
- (d) shall not impede or obstruct the view of vehicular and pedestrian traffic.

.3 Shall be limited to one (1) *sign* per *business* and shall only advertise for *businesses* on the same *parcel* and immediately *adjacent* to the *sign* location;

.4 No *third-party advertising*.

.5 *A-board signs* for the purpose of real estate are allowed in all residential districts. Such *signs* shall be displayed as follows:
- (a) in conjunction with an open house or show home;
- (b) during the days that the *parcel* is open to the public; and
- (c) are subject to the provisions within “Section 7.11 Real Estate Sale or Lease Sign and Real Estate Directional Sign” in this Bylaw.

.6 Shall be constructed of a rigid material with a stable frame.

.7 Only allowed on sidewalks during the hours when the *business* advertised is open to the public.

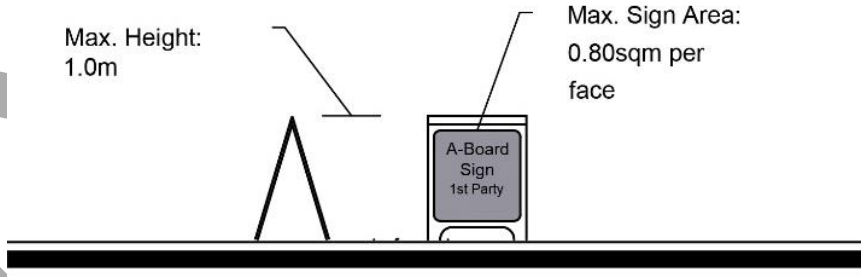


Figure 7.1 A-Board Sign

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Banner Sign Provisions

7.3. A *banner sign* (see Figure 7.2) shall comply with the following provisions:

.1 *Banner sign* dimensions shall not exceed:
   (a) a *sign height* of 1.2m;
   (b) a *sign area* of 6.0sq m; and
   (c) a *sign width* of 5.0m.

.2 Only one (1) *banner sign* per *building* elevation is allowed.

.3 *Banner signs* shall be limited to *identification signs*.

.4 *A banner sign* shall have a *clearance* of not less than 2.7m.

.5 No *third-party advertising*.

.6 A *banner sign* that is not attached to a *building* face, shall have a minimum *clearance* of 6.0m from bottom of the *banner sign* to grade.

.7 If attached to the exterior wall of a *building*, the *banner sign* shall not extend above the exterior wall and the *height* of the *building.*

.8 If located on an exterior wall the *banner sign* shall not exceed twenty-five percent (25%) of the area of that *building* face.

.9 Shall not be located at a location, ***building*** or premise for more than sixty (60) consecutive days, and that the same location, ***building*** or premise shall remain free of a *banner sign* for sixty (60) consecutive days thereafter.

.10 For a *banner sign* associated with a *special event,* the *Development Authority* may consider a relaxation of the following:
   (a) *third-party advertising;*
   (b) more than one *sign* on a ***parcel***; and
   (c) display of a *banner sign* thirty (30) *days* prior to a *special event* and seventy-two (72) hours after the *special event*.

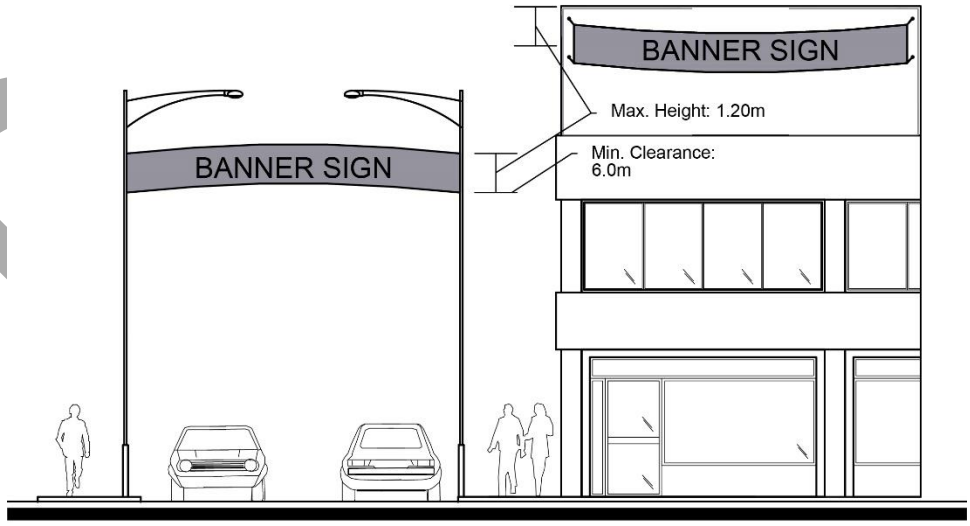


Figure 7.2 Banner Sign

Construction Site Identification Sign Provisions

7.4. A *construction site identification sign* (see Figure 7.3) shall comply with the following provisions:

.1 *Construction site identification sign* are a *permitted use* in all land use districts;
.2 *Construction site identification sign* dimensions shall not exceed:
(a) a *sign height* of 4.9m; or
(b) a *sign area* of 12.0sq m.
.3 *Shall be setback* not less than 5.0m from any fire hydrant.
.4 Shall be *setback* not less than 1.2m from the edge of the *road*, curb or sidewalk.
.5 Shall be located within 15.0m of the main construction site entrance of the construction site on a parcel.
.6 Shall have a *clearance* of not less than 0.9m.
.7 Shall be limited to one (1) *sign* per *street* frontage.
.8 Shall be removed within fourteen (14) days after occupancy pursuant to the *Alberta Building Code* has been issued or fourteen (14) days after construction is deemed by the *Development Authority* to be complete.

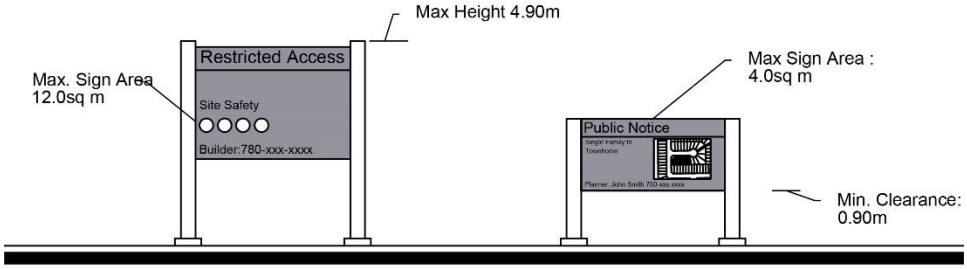


Figure 7.3 Construction Site Identification and Official Sign

Official Sign Provisions

7.5. An *official sign* (see Figure 7.3 shall comply with the following provisions:
.1 *Official signs* are *a permitted use* in all land use districts.
.2 *Official sign* dimensions shall not exceed:
(a) a *sign height* of 1.5m
(b) a *sign width* of 2.5m; and
(c) a *sign area* of 4.0sq m.
.3 The proponent shall place the *sign* on the proposed *development parcel*.
.4 Shall have a minimum *clearance* of 0.9m.
.5 Shall not pose a hazard to vehicular or pedestrian traffic or materially affect the use, enjoyment, or value of *adjacent* properties.
.6 The design and *copy* of the *sign* must be to the satisfaction of the *Development Authority*.

Election Sign Provisions

7.6. An *election sign* shall comply with the following provisions:
.1 An *election sign* or any other *sign* connected with the holding of a vote conducted under federal, provincial, or municipal law, an election associated with local Indigenous governments, or any election held pursuant to the *Local Authorities Election Act*, is a *permitted use* in all land use districts.
.2 *Election sign* dimensions shall not exceed:

(a) a *sign height* of 2.0m;
(b) a *sign width* of 3.0m; and
(c) a *sign area* of 3.0sq m.

.3 All *election sign* shall comply with the requirements of section 5.2 Sign Safety Provisions.

.4 Shall be temporary and may include a *portable sign* and shall otherwise comply with the provisions of "Section 7.8 Portable Signs" of this Bylaw.

.5 A *banner* used as an *election sign* will be subject to the provisions of "Section 7.3 *banner signs*" of this Bylaw.

.6 *Election signs* shall only be displayed or placed between:
(a) 12:00 noon on nomination day and 72 hours after the close of polls on election day for municipal, school board elections, and elections associated with local Indigenous governments; or,
(b) 12:00 noon on the date the election is called and 72 hours after the close of polls on election day for provincial and federal elections.

.7 Every *sign owner* or candidate, must, prior to placing any *election sign*, provide the *Municipality* with the name and phone contact information of the person responsible for his or her *election signs*; or, alternatively, include a *sign tag* with all relevant contact information on the *election signs.*

.8 The *Municipality* may give notice to a person responsible for the *sign* directing the person to remove or repair the sign if the *election sign*:
(a) poses, in the opinion of the Chief Administrative Officer or his delegate, a risk to public safety;
(b) has material structure damage;
(c) has been vandalized;
(d) interferes with work being carried out by the *Municipality*; or
(e) is otherwise not in compliance with this Bylaw.

.9 Notwithstanding subsection 7.6.8 the *Municipality* may:
(a) where, regardless of location, the *election sign* poses, in the opinion of the Chief Administrative Officer or his delegate, an immediate and substantial public safety risk, immediately proceed to remove the *sign* without notice.

.10 If a *sign owner* fails to remove an *election sign* within seventy-two (72) hours after the voting stations close on election day, a Peace Officer, Bylaw Officer, or the *Development Authority* may remove them, and the candidate shall be liable for the cost of removal;

.11 All *election sign* shall comply with the requirements of any relevant federal or provincial legislation and any other relevant municipal bylaws.

.12 No *election signs* shall be installed, placed, or constructed in School Zones one (1) hour before and after school starts and one (1) hour before and after school ends. School Zones are defined in *Guidelines for School and Playground Zones and Areas,* as amended by the Province of Alberta.

Inflatable Sign Provisions

7.7. An *inflatable sign* (see Figure 7.4) shall comply with the following provisions:

.1 An *inflatable sign,* where located on a roof:
(a) shall not exceed a *sign height* of 5.0m or the maximum *height* allowed in the district, whichever is lesser;
(b) shall not exceed a footprint area of 5.0sq m;
(c) shall be *setback* from the edge of the *building* a distance equal to the *sign height*; and
(d) shall not extend or project over the face of the *building.*

.2 An *inflatable sign* shall be located as follows:
(a) a minimum of 10.0m from utility lines and any right-of-way; and
(b) a minimum 10.0m from the boundary of any intersection or egress.

.3 Maximum one (1) *inflatable sign* per *parcel*.

.4 No *third-party advertising*.

.5 Where an *inflatable sign* can only be accommodated in an approved parking stall within a *parcel*, the *Development Authority* may approve the *sign* if the parking requirements are otherwise met.

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.6 An *inflatable sign* shall not be displayed for more than sixty (60) consecutive days on a ***parcel*** and must remain free of an *inflatable sign* for thirty (30) consecutive days thereafter.

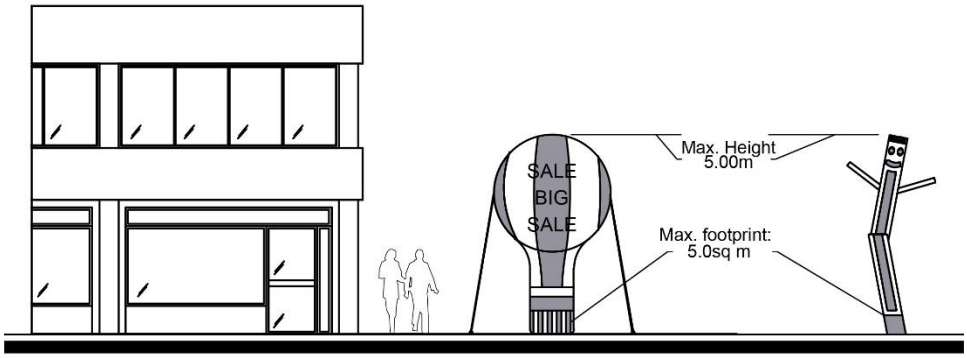


Figure 7.4 Inflatable Sign

Portable Sign Provisions

7.8. A *portable sign* (see Figure 7.5) shall comply with the following provisions:

.1 *Portable sign* dimensions shall not exceed:
  (a) a *sign height* of 3.1m; and
  (b) a *sign area* of 4.6sq m per ***sign face*** to a total *sign area* of 9.2sq m.

.2 A *portable sign* shall be located as follows:
  (a) within a *parcel*;
  (b) shall be *setback* not less than 7.5m from any entrance and exit to the ***parcel***;
  (c) shall be *setback* not less than 30.0m from another *portable sign*;
  (d) shall be *setback* not less than 10.0m from another *permanent sign;*
  (e) shall be *setback* not less than 5.0m from a fire hydrant;
  (f) shall be safe and shall not pose a hazard to vehicular and pedestrian traffic;
  (g) shall not conflict with parking and loading areas;
  (h) shall not be located within a ***corner visibility triangle***;
  (i) shall be *setback* not less than 1.2 m from the edge of the *road*, curb or sidewalk;
  (j) shall not be located in the *field of view* near or past other traffic conflict points such as intersections, merge points, exit ramps, or curved roadways; and
  (k) on a double fronting *lot*, each frontage may have one (1) *portable sign*.

.3 May have two (2) ***sign faces***.

.4 No *third-party advertising*.

.5 Shall have a uniform background colour.

.6 Shall not use red, green, or amber lights.

.7 Shall not be illuminated or display flashing or intermittent light.

.8 Shall have a legible *message* and if the *message* is tampered with, the permit holder shall ensure that the *message* is corrected.

.9 Despite section 7.8(d) above of this Bylaw, when a *portable sign* is used to advertise events, activities or provide information on behalf of the *Municipality* or a *non-profit organization* the *sign* may be located on another site than where the event or activity takes place.

.10 A *portable sign* shall have a *sign tag* and shall include all relevant ***sign tag*** information.

.11 The *sign owner* shall be responsible to ensure that the *sign tag* is visible and up to date at all times.

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.12 Any *portable signs* approved pursuant to a time limited approval under the *portable sign* marker program remain lawful until the expiration of their *development permit*
.13 Where a *message* on a *portable sign* relates to a specific event, the *message* shall be removed within seventy-two (72) hours after the end of the event;
.14 May be allowed in public *parks* and public lands for the advertising of a public event at the discretion of the *Development Authority*. The *sign* shall be on the subject ***parcel*** for a maximum of fourteen (14) days prior to the event and shall be removed within seventy-two (72) hours after the event.
.15 A *portable sign* may be allowed on a ***parcel*** for up to one hundred and eighty (180) consecutive days, and thereafter must be removed from such ***parcel*** for the next one hundred and eighty (180) consecutive days.

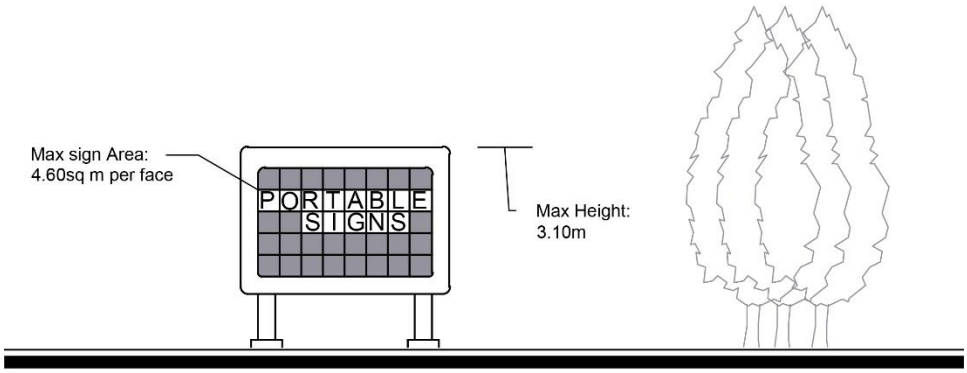


Figure 7.5 Portable Sign

Poster Board Sign Provisions

7.9. A *poster board sign* (see Figure 7.6), shall comply with the following provisions:
.1 *Poster board sign* dimensions shall not exceed:
(a) a *sign height* of 2.0m;
(b) a ***sign width*** of 2.0m; and
(c) a *sign area* of 1.0sq m.
.2 Shall not be placed on utility poles, street furniture or other *signs*.
.3 Shall be limited to two ***signs*** per individual business on a ***parcel***.
.4 Shall be limited to *identification signs*.
.5 No *third-party advertising*.
.6 Shall be placed on a rigid and sturdy frame.

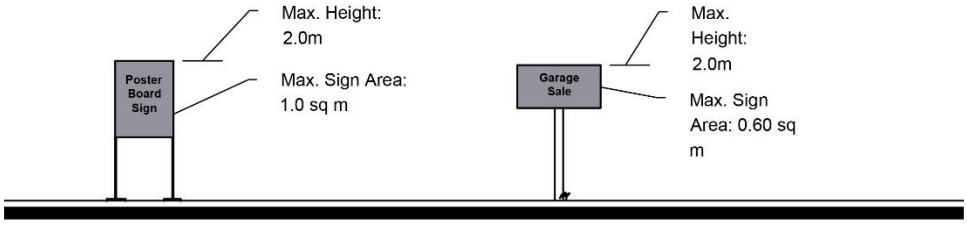


Figure 7.6 Poster Board Sign and Private Sale Sign

Private Sale Sign Provisions

7.10. A *private sale sign* (see Figure 7.6) shall comply with the following provisions:
- .1 *Private sale sign* are a *permitted use* in all land use districts;
- .2 *Private sale sign* dimensions shall not exceed a maximum:
  - (a) *sign height* 2.0m; and
  - (b) *sign area* of 0.6sq m.
- .3 Shall be *setback* 1.2m from the edge of the *road*, curb or sidewalk.
- .4 May be located on a right-of-way or public property.
- .5 Shall not be placed on utility poles, street furniture or other *signs*.
- .6 Shall be limited to advertising a lawn sale, *garage sale* or other private event.
- .7 Shall be safe and shall not pose a hazard to vehicular and pedestrian traffic.
- .8 Shall be removed within seventy-two (72) hours of it first being placed on a ***parcel*** or a ***road***.

Real Estate Sale or Lease Sign and Real Estate Directional Sign Provisions

7.11. A *real estate sale or lease sign* (see Figure 7.7) and *real estate directional sign* (see Figure 7.9) shall comply with the following provisions:
- .1 A *real estate directional sign* on an *a-board* (see Figure 7.1) is a *permitted use* in all residential districts provided the *signs* are only used in conjunction with an open house or show home by a realtor and are only displayed on the days that the ***parcel*** is open to the public and are subject to the rules under *real estate directional signs*.
- .2 *Real estate directional sign* dimensions shall not exceed:
  - (a) a *sign height* of 2.0m; and
  - (b) a *sign area* of 1.5sq m.
- .3 *Real estate directional sign* dimensions shall not exceed:
  - (a) a *sign height* of 1.0m; and
  - (b) a *sign area* of 0.8sq m.
- .4 *Real estate sale or lease signs* are temporary, intended to be posted for the duration of time necessary to sell or lease a ***building*** and / or associated ***parcel***, and may be posted only on the subject ***parcel.***

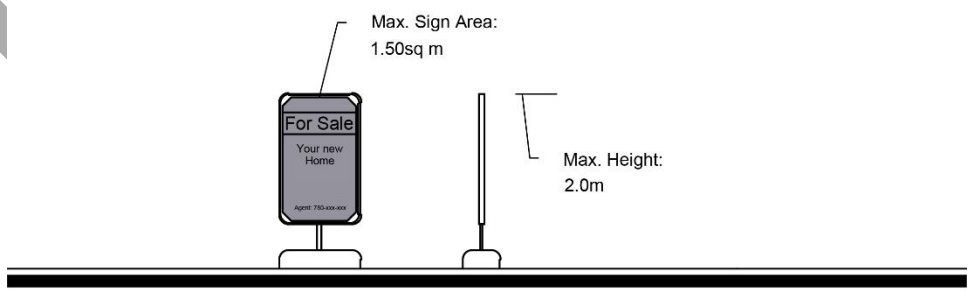


Figure 7.7 Real Estate or Lease Sign

Subdivision Marketing Sign Provisions

7.12. A *subdivision marketing sign* (see Figure 7.8) shall comply with the following provisions:
- .1 *Subdivision marketing signs* are a *permitted use* in all land use districts.
- .2 *Subdivision marketing sign* dimensions shall not exceed:

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(a) a *sign height* of 5.0m; and
(b) an area of 12.0sq m for all *signs faces*. Individual *sign area* is at the discretion of the *Development Authority*.

.3 *Subdivision marketing signs* shall not be located within 1.0m of a ***parcel*** property line.
.4 Only two (2) *signs* per *subdivision* or *subdivision* phase entrance are allowed.
.5 Shall be associated with sales of ***parcels*** in new ***subdivisions***.
.6 Shall refer to the *subdivision* where it is located.
.7 Shall not be illuminated or display flashing or intermittent light.
.8 A *subdivision* developer shall provide a maximum of one (1) developer comprehensive *sign* in each ***subdivision*** or ***subdivision*** phase for ***subdivision*** builders advertisements.
.9 Other than as part of a developer comprehensive ***sign***, homebuilder *signs* shall only be located on the subject ***parcel*** where a ***dwelling unit*** is being built.
.10 Shall be removed by a *subdivision* developer by the earlier of either thirty (30) days following the sale of all *parcels* in a *subdivision* or, thirty (30) days following the date of receipt of notice from the *Municipality.*

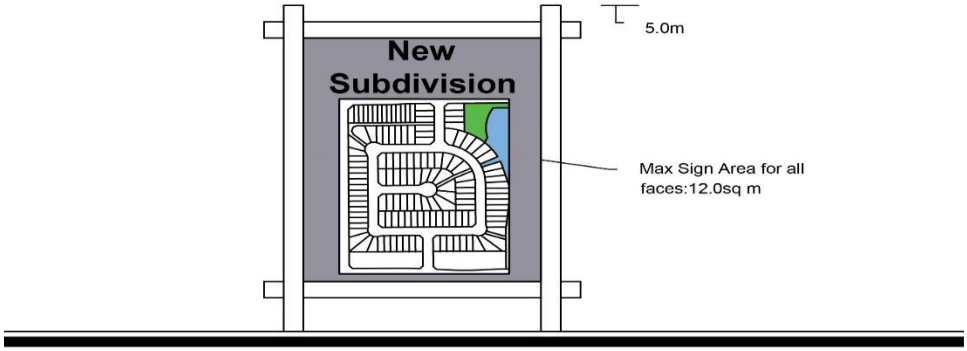


Figure 7.8 Subdivision Marketing Sign

Subdivision Directional Sign Provisions

7.13. A *subdivision directional sign* (see Figure 7.9) shall comply with the following provisions:
.1 *Subdivision directional signs* are a *permitted use* in all *land use districts*.
.2 *Subdivision directional sign* dimensions shall not exceed:
(a) a *sign height* of 3.0m; and
(b) a *sign area* of 3.0sq m.
.3 Shall be located at least 5.0m from the edge of any *road*, curb or sidewalk.
.4 A maximum two (2) ***subdivision directional signs*** per *subdivision*.
.5 Shall be portable and shall not be fixed to any surface.
.6 Shall provide direction to the *subdivision*.
.7 May be placed on a *parcel* where a permit has been approved for a *development* or subject to a *development* agreement at the discretion of the *Development Authority*.
.8 Shall be removed by a *subdivision* developer by the earlier of either thirty (30) days following the sale of all *parcels* in a *subdivision* or, thirty (30) days following the date of receipt of notice from the *Municipality.*

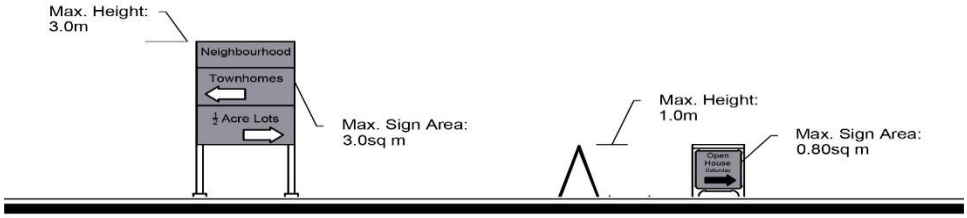


Figure 7.9 Subdivision Directional Sign and Real Estate Directional Sign

8. Permitted and Discretionary Sign Tables

8.1. The following *signs* are a *permitted use* in all districts:
(a) *Construction site identification sign*
(b) Official sign
(c) *Directional sign*
(d) *Incidental sign*
(e) *Election sign*
(f) *Neighbourhood and community identification sign*
(g) *Private sale sign*
(h) *Real estate sale or lease*
(i) *Real estate directional sign*
(j) *Subdivision marketing sign*
(k) *Subdivision directional sign*

8.2. In the tables below, the applicable land use districts are stated at the top of each column, and the types of *sign* at the left end of each row. A *permitted use* is indicated by a 'P' at the intersection of the land use district column and the use row. *Discretionary use* is indicated by a 'D' at the intersection of the land use district column and the use row. Discretionary use – notice posting is indicated by a 'D*'

8.3. The *permitted* and *discretionary uses* for each *sign* type in residential districts are set out below.

0	Type of Sign	Residential Districts				
	P = Permitted Use D = Discretionary Use	R1 R1E R1M	R2 RMH	HR1 HR2 CR SH SE1 SE2	R3	R4
Permanent Signs	Awning and canopy sign				P	P
	Under-awning and under-canopy sign				P	P
	Billboard sign					
	Fascia sign				P	P
	Fence sign					
	Flag sign					

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	Freestanding sign				D	D
	Mural with advertising				D	D
	Projecting sign				P	P
	Roof sign					
	Window sign				D	D
	Wayfinding sign				D	D
Temporary Signs	A-board sign				P	P
	Banner sign					
	Inflatable sign					
	Portable sign				D	D
	Poster board sign				D	D

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8.4. The *permitted* and *discretionary uses* for each *sign* type in commercial and industrial districts are set out below.

	Type of Sign	Commercial and Industrial Districts				
	P = Permitted Use D = Discretionary Use D*= Discretionary Use-Planning Commission	C1 C2	C3 C4	C5	HC	IL IM IH
Permanent Signs	Awning and canopy sign	P	P	P	P	P
	Under-awning and under-canopy sign	P	P	P	P	P
	Billboard sign		D*		D*	D
	Fascia sign	P	P	P	P	P
	Fence sign		D			P
	Flag sign	P	P	P	P	P
	Freestanding sign	D	D	D	D	D
	Mural with advertising	P	P	P	P	D
	Projecting sign	P	P	P	P	P
	Roof sign		D			D
	Window sign	D	D	D	D	P
	Wayfinding sign	P	P	P	D	P
Temporary Signs	A-board sign	P	P	P	P	P
	Banner sign	D	D	D	D	D
	Inflatable sign	D	D	D	D	P
	Portable sign	P	P	P	P	P
	Poster board sign	P	P	P	P	P

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8.5. The *permitted* and *discretionary uses* for each *sign* type in City Centre districts are set out below.

	Type of Sign	City Centre				
	P = Permitted Use D = Discretionary Use D*= Discretionary Use-Planning Commission	CBD1 BOR1 SCL1 SCL2	PRA1 PRA2 FRA1	PR PS	C1	RIVF SR1
Permanent Signs	Awning and canopy sign	P	P	P	P	P
	Under-awning and under-canopy sign	P	P	P	P	P
	Billboard sign	D*	D*		D*	
	Fascia sign	P	P	P	P	P
	Fence sign					
	Flag sign	D	D	D	D	D
	Freestanding sign	D	D	D	D	D
	Mural with advertising	P	P	P	P	P
	Projecting sign	P	P		P	
	Roof sign	D	D	D	D	D
	Window sign	P	P		P	
	Wayfinding sign	P	P	P	P	P
Temporary Signs	A-board sign	P	P	P	P	P
	Banner sign	D	D	D	D	D
	Inflatable sign			P		P
	Portable sign	D	D	D	D	D
	Poster board sign	P	P	P	P	P

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8.6. The *permitted* and *discretionary uses* for each *sign* type in all other districts are set out below.

	Type of Sign	Other Districts							
	P = Permitted Use D = Discretionary Use	PR	DC-PR	PS	DC-MI	EP	RD	A	UE
Permanent Signs	Awning and canopy sign	P	P	P	D		D	D	P
	Under-awning and under-canopy sign	P	P	P	D		D	D	P
	Billboard sign		D		D		D	D	D
	Fascia sign	P	P	P	P		P	P	P
	Fence sign			D	D				
	Flag sign	D	D	D	P		P	P	
	Freestanding sign	D	D	D	D		D	D	D
	Mural with advertising	P	P	P	P		P	P	D
	Projecting sign	P	P	P	P		P	P	P
	Roof sign				P		P	P	D
	Window sign				P		P	P	
	Wayfinding sign	P	P	P	P	P	P	P	D
Temporary Signs	A-board sign	P	P	P	P		P	P	
	Banner sign	D	D	D	P		P	P	
	Inflatable sign	P	P	P	P		P	P	
	Portable sign	P	P	P	P		P	P	D
	Poster board sign	P	P	P	P		P	P	

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PART 9 CITY CENTRE AREA REDEVELOPMENT SPECIAL AREA

1. General Purpose and Application

1.1. The general purpose of this part is to designate the City Centre area as a Special Area within the *Municipality* and to adopt the regulations in this part to achieve the objectives of the City Centre Area Redevelopment Plan within the *city centre special area*.

1.2. This part applies to the areas designated as the *city centre special area*.

1.3. The following Appendices are included in this part:

(a) **Appendix A** Map 35: City Centre Districts and Corridors Map
(b) **Appendix A** Map 36: City Centre Floor Area Ratio Map
(c) **Appendix A** Map 37: City Centre Height Map

2. Special Area Provisions

2.1. The regulations contained in this part apply to the areas designated as the *city centre special area* as shown on **Appendix A** Map 35: City Centre Districts and Corridors Map.

2.2. Unless specifically excluded or modified by this part, the regulations in Part 1 to Part 5 of this Bylaw shall apply to the areas designated as the *city centre special area* as shown on **Appendix A** Map 35: City Centre Districts and Corridors Map.

3. Definitions

In addition to the definitions in Part 1 Section 9 Definitions of this Bylaw, in this part, the following words shall have the following meanings:

Accessory Surface Parking	means an area of land used for parking of motor vehicles on the surface of the *parcel*, which serves or is intended to serve the uses on the same *parcel* and may include but is not limited to customer parking, visitor parking and passenger pick up and drop off areas. *Accessory surface parking* also includes land used for parking of motor vehicles off the *parcel* where an arrangement for off-parcel parking has been established under Section 15.6. *Accessory surface parking* excludes parking offered for uses not located on the *parcel*, except for cases where an arrangement for off-parcel parking has been established under Section 15.6.
Build-To Line	means the line up to which *buildings* or *landscaping* shall be constructed.
Building Frontage Type or ***Landscape Frontage Type***	the frontage types defined under Section 16.
City Centre Special Area	includes the following areas as shown on **Appendix A** Map 35: City Centre Districts and Corridors Map: (a) The Downtown Major Redevelopment Zone (b) The Franklin Avenue Re-Urbanization Zone (c) The Neighbourhood Stabilization Zone (d) The Recreation Zone
Commercial	means a *development* designed to accommodate the buying and selling of goods and services. *Commercial* includes but is not limited to *food and beverage commercial*; *limited commercial*; *office commercial*; *recreation commercial*; *restricted commercial*; *retail commercial (<5,000sq m gross floor area)*; *retail commercial, large format (>5,000sq m gross floor area)*; *service commercial*; and *tourism commercial*.

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Corridor	means a *road* designated as a *corridor* on **Appendix A** Map 35: City Centre Districts and Corridors Map.
Food and Beverage Commercial	means a *development* where the primary purpose is the sale of prepared food and beverages to the public for consumption on or off the premises, but does not include *drive through* food pick-up service. *Food and beverage commercial* includes, but is not limited to, food service, mobile catering; *major restaurant*, *minor restaurant*. *Food and beverage commercial* does not include *drinking establishment*; food service, *drive-in* or *drive through*; and *nightclub*.
Gross Floor Area	means the sum of the areas of all floors of a *building* measured to the outside surfaces of the exterior walls, or where *buildings* are separated by firewalls, to the centerline of the fire wall and includes all floors totally or partially above grade, and all floors totally below grade and includes all mechanical and electrical equipment areas, but does not include *parking structures*.
Height	has the meaning set out in Part 1 Section 9.1 of this Bylaw, except that in relation to a *podium*, the *height* shall be measured to the highest point of the *podium* structure, not including the *tower* portion or any other portion of the *building*.
Institutional and Civic	means a *development* for a public purpose and, may include but is not limited to such uses as schools, places of worship, community centres, health care facilities, *public utilities* and government *buildings*. *Institutional and civic* includes but is not limited to: *child care facility*; *major commercial school* and *minor commercial school*; community service facility; *educational facility*; *essential public service*; *group home*; *major health facility* and *minor health facility*; and *religious assembly*.
Limited Commercial	means a *development* designed, intended and/or used for assembling, auctioning, warehousing and/or storage, cleaning, servicing, repair and maintenance of goods and materials. *Limited commercial* includes but is not limited to: *auctioneering facility*; *limited contractor*; *custom manufacturing*; *equipment rental*; *fleet service*; household equipment repair; and *warehouse and storage*.
Live-Work	includes, but is not limited to: *secondary office commercial*; retail commercial; household equipment repair; artist studio; making, processing, and assembly of products on a small scale; and personal service facility not including dry cleaning establishments. The entire unit occupied by the *live-work* shall be considered a *dwelling unit*, consisting of *habitable rooms* and *non-habitable rooms*. The work use shall not exceed fifty percent (50%) of the *gross floor area* of the *dwelling unit* and no activity which generates noise level, dust, odors or emissions incompatible with *adjacent* uses shall be permitted.
***Lot Line, Front (*Front Lot Line)**	means any *lot line* common to a *lot* and a *street* other than a *lane*, except that: (a) in the case of a *corner lot* at the intersection of two *streets*, the *front lot line* is the shorter of the two *lot lines* common to the *lot* and a *street*; (b) in cases where a *lot* is contiguous to two *streets* (except *corner lots*), both *lot lines* shall be considered as *front lot lines*.
***Lot Line, Rear* (Rear Lot Line)**	means the boundary of a *lot* which lies the most opposite to and is not connected to the *front lot line* and which is not contiguous to a *street* other than a *lane*;
Low Wall	means a low structure, usually less than 1m high, which serves to enclose or subdivide outdoor space, presenting a continuous surface, except where penetrated by walkways. The *low wall* is usually

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	masonry, stone or concrete, but can be metal, wood or a combination of materials.
Neighbourhood Commercial	means a *development*, that does not exceed a *gross floor area* of 1,000sq m, designed, intended or used to serve neighbourhood residents for: the purpose of receiving, storing and retailing consumer goods to the general public; or, providing personal services. *Neighbourhood commercial* includes but is not limited to: *child care facility*; personal service facility; *general retail*; and *convenience retail*.
Office Commercial	means a *development* designed, intended or used for the provision of professional, management, administrative, financial, health services, *business*, or similar services, or the administration of an industry, but shall not include retail commercial use. *Office commercial* includes, but is not limited to: broadcasting house; *business* support; financial institution; and *office*.
Private Outdoor Amenity Space	means an amenity space that is accessible directly from a *dwelling*, and may include a *balcony*, *deck*, *patio*, *terrace* or landscaped area, for private enjoyment of the resident of the *dwelling*, which may include visual cues such as *fencing*, railing or *signage* indicating the space is private.
Podium	means the continuous projecting base of a *building*, distinct from the *tower* or other portions of the *building*. A *podium* does not include a *building* for a spectator sports facility.
Porch	means a structure attached to a *building* to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally open-sided; although it may be enclosed through the use of screens, glass or partial walls.
Recreation Commercial	means a *development* of land, *buildings* or structures designed and equipped for the commercial conduct of sports, leisure and entertainment activities. *Recreation commercial* includes, but is not limited to: arcade; commercial entertainment facility; *indoor recreation facility*; and spectator sports facility.
Residential	means a *development* that contains one or more *dwelling units*. *Residential* includes but is not limited to: *apartment*; townhouse; senior citizen housing; *duplex*; triplex; fourplex; *single detached dwelling*; cluster housing; *basement suite*; *secondary suite*; and *semi-detached dwelling*.
Restricted Commercial	means a *development* that may involve alcohol, nudity or gambling. *Restricted commercial* includes, but is not limited to: *adult entertainment facility*; *casino*; *drinking establishment*; and *nightclub*.
Retail Commercial (<5,000sq m Gross Floor Area)	means a *development* designed, intended or used for the purpose of receiving, storing and retailing goods to the general public provided that the *building* or structure in which the use is contained does not exceed a *gross floor area* of 5,000sq m. *Retail commercial (<5,000sq m gross floor area)* includes, but is not limited to: *liquor store*; personal service facility; *general retail*; *convenience retail*; and *shopping centre*.
Retail Commercial, Large Format (>5,000sq m Gross Floor Area)	means a *development* designed, intended or used for the purpose of receiving, storing and retailing goods to the general public and for the wholesaling of goods to retailers, where the *building* or structure in which the use is contained, is equal to or exceeds a *gross floor area* of 5,000sq m and does not include the sale of motor vehicles, boats, and *heavy equipment*. *Retail commercial, large format (>5,000sq m gross floor area)* includes, but is not limited to: *liquor store*; personal service facility; *general retail*; *retail , convenience*; and *shopping centre*, where the *building* or structure related to such use is equal to or exceeds a *gross floor area* of 5,000sq m.

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Secondary Office Commercial	means a small scale *office* *development* designed, intended or used for the provision of professional, management, administrative, financial, health services, public service organizations, *business*, or similar services aimed at serving local residents, local households and locally owned *businesses*. *Secondary office commercial* excludes major *offices* that exceed a total *gross floor area* of 5,000sq m, which are better suited to be located in the Downtown Major Redevelopment Zone. *Secondary office commercial* uses do not exceed a total *gross floor area* of 5,000sq m within the *building* or structure in which the use is contained.
Secondary Suite	means one or more *habitable rooms* used or intended for use as a *dwelling*, with self-contained living facilities, and direct access to the exterior, without passing through any part of the principal *dwelling unit*. The *secondary suite* is subordinate to the principal *dwelling unit*. *Secondary suite* includes, but is not limited to: *basement suite*.
Service Commercial	means a *development* designed, intended or used for the provision of services to *businesses*, vehicles, households, individuals or animals, but does not include personal service facilities or health care facilities. *Service commercial* specifically includes but is not limited to uses related to the sale, rental, servicing and repairing of motor vehicles, fuel, oils and accessories for motor vehicles, tools, equipment, and any similar goods and services. *Service commercial* includes, but is not limited to: *animal care services, minor*; *automotive and equipment service*; automotive/*recreational vehicle* sales and rental; gas bar; recycled materials drop- off centre; *security suite*; *major service station*; and *minor service station*.
Stoop	means a platform or small *porch*, usually up several steps, at the entrance to a *building*, usually a *dwelling unit* or *dwelling units*.
Storey	means that portion of a *building*, which is situated between the top of any floor and the top of the floor next above it. If there is no floor above, the *storey* is the portion of the *building* that is situated between the top of any floor and the ceiling above it. A *storey* is defined as having a vertical distance of less than 4.5m, and for any portion of a *storey* that exceeds 4.5m the *building* shall be defined to have an additional *storey* for every 4.5m.
Street	means a *road*, not including a *lane*.
Street Facing Build-To Line	means a *build-to line* *adjacent* to a *road*.
Street Frontage	means the portion of the *parcel* *adjacent* to a *road*.
Terrace	means a flat roof or a raised space or platform adjoining a *building*, or an embankment with a level top. A *terrace* is open to the sky and larger than a *balcony*, and may be above or below grade level.
Threshold	means the area of floor beneath a door, where two types of floor material meet; or the entrance to a *building*.
Tourism Commercial	means a *development* designed, intended or used to attract people visiting an area, or provide sleeping accommodation for the travelling public, and includes associated services and facilities. *Tourism commercial* includes, but is not limited to: apartment hotel; *bed and breakfast*; carnival; *country inn*; hostel; hotel; and motel.
Tower	means a *building* or a portion of a *building* located on top of a *podium*, with the *height* of the *tower* extending from the top of the *podium* to the top of the *building*.
Trellis	means an open grating or latticework overhead, of either metal or wood, and the supporting columns and framework.

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Urban Fence	means an open framework screen or *fence*, of either metal, wood, masonry or a combination, usually no more than 1.5m high, which serves to enclose or subdivide outdoor space, presenting a semi-transparent surface, except where penetrated by walkways.

4. Control of Development

4.1. Introduction

The provisions of Part 9 Section 4 apply to the *city centre special area* in addition to the provisions of Part 3 Development Decisions. Where a discrepancy exists between Part 9 Section 4 and Part 3 Development Decisions, the provisions of Part 9 Section 4 shall prevail.

4.2. Additional Powers

(a) The *Development Authority* may require that, as a condition of issuing a *development permit*, the *Applicant* enter into an agreement with the *Municipality* to:

i. provide pedestrian access or pedestrian walkways, either by dedication of a public walkway or provision of an easement, in a *street* facing *setback* and to construct and maintain these pedestrian walkways for use by the public;

ii. provide connections to *roads* and pedestrian walkways, either by dedication of a public walkway or provision of an easement, in order to provide access for vehicles and pedestrians to the *development*, surrounding *developments* and services and amenities within the surrounding area; and

iii. provide pedestrian access or pedestrian walkways, either by dedication of a public walkway or provision of an easement, to or along the Riverfront District, the Snye and the Clearwater River.

4.3. Reconstruction of Existing *Buildings*

(a) Despite any other provisions in this Bylaw, if a *building* or structure within the *city centre special area* that lawfully existed at the date of adoption of this Part, then:

i. repair or reconstruction of the *building* or structure that *commences* within one (1) year after the damage or destruction occurs and is completed as soon as reasonably practicable thereafter, and

ii. continuation of uses within the *building* or structure that lawfully existed at the date of adoption of this Part and that continue as soon as reasonably practicable after completion of the repair or reconstruction of the *building* or structure,

are deemed to be conforming, provided that the repair or reconstruction meets the provisions of:

i. Part 5, Section 17 Development in the Floodway and Flood Fringe;

ii. Part 5, Section 18 Development Near Water Bodies, Watercourses and Steep Slopes; and

iii. Part 5, Section 24 Hazard Lands and Top of Bank Setbacks.

4.4. Exemptions

(a) The following *developments* are exempt from the requirements in Section 6 to Section 14 inclusive and Section 17:

i. within a *non-conforming building*, enlargements or additions to a residential *building*, that constitute less than five percent (5%) of the *building* or 100sq m in *gross floor area*, whichever is greater, provided that such extensions do not result in an increase in the number of *dwellings* within the *building* or on the *parcel*;

ii. within a *non-conforming building*, enlargements or additions to a non-residential *building*, that constitute less than five percent (5%) of the *building* or 100sq m in *gross floor area*, whichever is greater.

(b) The following *developments* and uses are exempt from the requirement to provide specific *building frontage types* or *landscape frontage types*:

i. *park*; and,

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ii. public plazas and squares.

5. Variance Powers

5.1. *Non-conforming Buildings*

(a) Notwithstanding Part 2 Section 4 Non-Conforming Uses and Buildings of this Bylaw, for *development permit* applications under this Part, the *Development Authority* may allow a *variance* and issue a *development permit* for a *non-conforming building* to *building frontage types* or *landscape frontage types* to accommodate *parcel* specific circumstances.

(b) The *Development Authority* may approve changes in use within a *non-conforming building* without requiring the *building* to be brought into conformance, provided that the proposed use is a *permitted use* or *discretionary use*.

5.2. Limitation on *Variance*

(a) In approving an application for a *development permit* under Part 2 Section 3 Variance Authority or Section 5.1 of this Bylaw, the *Development Authority* shall adhere to the following regulations set out in this section.

(b) The *Development Authority* shall not allow a *variance* to the minimum *parcel* size except as set out in this section. The *Development Authority* may allow a *variance* of up to thirty-three percent (33%) reduction to the minimum *parcel* size required to achieve the maximum *floor area ratio* set out in **Appendix A** Map 36: City Centre Floor Area Ratio Map, if the *development* meets all the following criteria:

i. the *development* meets all of the requirements set out in section 9 Downtown Major Redevelopment Zone Development Standards, or Section 10 Franklin Avenue Re-Urbanization Zone Development Standards as applicable to the *parcel*; and,
ii. at least one (1) corner of the *parcel* is located at the intersection of two (2) *roads*; and,
iii. a minimum *setback* of 10m is provided between the *tower* and the *lot line* *adjacent* to another *parcel*.

(c) The *Development Authority* shall not allow a *variance* from the maximum *floor area ratio* except as set out in this section. The *Development Authority* may allow a *variance* of the maximum *floor area ratio* by up to ten percent (10%).

(d) The *Development Authority* shall not allow a *variance* to the minimum *height* except as set out in this section. The *Development Authority* may allow a *variance* of the maximum *height* by up to ten percent (10%).

(e) Where the *variance* would result in a *development* that does not have fire protection access routes that are at least 8m wide on at least two (2) sides of a *building*, the *Development Authority* shall not allow a *variance* to:

i. *building* location and orientation,
ii. the location of *roads*, or
iii. the width of vehicular entrances.

(f) Despite Part 2 Section 3.2 the *Development Authority* may allow any *variance* in regard to *front*, *side* and *rear yard* *setback* requirements for existing or new *principal buildings* or *accessory buildings*, *decks* and *signs*.

5.3. Fundamental Design Regulations

(a) Within the Downtown Major Redevelopment Zone and the Franklin Avenue Re-Urbanization Zone the *Development Authority* may vary the required *building frontage types* and *landscape frontage types* where a *development* follows fundamental design regulations, which include the following:

i. High quality public realm. Create a high-quality public realm that supports the culture of walking. This means that the pedestrian access is convenient, and the environment is comfortable, memorable and attractive. *Streets* and public spaces work together to provide opportunities for civic, cultural, economic and social activities.

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ii. Pedestrian-friendly features. Create a pedestrian-friendly environment by orienting *façades*, entrances, outdoor seating areas, *canopies*, *landscaping* and other features that lend visual interest and a human scale to the *street*.
iii. Visual and physical connections. Develop visual and physical connections into *buildings'* active interior spaces from *adjacent* sidewalks. Face main entries, lobbies and other pedestrian-oriented *building* elements to the sidewalk. Use *architectural elements* such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.
iv. Flexible sidewalk-level spaces. Develop flexible spaces at the sidewalk-level of *buildings* that can accommodate a variety of active uses.
v. Corners. On *corner lots* wrap the *façade* treatment around the side of the *building* to provide a consistent profile facing both *streets*.

6. City Centre General Regulations

6.1. The following land use regulations are applicable to all *development* in the *city centre special area* districts. Further regulation for specific uses may be described under individual land use districts.
6.2. Except as specifically excluded or modified in this section, Part 5 General Regulations shall apply to *development* within the *city centre special area*.
6.3. *Corner Lot* Restrictions
(a) The provisions of Part 5 Section 15 Corner Lot Restrictions shall not apply to *development* within the CBD1, BOR1, SCL1, and SCL2 Districts of this part.
6.4. *Development Setbacks* from *Highways*
(a) The provisions of Part 5 Section 39 Setbacks from Highways shall not apply to *development* within the CBD1 District of this part.
6.5. *Drive Through* Service
(a) A *drive through* component proposed as part of a *development* shall meet the following regulations:
i. the *drive through* shall be accessory to the *principal use* of the *development*;
ii. the *drive through* lane shall not be located between the *building* it serves and *front lot line* or a designated *corridor*;
iii. if the *parcel* is located on *lot* with two *front lot lines*, then the *drive through* lane may be located between the *building* and the *front lot line*, as long as the *front lot line* is not *adjacent* to a *corridor*;
iv. the entrance to the *drive through* lane shall not be on Franklin Avenue, Hospital Street, or King Street;
v. the primary entrance to the *building* shall be a pedestrian oriented entrance; and
vi. the *drive through* lane shall be at the rear of the *parcel*, located between the *building* it serves and the *rear lot line*. If no *rear lot line* exists, then the *rear lot line* is deemed as the *lot line* most opposite a *corridor*, and if located on more than one *corridor*, then most opposite the higher order *corridor*.
(b) Notwithstanding any other provision of this part, where it is an *accessory use*, a *drive through* component shall be considered as a *discretionary use* and may be approved or refused at the discretion of the *Development Authority*.
6.6. Landscaping
(a) The provisions of Part 5 Section 26 Landscaping of this Bylaw shall apply to all *development* within this part, except for:
i. *developments* where one hundred percent (100%) *parcel* coverage for *buildings* is permitted and provided, at the discretion of the *Development Authority*; and
ii. additions to existing *buildings*, where the addition is less than 1,000sq m in *gross floor area*.
6.7. Signage

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(a) The *Development Authority* shall have regard for visual harmony and the compatibility of any proposed *sign* with the architectural character and finish of the *development* and with the design, location and appearance of other *signs* on the *development*.

6.8. Transparency

(a) The windows required for each *building frontage types* and *landscape frontage type* shall be comprised of transparent, non-reflective, non-tinted, non-obscured glazing, except in the case of *restricted commercial* uses where reflective tinted or obscuring glazing is permitted.

6.9. *Ground Floor Height* Measurement

(a) If a minimum *ground floor height* is required, with a specific minimum floor to ceiling measurement, the ceiling shall be considered as the bottom of joists, rafters or supporting structure of the roof or floor structural system above; the floor shall be considered as the highest point of any flooring system. The ceiling does not include any non-structural ceiling surface materials such as suspended acoustical tile. Projections such as pendant lighting, exposed mechanical ducting, exposed electrical or communication raceways, or the bottom chord of structural trusses may extend below the ceiling and shall not be included in the floor to ceiling measurement.

7. The City Centre Districts and Corridors Map – The Regulating Plan

7.1. The Regulating Plan is set out in **Appendix A** Map 35: City Centre Districts and Corridors Map. **Appendix A** Map 35: City Centre Districts and Corridors Map sets out the *corridor* and land use districts that apply to each *parcel*.

7.2. The *corridor* type that applies to a specific *street* or section of a *street* is indicated by the colour and corresponding name shown on **Appendix A** Map 35: City Centre Districts and Corridors Map.

7.3. On **Appendix A** Map 35: City Centre Districts and Corridors Map, where the *corridor* type, as indicated by the mapping colour, extends through an intersection, that *corridor* type shall be considered as the higher order *corridor* and shall apply to the intersection, and to the intersecting *street* until a distance of 30m from the confluence of *lot lines* at the corner, or until the next *lot line* away from the corner, whichever distance is shorter.

7.4. Where a *parcel* is *adjacent* to more than one (1) *corridor* type, the *corridor* type that is *adjacent* to the *lot line* shall be the *corridor* type that applies to that portion of the *lot* within 30m of the *corridor*. Where more than one (1) *corridor* type applies on a corner, then the higher order *corridor* shall apply.

7.5. The land use district that applies to a *lot* is indicated by the colour and letter designations set out on **Appendix A** Map 35: City Centre Districts and Corridors Map.

8. Interpretation of Development Standards Tables

8.1. In each table, the applicable *corridors* are stated at the top of each column. *Development* on any *parcel adjacent* to a *corridor* shall follow the applicable regulations set out in the relevant table. *Development* on any *parcel* not *adjacent* to a *corridor* shall follow the regulations set out in the Downtown General, or Franklin Re-urbanization General columns as the case may be.

8.2. In each table, the far-left column sets out the item to be regulated. A description of each of those items to be regulated is as follows:

(a) Maximum *block length*: regulates the maximum distance of the long edge of a city block bounded by *streets*, measured from the *lot line* of the *lot* at one end of the block to the *lot line* of the *lot* at the other end of the block. Maximum *block length* is often combined with the maximum perimeter of the city block, measured along the outside of the *lots* and the ends of the *lane* that comprise the block. The perimeter includes the sum of the *front lot lines*, exterior *side lot lines* and the width of each *lane* entrance. Maximum *block length* applies to the creation of new *streets* and blocks.

(b) *Lot* area: regulates the minimum or maximum *lot* area.

(c) *Lot width*: regulates the minimum or maximum *lot width*. *Lot width* includes *lot width* corner, *lot width* irregular and *lot width* regular.

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(d) Vehicular entrances permitted: regulates whether driveways are permitted from the *street* to the site from a designated *corridor*. This regulation does not control access provided from rear *lanes*; vehicle entrances are permitted from rear *lanes* unless specifically stated otherwise.
(e) Vehicular entrances: regulates the location and proximity of driveways to each other.
(f) Vehicular entrance width: regulates the maximum width of driveway entrances, measured at the widest point of the dropped curb for the entrance.
(g) Pedestrian access required: regulates the number of *building* entrances that are directly connected to the public sidewalk by a pedestrian walkway that is a minimum of 1.8m wide.
(h) Front *street* facing *setback*: regulates the minimum distance required between the *building* and the *front lot line*.
(i) Side *yard* *setback*: regulates the minimum width of the side *yard*.
(j) *Rear yard* *setback*: regulates the minimum width of the *rear yard*.
(k) Minimum *building* or *podium* *height*: regulates the minimum *height* of *buildings* or *podium* structures.
(l) Maximum *podium* *height*: regulates the maximum *height* of *podium* structures. Maximum *podium* *height* does not apply to spectator sports facilities.
(m) Maximum *tower* *height*: regulates the maximum *height* of *tower* structures.
(n) *Tower* location: regulates the location of *tower* structures in relation to other *towers* and the *street* facing portion of the *podium* upon which the *tower* is located.
(o) Maximum *tower* floor plate: regulates the maximum area of a single *storey* of the *tower*.
(p) Maximum *podium* or *tower* span over East-West *through block connection*: regulates the maximum distance along an East-West *lane* that may be covered by a *podium* or *tower* portion of a *building*.
(q) *Lot coverage*: regulates the maximum *lot coverage*.
(r) Structured parking *setback*: regulates the *setback* of *parking structures* from all *lot lines*.
(s) Street-facing surface *parking lot* *setback*: regulates whether or not surface parking is permitted on the *parcel* between the *building* and the *street*, and if permitted, the *setback* required between the *front lot line* and the *parking lot*.
(t) Side *yard* surface *parking lot* *setback*: regulates whether or not surface parking is permitted between the *building* and *side lot line*, and if permitted, the *setback* required between the *side lot line* and the *parking lot*.
(u) Minimum *building frontage type* or *landscape frontage type* along *street facing build-to line*: regulates the minimum percentage of the front *setback* line that shall be occupied by a *building*. The front *setback* line is the line extending across the front of the *parcel* at the front *setback* distance.
(v) *Building frontage types* and *landscape frontage types* permitted: regulates the type of *building frontage types* and *landscape frontage types* permitted on a *parcel*, and each *building frontage type* and *landscape frontage type* is identified in Section 16.

9. Downtown Major Redevelopment Zone

9.1. *Permitted* and *Discretionary Uses*

(a) In the tables below, the applicable land use districts are stated at the top of each column, and the types of *permitted* or *discretionary uses* at the left end of each row. A *permitted use* is indicated by a solid circle at the intersection of the land use district column and the use row. A *discretionary use* is indicated by an open circle at the intersection of the land use district column and the use row.
(b) The applicable land use districts are set out in the Regulating Plan: **Appendix A** Map 35: City Centre Districts and Corridors Map.
(c) The *permitted* and *discretionary uses* for each land use district in the Downtown Major Redevelopment Zone are set out below.

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	CBD1 – Central Business District	BOR1 - Borealis	SCL1 – Snyeside /Clearwater Core	SCL2 – Snyeside /Clearwater High Density
Land Use	● = Permitted Use		○ = Discretionary Use	
Food and Beverage Commercial	●	●	○	○
Institutional and Civic	●	●	●	●
Neighbourhood Commercial	●	●	○	○
Office Commercial	●	●		
Park	●	●	●	●
Parking Structure	●	●	●	●
Recreation Commercial	●	●	○	○
Residential	●	●	●	●
Retail Commercial (<5,000sq m gross floor area)	●	●		○
Retail Commercial, Large Format (>5,000sq m gross floor area)	○			
Restricted Commercial	○			
Service Commercial	○			
Tourism Commercial	●	●	●	●
Home Business, Minor	●	●	●	●
Home Business, Major	○	○	○	○
Accessory Surface Parking	○	○	○	○
Accessory Building	●	●	●	●

9.2. General Standards Required for All *Development* in the Downtown Major Redevelopment Zone

.1 Introduction

(a) The following standards apply to all *development* in the Downtown Major Redevelopment Zone unless noted otherwise.

.2 Connectivity

(a) Connectivity maximum *block length*: New *streets* are intended to create blocks with a maximum *block length* of 180m, and a perimeter no greater than 530m, unless otherwise noted. Exact location of these new *streets* may vary up to 16m, provided this provision is met.

.3 Site Access

(a) Vehicular entrances: a *parcel* may have vehicular entrances that meet the *development* standards shown in table of specific *development* standards.

(b) Vehicular entrance width: 8m maximum width, not including any sidewalks or *landscaping*.

.4 Frontage Requirements

(a) Minimum *building* frontage along *street facing build-to line*: all private and public *street* or path-facing *build-to lines* not occupied by *building*s or driveways are required to provide *building frontage types* or *landscape frontage types* between the sidewalk and the remainder of the *parcel*. See table of specific *development* standards for permitted *building frontage types* and *landscape frontage types*.

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(b) Primary *street frontage*: the primary *street frontage* shall be defined as the portion of the *building* facing the *street* (or the higher order *street* *corridor* if on a corner). The front *façade* of the *building* shall be built to the primary *street frontage* *build-to line*.
(c) Secondary *street frontage*: the secondary *street frontage* shall be defined as the portion of the *building* facing the lower order *street*, if on a corner. The front *façade* of the *building* shall be built to the secondary *street frontage* *build-to line* for a minimum of 30m from the corner or the *lot width*, whichever is shorter. The *building* frontage standards of this section shall apply to the portion of the *building* that occupies the *build-to line* for 30m from the corner or the *lot width*, whichever is shorter.

.5 *Building* *Setbacks*
(a) Front *street* facing *setback*: varies according to *building frontage type* or *landscape frontage type*. See Section 16 Building and Landscape Frontage Types for standards.
(b) Side *yard* *setback*, adjoining another *lot*: see table of specific *development* standards.
(c) *Rear yard* *setback*, adjoining another *lot*: see table of specific *development* standards.
(d) *Rear yard* *setback*, adjoining a *lane*: see table of specific *development* standards.

.6 Parking Siting and *Screening*
(a) *Parking structure* *setbacks*: *parking structure* *setbacks* are the same as *principal building* *setbacks*. *Parking structures* shall comply with all *building* frontage requirements outlined in Section 16 Building and Landscape Frontage Types.
(b) Surface *parking lots* not directly serving a primary *commercial*, institutional, *residential* or other primary use on the *parcel* are not allowed within the CBD1 District.
(c) A Low Wall and Trellis Landscape Frontage or an Urban Fence or Wall Landscape Frontage shall be provided along the boundary of surface *parking lots* or *accessory surface parking* *lots* *adjacent* to *streets* upon redevelopment of an existing *development*.

.7 Amenity Spaces
(a) A minimum amenity space of three percent (3%) of *gross floor area* of *residential* uses, shall be required for *buildings* over 2,000sq m to the satisfaction of the *Development Authority*, but in no case shall the amenity space be less than an average of 3sq m of *private outdoor amenity space* per *dwelling unit* (total *private outdoor amenity space* for all *dwelling units* divided by the number of *dwelling units* shall be a minimum of 3sq m).
(b) Amenity spaces for *residential* uses may include but are not limited to meeting rooms, fitness facilities, outdoor space, and *balconies*, and shall be exempt from *floor area ratio* calculations.

.8 *Dwelling Units* Permitted
(a) The maximum number of *dwelling units* permitted is the number of *dwelling units* that can be achieved while complying with the uses and applicable *development* standards, which may include but are not limited to, the maximum *height*, maximum *floor area ratio*, *building frontage type*, parking requirements, *permitted uses* and *discretionary uses*, and all other regulations that apply to the *development*.

9.3. Tables of Specific *Development* Standards for Downtown Major Redevelopment Zone

.1 Introduction
(a) Table 9-1 sets out specific *development* standards for *lots* fronting each of the *corridors* within the Downtown Major Redevelopment Zone as set out in **Appendix A** Map 35: City Centre Districts and Corridors Map.
(b) See Figure 9.1 and Figure 9.2 for graphic illustrations of the *development* standards within the Development Standards Table.
(c) The downtown general column applies to all *parcels* not fronting on a *corridor* set out in **Appendix A** Map 35: City Centre Districts and Corridors Map.

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	Table 9-1 Regulating Plan Areas Downtown Major Redevelopment Zone								
Specific Development Standards by Area	Downtown General	Franklin Ave West	Morrison Street	MacDonald Avenue	Main Street	Hardin Street North	Hardin Street South	Father Mecredi Street	Clearwater Drive West
Connectivity and Urban Structure Standards									
Maximum *Block Length*	180m	180m	85m	180m	85m	180m	85m	270m	200m
Maximum *Block Perimeter*	530m, except where noted	530m	530m	530m	530m	530m	530m	645m	570m
Site Access									
Driveways	Permitted except where noted	Discretionary	Discretionary	Permitted except where noted	Permitted except where noted	Discretionary	Discretionary	Permitted except where noted	Permitted except where noted
Vehicular Entrances	Min. 12m separation from intersection. Max. avg. 1 driveway per 30m of block frontage	Min. 12m separation from intersection. Max. avg. 1 driveway per 30m of block frontage, right-in, right- out only	N/A	Min. 12m separation from intersection. Max. avg. 1 driveway per 30m of block frontage	Min. 12m separation from intersection. Max. avg. 1 driveway per 30m of block frontage	NA	NA	Min. 12m separation from intersection. Max. avg. 1 driveway per 30m of block frontage	Min. 12m separation from intersection. Max. avg. 1 driveway per 30m of block frontage
Vehicular Entrance Width	Max. 8m	N/A	N/A	Max. 8m	Max. 8m	N/A	N/A	Max. 8m	Max. 8m

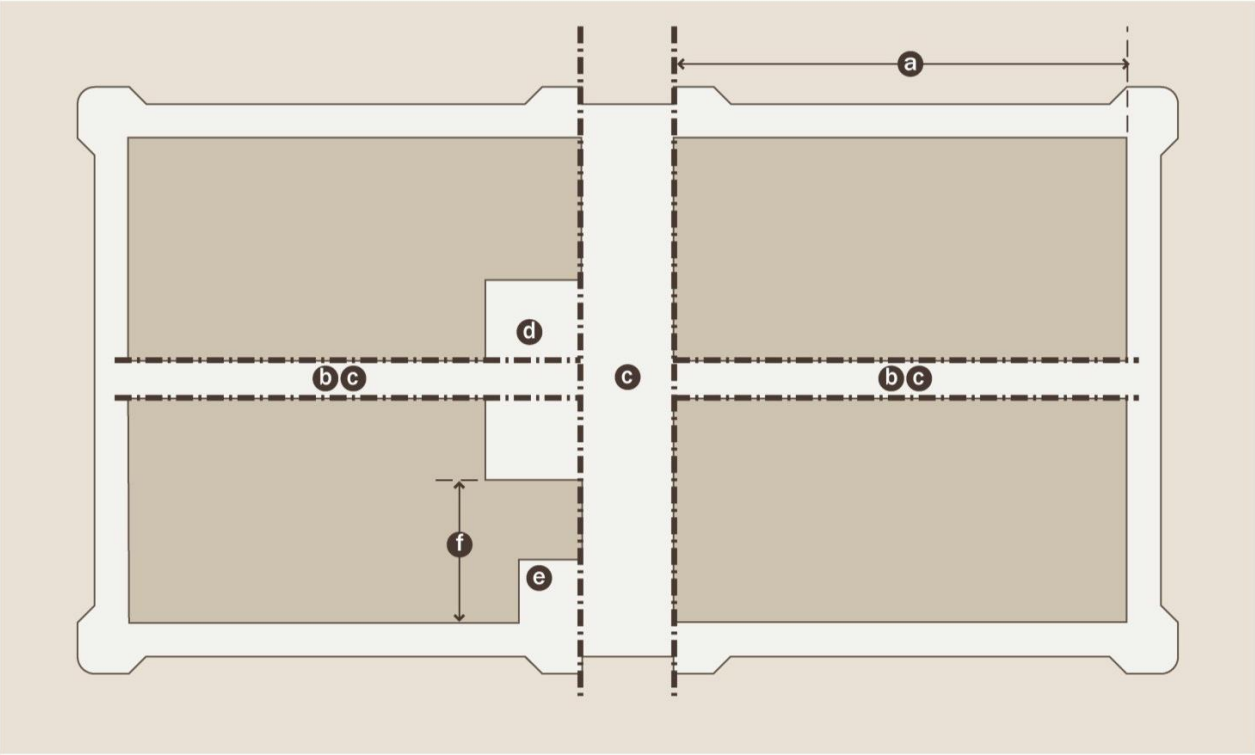
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	Table 9-1 Regulating Plan Areas Downtown Major Redevelopment Zone								
Specific Development Standards by Area	Downtown General	Franklin Ave West	Morrison Street	MacDonald Avenue	Main Street	Hardin Street North	Hardin Street South	Father Mecredi Street	Clearwater Drive West
Building Siting and Massing									
Front *Street* Facing *Setback*	As per *building frontage type*	1m at grade	1m at grade	1m at grade	1m at grade	3m at grade	1m at grade	3m at grade	As per *building frontage type*
Side *Yard Setback*	Minimum 0m								
Rear Yard Setback	Minimum 0m								
Minimum *Building* or *Podium Height*	None	2 *storeys* or 6m	2 *storeys* or 6m	2 *storeys* or 6m	2 *storeys* or 6m	2 *storeys* or 6m	2 *storeys* or 6m	2 *storeys* or 6m	2 *storeys* or 6m
Maximum *Podium Height*	None	6 *storeys* or 20m	6 *storeys* or 20m	6 *storeys* or 20m	6 *storeys* or 20m	6 *storeys* or 20m	6 *storeys* or 20m	6 *storeys* or 20m	6 *storeys* or 20m
Maximum *Tower Height*	See **Appendix A** Map 37: City Centre Height Map								
Tower Location	Minimum 3m *setback* from *street* face of *podium* Minimum 20m spacing between *towers*								
Maximum *Tower* Floor Plate	*Residential*: 1,200sq m *Office*: 3,500sq m								

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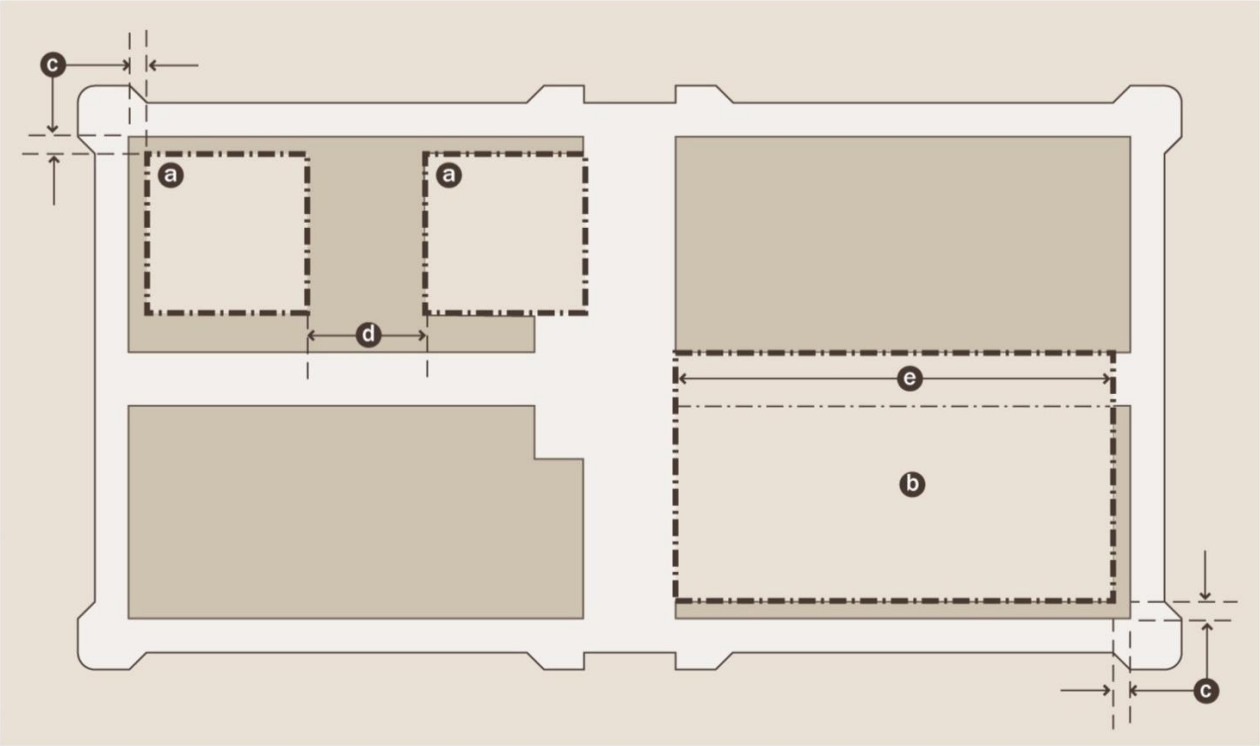
	Table 9-1 Regulating Plan Areas Downtown Major Redevelopment Zone								
Specific Development Standards by Area	Downtown General	Franklin Ave West	Morrison Street	MacDonald Avenue	Main Street	Hardin Street North	Hardin Street South	Father Mecredi Street	Clearwater Drive West
Parking Siting									
Parking Structure Setback	Same as primary *building* *setback*. Shall comply with *building frontage type* requirements.								
Street-Facing Surface *Parking Lot Setback*	Street-facing surface parking is not permitted.								
Side *Yard* Surface *Parking Lot Setback*	Min. 1.5m Min. 0m for attached *buildings* and/or shared *lots*	Side *yard* surface parking is not permitted	Side *yard* surface parking is not permitted	Side *yard* surface parking is not permitted	Side *yard* surface parking is not permitted	Side *yard* surface parking is not permitted	Side *yard* surface parking is not permitted	Side *yard* surface parking is not permitted	Min. 1.5m Min. 0m for attached *buildings* and/or shared *lots*
Frontage Requirements									
Minimum *building frontage type* or *landscape frontage type* Along *Street-facing Build-To Line*	100%								

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a	Through Block Connection required on all block faces longer than 140 linear metres
b	Maintain east-west Though Block Connection on lanes within the Downtown Office Primary Employment Area, or relocate to within minimum distance from sidewalk
c	Through Block Connections shall meet the Development Standards of Downtown Street Types
d	Required public space adjacent to north-south Through Block Connection
e	Optional location for public space adjacent to north-south or east-west Through Block Connection
f	Minimum distance from sidewalk for required public open space and east-west Through Block Connection

Figure 9.1 Through Block Pedestrian Connection and Public Space



a Maximum residential tower floor plate
b Maximum office tower floor plate
c Minimum stepback from street facing façade of podium
d Minimum distance between towers
e Maximum distance that towers or podium may span over east-west Though Block Connection

Figure 9.2 Podium and Tower Building Layout

9.4. Snyeside Clearwater Residential Area

.1 Within the Snyeside Clearwater Residential Area shown on **Appendix A** Map 35: City Centre Districts and Corridors Map, the following regulations apply:

(a) The R1 Single Detached Residential District regulations shall apply to *parcels* that meet any one of the following conditions:

i. a *parcel* area of less than or equal to 0.3ha; or
ii. a *lot* frontage of less than or equal to 50m; or
iii. a *lot depth* of less than or equal to 50m.

(b) A site plan, to the satisfaction of the *Development Authority*, shall be submitted prior to *development* of *parcels* that meet all of the following conditions:

i. a *parcel* area greater than 0.3ha; and
ii. a *lot* frontage greater than 50m; and
iii. a *lot depth* greater than 50m.

(c) The site plan shall show the ultimate build-out of the entire *parcel* and demonstrate how the overall *development* will meet the requirements of this Bylaw. The additional uses, *heights*, and *floor area ratios* set out in Part 9, beyond those permitted in the R1 Single Detached Residential District, shall not be allowed until a site plan has been submitted to the satisfaction of the *Development Authority*, in addition to all other requirements.

10. Franklin Avenue Re- Urbanization Development Standards

10.1. *Permitted* and *Discretionary Uses*

(a) In the tables, the applicable land use districts are stated at the top of each column, and the types of *permitted* or *discretionary uses* at the left end of each row. A *permitted use* is indicated by a solid circle at the intersection of the land use district column and the use row. A *discretionary use* is indicated by an open circle at the intersection of the land use district column and the use row.

(b) The applicable land use districts are set out in the Regulating Plan: **Appendix A** Map 35: City Centre Districts and Corridors Map.

(c) The *permitted* and *discretionary uses* for each land use district in the Franklin Avenue Re-Urbanization Zone are set out below

	CBD1 – Central Business District	BOR1 - Borealis	SCL1 – Snyeside /Clearwater Core
Land Use	● = Permitted Use	○ = Discretionary Use	
Food and Beverage Commercial	●	●	●
Institutional and Civic	●	●	●
Limited Commercial	○	○	○
Office Commercial	●	●	●
Park	●	●	●
Parking Lot/Structure	●	●	●
Recreation Commercial	●	●	●
Residential	●	●	●
Restricted Commercial	○	○	○
Retail Commercial (<5,000sq m gross floor area)	●	●	●
Retail Commercial, Large Format (>5,000sq m gross floor area)	●		○
Service Commercial	●	●	●
Tourism Commercial	○	○	●
Home Business, Minor	●	●	●
Home Business, Major	○	○	○
Accessory Surface Parking	●	●	●
Accessory Building	●	●	●

10.2. General Standards Required for All Development in the Franklin Avenue Re- Urbanization Zone

.1 Introduction

(a) The following standards apply to all *development* in the Franklin Avenue Re-Urbanization Zone unless noted otherwise in Table 9-2.

.2 Connectivity

(a) Maximum *block length*: new *streets* are intended to create blocks with a maximum *block length* of 180m, and a perimeter no greater than 530m, unless otherwise noted. Exact location of these new *streets* may vary up to 16m, provided this provision is met.

.3 Site Access

(a) Vehicular entrances: a *parcel* may have vehicular entrances that meet the *development* standards shown in the table of specific development standards.

(b) Vehicular entrance width: 8m maximum width, not including any sidewalks or *landscaping*.

(c) Pedestrian access: all *buildings* shall provide at least one *building* entrance that is directly connected to the public sidewalk by a walkway that is a minimum of 1.8m wide. This *building* entrance shall be operable during normal business hours.

.4 Frontage Requirements

(a) Minimum *building* frontage along *street facing build-to line*: all *street* or path-facing *build-to lines* not occupied by *buildings* or driveways are required to provide a *building frontage type* or *landscape frontage type* between the sidewalk and the remainder of the *lot*. See the Table of Specific Development Standards for permitted *building frontage types* and *landscape frontage types*.

(b) Primary *street frontage*: the primary *street frontage* shall be defined as the portion of the *building* facing the *street* (or the higher order *street corridor* if on a corner). The front *façade* of the *building* shall be built to the primary *street frontage build-to line*.

(c) Secondary *street frontage*: the secondary *street frontage* shall be defined as the portion of the *building* facing the lower order *street*, if on a corner. The front *façade* of the *building* shall be built to the secondary *street frontage build-to line* for a minimum of 30m from the corner or the *lot width*, whichever is shorter. The *building* frontage standards of this section shall apply to the portion of the *building* that occupies the *build-to line* for 30m from the corner or the *lot width*, whichever is shorter.

.5 *Building Setbacks*

(a) Front *street* facing *setback*: varies according to *building frontage type* and *landscape frontage type*.

(b) Side *yard setback*, adjoining another *lot*: see table of specific *development* standards.

(c) *Rear yard setback*, adjoining another *lot*: see table of specific *development* standards.

(d) *Rear yard setback*, adjoining a *lane*: see table of specific *development* standards.

(e) *Building* siting requirements are illustrated in Figure 9.3, Figure 9.4 and Figure 9.5.

.6 Parking Siting and *Screening*

(a) *Parking structure setbacks*: *parking structure setbacks* are the same as *principal building setbacks*. *Parking structures* shall comply with all *building* frontage requirements outlined in section 16 “Building and Landscape Frontage Types”.

(b) Street-facing *setbacks*: see section 16 “Building and Landscape Frontage Types” for *setback* and *landscaping* requirements for surface parking areas.

(c) Parking siting requirements are illustrated in Figure 9.3 and Figure 9.4.

.7 Amenity Spaces

(a) A minimum amenity space of three percent (3%) of *gross floor area* of *residential* uses, shall be required for *buildings* over 2,000sq m to the satisfaction of the *Development Authority*, but in no case shall the amenity space be less than an average of 3sq m of *private outdoor amenity space* per *dwelling unit*. Some units may have less than 3sq m of *private outdoor amenity space*, but the amount of *private outdoor amenity space* divided by the number of units shall be a minimum of 3sq m.

(b) Amenity spaces for *residential* uses may include but are not limited to meeting rooms, fitness facilities, outdoor space, and *balconies*, and shall be exempt from *floor area ratio* calculations.

.8 *Dwelling Units* Permitted

(a) The maximum number of *dwelling units* permitted is the number of *dwelling units* that can be achieved while complying with the uses and applicable *development* standards, which may include but are not limited to, the maximum *height*, maximum *floor area ratio*, *building frontage type*, parking requirements, *permitted uses* and *discretionary uses*, and all other regulations that may apply to the *development*.

10.3. Tables of Specific *Development* Standards for Franklin Avenue Re-Urbanization

.1 Introduction

(a) Table 9-2 sets out specific *development* standards for *parcels* fronting each of the *corridors* within the Franklin Avenue Re- Urbanization Zone as set out in **Appendix A** Map 35: City Centre Districts and Corridors Map. See Section 16 for an expanded presentation of regulations pertaining to *building frontage types* and *landscape frontage types*.

(b) See Figure 9.3, Figure 9.4 and Figure 9.5 for a graphic illustration of the *development* standards within Table 9-2.

(c) The Franklin Re-Urbanization General column applies to all *parcels* not fronting on a *corridor* set out in **Appendix A** Map 35: City Centre Districts and Corridors Map.

	Table 9-2 Regulating Plan Areas Franklin Avenue Re-Urbanization Zone				
Specific Development Standards by Area	Franklin Re-Urbanization General	Franklin Ave East	Clearwater Drive East	Hospital Street	King Street North
Connectivity and Urban Structure Standards					
Maximum *Block Length*	185m	180m	250m	185m	85m
Maximum *Block Perimeter*	530m	530m	750m	530m	530m
Minimum *Lot* Area	360sq m for *single detached dwellings*	N/A	N/A	N/A	N/A
Minimum *Lot Width*	12m for *single detached dwellings*	N/A	N/A	N/A	N/A
Site Access					
Driveways	Permitted	Permitted	Permitted	Permitted	Permitted
Vehicular Entrances	Min. 12m separation from intersection. Max. avg. 1 driveway per 30m of block frontage	Min. 12m separation from intersection. Max. avg. 1 driveway per 30m of block frontage, right-in right-out only	Min. 12m separation from intersection. Max. avg. 1 driveway per 30m of block frontage	Min. 12m separation from intersection. Max. avg. 1 driveway per 30m of block frontage	Min. 12m separation from intersection. Max. avg. 1 driveway per 30m of block frontage
Vehicular Entrance Width	Max. 9m (surface) Max. 14m (*garage*)	Max. 9m (surface) Max. 14m (*garage*)	Max. 9m (surface) Max. 14m (*garage*)	Max. 9m (surface) Max. 14m (*garage*)	Max. 9m (surface) Max. 14m (*garage*)
Pedestrian Accesses Required	Minimum 1	Minimum 1	Minimum 1	Minimum 1	Minimum 1
Building Siting and Massing					
Front *Street* Facing *Setback*	As per *building frontage type*	As per *building frontage type*	As per *building frontage type*	As per *building frontage type*	As per *building frontage type*
Side *Yard Setback*	Minimum 0m	Minimum 0m	Minimum 0m	Minimum 0m	Minimum 0m
Rear Yard Setback (minimum)	0m 4.5m for *single detached dwelling*, *duplex*, *semi-detached dwelling* and townhouse				
Minimum *Building Height*	N/A	2 *storeys* or 6m	2 *storeys* or 6m	2 *storeys* or 6m	2 *storeys* or 6m

	Table 9-2 Regulating Plan Areas Franklin Avenue Re-Urbanization Zone				
Specific Development Standards by Area	Franklin Re-Urbanization General	Franklin Ave East	Clearwater Drive East	Hospital Street	King Street North
Building Siting and Massing					
Lot Coverage	Maximum 45% for *single detached dwelling*, *duplex*, *semi-detached dwelling* None for all other uses	Maximum 45% for *single detached dwelling*, *duplex*, *semi-detached dwelling* None for all other uses	Maximum 45% for *single detached dwelling*, *duplex*, *semi-detached dwelling* None for all other uses	Maximum 45% for *single detached dwelling*, *duplex*, *semi-detached dwelling* None for all other uses	Maximum 45% for *single detached dwelling*, *duplex*, *semi-detached dwelling* None for all other uses
Parking Siting					
Structured Parking *Setback*	Same as primary *building setback*. Shall comply with *building frontage type* requirements.				
Street-facing Surface *Parking Lot Setback*	See *landscape frontage type*	*Street*-facing surface parking is not permitted	See *landscape frontage type*	See *landscape frontage type*	See *landscape frontage type*
Side *Yard* Surface *Parking Lot Setback*	Minimum 1.5m Minimum 0m for attached *buildings* and/or shared *lots*	Side *yard* surface parking is not permitted	Minimum 1.5m Minimum 0m for attached *buildings* and/or shared *lots*	Minimum 1.5m Minimum 0m for attached *buildings* and/or shared *lots*	Minimum 1.5m Minimum 0m for attached *buildings* and/or shared *lots*
Frontage Requirements					
Minimum *building frontage type* or *landscape frontage type* Along *Street Facing Build-To Line*	100%	100%	100%	100%	100%

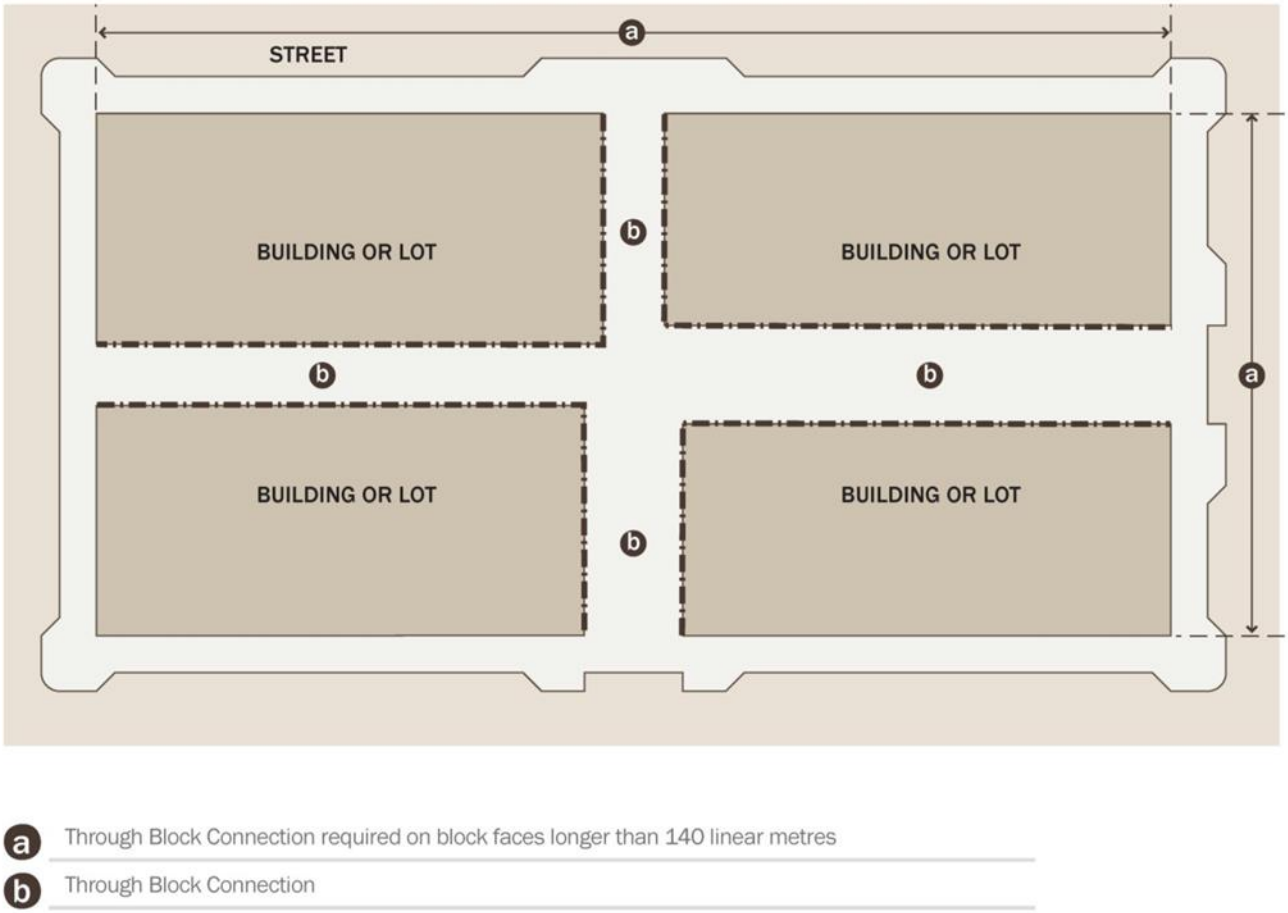
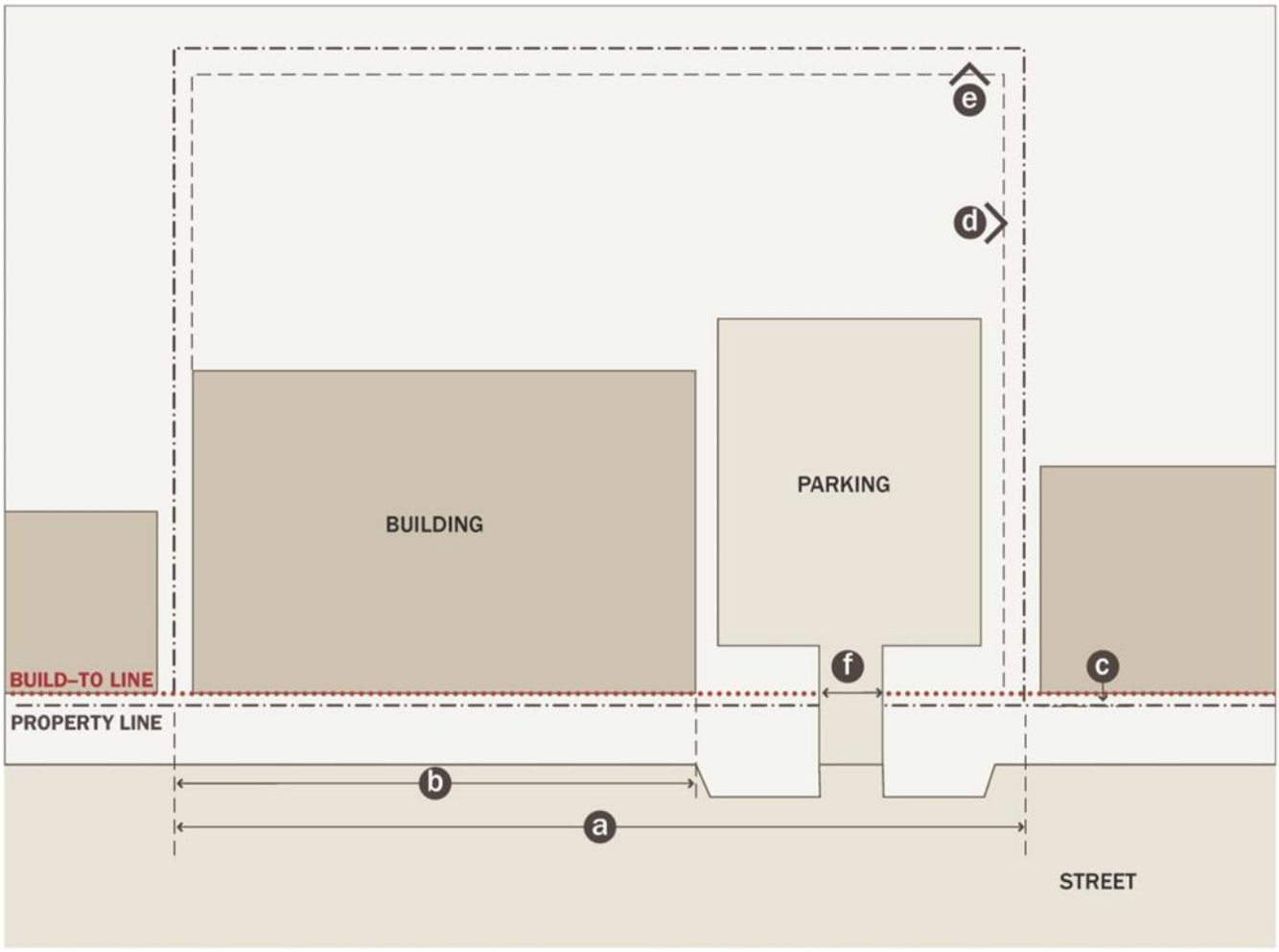
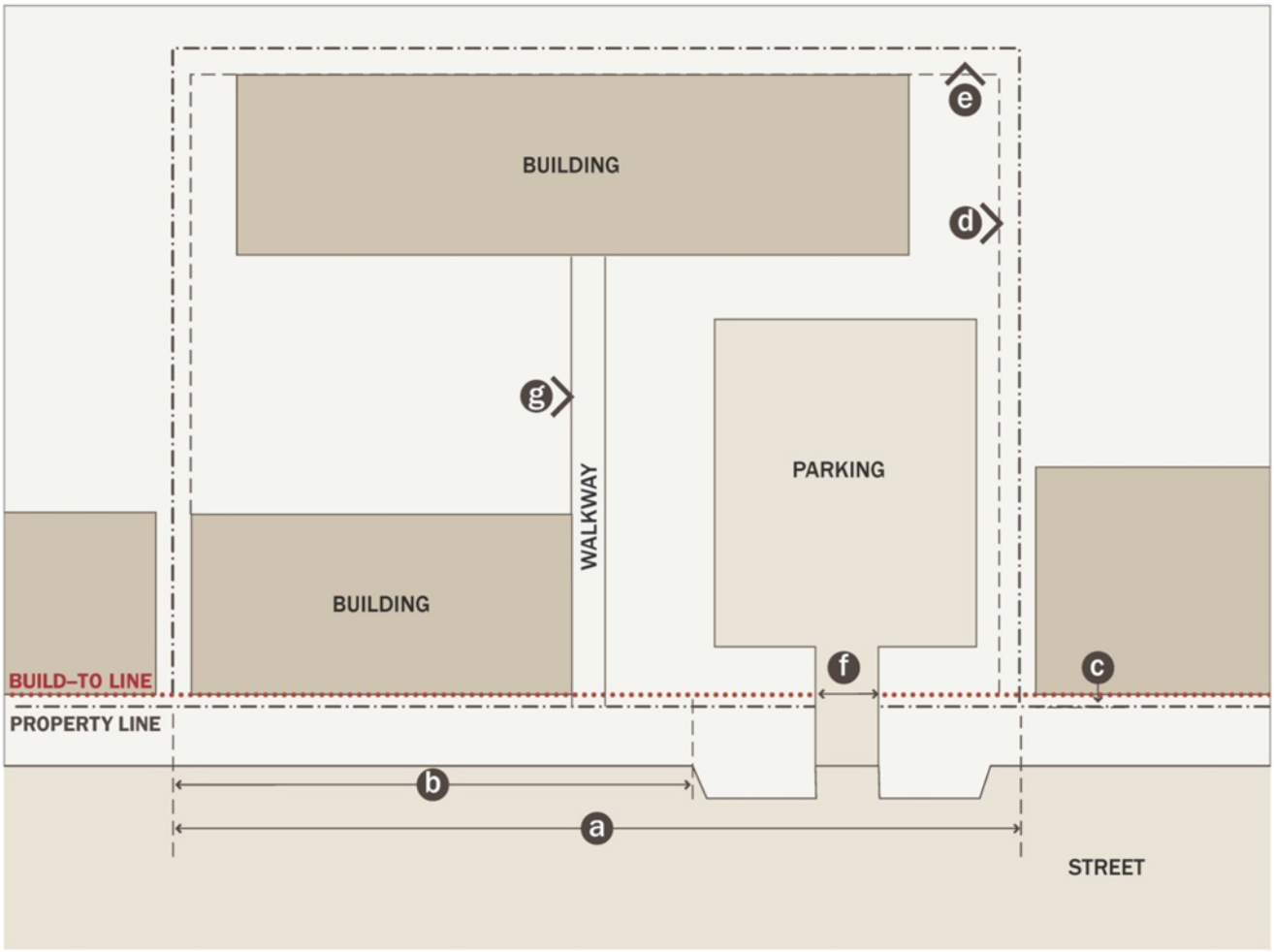


Figure 9.3 Through Block Pedestrian Connection



- (a) Total street-facing frontage along the Build-To Line
- (b) Minimum Building or Landscape Frontage
- (c) Build-To Line distance from the Property Line. The building or parking lot screening front setback is determined by the Building or Landscape Frontage Type
- (d) Side yard setback determined by the Table of Specific Development Standards
- (e) Rear yard setback determined by the Table of Specific Development Standards
- (f) Maximum driveway width determined by the Table of Specific Development Standards

Figure 9.4 Building Siting



a Total street-facing frontage along the Build-To Line

b Minimum Building or Landscape Frontage

c Build-To Line distance from the Property Line. The building or parking lot screening front setback is determined by the Building or Landscape Frontage Type

d Side yard setback determined by the Table of Specific Development Standards

e Rear yard setback determined by the Table of Specific Development Standards

f Maximum driveway width determined by the Table of Specific Development Standards

g Building entrance directly connected to the public sidewalk by a walkway

Figure 9.5 Building Siting for Buildings at the Rear of the Lot

11. Neighbourhood Stabilization Zone Development Standards

11.1. *Permitted* and *Discretionary Uses*

(a) The applicable land use districts are set out in the land use map incorporated as **Appendix A** referred to in part 1 of this Bylaw, except that if a land use district is displayed on **Appendix A** Map 35: City Centre Districts and Corridors Map, then the district on that map shall apply.

(b) The *permitted* and *discretionary uses* for each land use district in the Neighbourhood Stabilization Zone are set out in Part 6 of this Bylaw, except for those applicable districts that are displayed on **Appendix A** Map 35: City Centre Districts and Corridors Map.

(c) The *permitted* and *discretionary uses* for the applicable land use districts in the Neighbourhood Stabilization Zone are set out in the table below. In the table, the applicable land use districts are stated at the top of each column, and the types of *permitted* or *discretionary uses* at the left end of each row. A *permitted use* is indicated by a solid circle at the intersection of the land use district column and the use row. A *discretionary use* is indicated by an open circle at the intersection of the land use district column and the use row.

	SR1 South Riverfront
Land Use	● = Permitted Use ○ = Discretionary Use
Institutional and Civic	○
Office Commercial	●
Park	●
Parking Lot/Structure	●
Residential	●
Retail Commercial (<5,000sq m gross floor area)	●
Home Business, Minor	●
Home Business, Major	○
Accessory Surface Parking	●
Accessory Building	○

11.2. General Standards Required for all *Development* in the Neighbourhood Stabilization Zone.

(a) Introduction

i. Notwithstanding that it is contained in this Part 9, the *development* standards and regulations set out in Part 1 to Part 8 of this Bylaw apply to the Neighbourhood Stabilization Zone.

ii. Except as specifically set out in this Section 11 Neighbourhood Stabilization zone, the standards and regulations set out in this Part 9 do not apply to the Neighbourhood Stabilization Zone.

iii. The control of *development* regulations set out in Section 4 Control of Development, and the Section 6 City Centre General Regulations, apply to the construction of new *buildings* with a *gross floor area* in excess of 1,000sq m in the Neighbourhood Stabilization Zone,

iv. The standards that apply to the *development* on Clearwater Drive and Franklin Re-Urbanization General set out in Section 10.3 shall apply to *development* in the South Riverfront District.

v. The standards set out in Section 10.2 General Standards Required for All *Development* in the Franklin Avenue Re- Urbanization Zone, apply to *development* in the South Riverfront District.

(b) *Dwelling Units* Permitted

i. For the SR1 South Riverfront District, the maximum number of *dwelling units* permitted is the number of *dwelling units* that can be achieved while complying with the uses and applicable *development* standards, which may include but are not limited to, the maximum *height*, maximum *floor area ratio*, *building frontage type*, parking requirements, *permitted uses* and *discretionary uses*, and all other regulations that may apply to the *development*.

12. Recreation Zone Development Standards

12.1. *Permitted* and *Discretionary Uses*

(a) The *permitted* and *discretionary uses* for each land use district in the Recreation Zone are set out in the table below. In the table, the applicable land use districts are stated at the top of each column, and the types of *permitted* or *discretionary uses* at the left end of each row. A *permitted use* is indicated by a solid circle at the intersection of the land use district column and the use row. A

discretionary use is indicated by an open circle at the intersection of the land use district column and the use row.

	RIVF Riverfront
Land Use	● = Permitted Use ○ = Discretionary Use
Boat Fuel Services	○
Food and Beverage Commercial	○
Institutional and Civic	○
Recreation Commercial	○
Indoor recreation facility	○
Outdoor recreation facility	●
Retail Commercial (<5,000sq m gross floor area)	○
Park	●
Parking Lot/Structure	●
Public Utility	●
Accessory Surface Parking	○
Accessory Building	●

(b) The applicable land use districts are set out in the Regulating Plan: **Appendix A** Map 35: City Centre Districts and Corridors Map.

12.2. General Standards Required for all *Development* in the Recreation Zone

(a) Introduction

i. Notwithstanding that it is contained in this Part 9, the *development* standards and regulations set out in Parts 1 to 8 of this Bylaw apply to the Recreation Zone.

ii. Except as specifically set out in this Section 12, the standards and regulations set out in this part 9 do not apply to the Recreation Zone.

iii. The provisions of Section 4 Control of Development, and Section 6 City Centre General Regulations, apply to the construction of new *buildings* with a *gross floor area* in excess of 1,000sq m in the Recreation Zone.

(b) *Dwelling Units* Permitted

i. No *dwellings* are permitted in the Recreation Zone.

12.3. Site Provisions

(a) In addition to the regulations contained in Part 5 General Regulations of this Bylaw, the following standards shall apply to every *development* in the Riverfront District:

i. *Front yard* (minimum): 6.0m

ii. Side *yard* (minimum): 6.0m

iii. *Rear yard* (minimum): 6.0m

iv. *Building height* (maximum): 12.2m for *principal building*.

(b) In addition to the above regulations, the *development* of a *float plane base* in the RIVF Riverfront District is a *discretionary use* subject to the following:

i. *Interior side yard* (minimum): 1.2m;

ii. *Exterior side yard* (minimum): 3.0m;

iii. *Building height* (maximum): 6.0m for *principal building*;

(c) Accessory *development* may include *office buildings*, fuel storage, and maintenance facilities integral to the operation of the base.

(d) Notwithstanding Section 12.1 (a) even where accessory to a *principal use* that is a *permitted use*, in all cases, fuel storage shall be considered to be a *discretionary use*.

(e) Further to Section 12.3(d), the *Development Authority* may require that any fuel storage be located and developed to the satisfaction of the *Development Authority* in accordance with provincial regulations.

13. Height

13.1. The maximum *height* of *buildings* is set out in **Appendix A** Map 37: City Centre Height Map. On **Appendix A** Map 37: City Centre Height Map:

(a) For areas indicated with *height* as up to three (3) *storeys*, the maximum *height* is three (3) *storeys*.
(b) For areas indicated with *height* as up to five (5) *storeys*, the maximum *height* is five (5) *storeys*.
(c) For areas indicated with *height* as up to ten (10) *storeys*, the maximum *height* is ten (10) *storeys*.
(d) For areas indicated with *height* as up to fifteen (15) *storeys*, the maximum *height* is fifteen (15) *storeys*.
(e) For areas indicated with *height* as up to twenty-five (25) *storeys*, the maximum *height* is twenty-five (25) *storeys*.
(f) For areas indicated with *height* as unlimited, no maximum *height* shall apply.

13.2. As an exception to the maximum *heights* set out on **Appendix A** Map 37: City Centre Height Map, in order to create a gateway feature, one tall *building*, of unlimited *height*, is permitted in each of the following locations:

(a) within 100m of the Highway 63 right-of-way for *parcels* fronting on Hardin Street at the intersection of Hardin Street and Highway 63;
(b) within 100m of the Highway 63 right-of-way for *parcels* fronting on Morrison Street at the intersection of Morrison Street and Highway 63; and
(c) within 100m of the Macdonald Drive right-of-way for *parcels* fronting on Franklin Avenue at the intersection of Franklin Avenue and Macdonald Drive.

13.3. After one tall *building*, higher than the maximum *height* set out on **Appendix A** Map 37: City Centre Height Map, is approved within 100m of the Highway 63 right-of-way for *parcels* fronting on Hardin Street at the intersection of Hardin Street and Highway 63, no further *building*s that exceed the maximum *height* are permitted in this location.

13.4. After one tall *building*, higher than the maximum *height* set out on **Appendix A** Map 37: City Centre Height Map, is approved within 100m of the Highway 63 right-of-way for *parcels* fronting on Morrison Street at the intersection of Morrison Street and Highway 63, no further *building*s that exceed the maximum *height* are permitted in this location.

13.5. After one tall *building*, higher than the maximum *height* set out on **Appendix A** Map 37: City Centre Height Map, is approved within 100m of the Macdonald Drive right-of-way for *parcels* fronting on Franklin Avenue at the intersection of Franklin Avenue and Macdonald Drive, no further *building*s that exceed the maximum *height* are permitted in this location.

14. Floor Area Ratio

14.1. The maximum permitted *floor area ratio* is set out in **Appendix A** Map 36: City Centre Floor Area Ratio Map. On **Appendix A** Map 36: City Centre Floor Area Ratio Map:

(a) For areas indicated with a maximum *floor area ratio* of 5, the maximum *floor area ratio* is 5.0.
(b) For areas indicated with a maximum *floor area ratio* of 7.5, the maximum *floor area ratio* is 7.5.
(c) For areas indicated with a maximum *floor area ratio* of 10, the maximum *floor area ratio* is 10.0.

14.2. For *buildings* located within the area identified with a maximum *floor area ratio* of 10, as shown on **Appendix A** Map 36: City Centre Floor Area Ratio Map, the maximum *floor area ratio* is as follows:

(a) For *parcels* greater than 0.3ha in area, the maximum *floor area ratio* is 10.0.
(b) For *parcels* less than or equal to 0.3ha in area, where an addition is proposed to an existing *building* that has a *floor area ratio* of 2.0 or greater, the maximum *floor area ratio* is 5.0.
(c) For *parcels* less than or equal to 0.3ha in area, where no *building* exists or where the existing *building* has a *floor area ratio* of less than 2.0, the maximum *floor area ratio* is 2.0.

14.3. For *buildings* located within the area identified with a maximum *floor area ratio* of 7.5, as shown on **Appendix A** Map 36: City Centre Floor Area Ratio Map, the maximum *floor area ratio* is as follows.

(a) For *parcels* greater than 0.3ha in area, the maximum *floor area ratio* is 7.5.
(b) For *parcels* less than or equal to 0.3ha in area, where an addition is proposed to an existing *building* that has a *floor area ratio* of 2.0 or greater, the maximum *floor area ratio* is 5.0.
(c) For *parcels* less than or equal to 0.3ha in area, where no *building* exists or where the existing *building* has a *floor area ratio* of less than 2.0, the maximum *floor area ratio* is 2.0.

14.4. In cases where *floor area ratio* boundaries do not follow *lot lines*, the *floor area ratio* that applies to a specific portion of the *parcel* shall be calculated by scaling the area from **Appendix A** Map 36: City Centre Floor Area Ratio Map and applying the *floor area ratio* to the portion of the *parcel* scaled from the map. In these cases an averaging of *floor area ratios* over the *parcel* is not permitted.

14.5. The provisions limiting the maximum *floor area ratio* to 2.0 for *parcels* less than or equal to 0.3ha in area, as set out in Section 14.2 and Section 14.3, do not apply when the *block area* is less than 0.7ha.

15. Parking and Loading

15.1. Parking and Loading Facilities

(a) Notwithstanding the provisions of Part 7 of this Bylaw pertaining to parking and loading requirements, each *development* in any district in this part shall provide vehicular and *bicycle parking* in accordance with Table 9-3 Number of On-site Parking Stalls Required, and Table 9-4 Number of Bicycle Parking Stalls Required.

(b) For specific uses set out in Part 7 that do not appear in this Section 15, the parking requirements in Part 7 shall prevail.

(c) In Table 9-3 the word 'Arena Spectator Seating and Floor Area', for which zero (0) parking spaces are required, only includes the spectator seating and the general floor area used by patrons; it does not include any retail uses, food service/restaurant, *offices*, hotels, *commercial* uses, or other uses that may be included as part of the arena structure. These other uses are required to provide parking as set out in Table 9-3.

15.2. Vehicular Parking

(a) A *parking structure* that is part of the *building podium* shall be *screened* in a way that does not disrupt the continuity of the *street* wall and the character of the district. Screens may include, but are not limited to, public art and *street* fronting retail uses.

(b) A *parking structure* developed below grade shall be permitted to be built to the *lot line*.

(c) Surface *parking lots*:

i. The storage of materials inclusive of accumulated snow on non-accessory surface *parking lots* shall be in a location away from the *road* to improve safety and visibility; and

ii. lighting for the non-accessory surface *parking lots* shall be a minimum of 6 lux.

15.3. Access

(a) Driveway ramps for underground *parking structures* shall not exceed a slope of six percent (6%) for the first 4.5m from the *lot line*, or as may be prescribed by the Engineering Department of the *Municipality* from time to time.

(b) For *residential*, hotel, and institutional uses, passenger drop-off areas and lay-bys may be located within the front *setback*, provided there is adequate space available and that sidewalk continuity is maintained to the satisfaction of the Engineering Department.

Table 9-3 Number of On-site Parking Stalls Required Residential Uses		
	Number of Required Parking Spaces by Zone	
Land Use Accommodation	DRZ	FRZ; NSZ; and RZ
Bachelor Suite		
Minimum parking requirement per unit	0.5	0.5
Maximum parking requirement per unit	1	1
1 Bedroom *Dwelling Unit*		
Minimum parking requirement per unit	0.5	1
Maximum parking requirement per unit	1	1.5
2 Bedroom *Dwelling Unit*		
Minimum parking requirement per unit	1	1
Maximum parking requirement per unit	1.5	1.5
3 Bedroom *Dwelling Unit*		
Minimum parking requirement per unit	1	1
Maximum parking requirement per unit	2	2
Cottage Cluster *Residential*		
Minimum parking requirement per unit	1	1
Maximum parking requirement per unit	1.5	1.5
Secondary Suite		
Minimum parking requirement per unit	1	1
Maximum parking requirement per unit	1.5	1.5
Visitor Parking		
Minimum parking requirement per unit	1.0 per 10 units	1.0 per 10 units
Maximum parking requirement per unit	1.0 per 5 units	1.0 per 5 units
Legend: *DRZ – Downtown Major Redevelopment Zone* *FRZ – Franklin Avenue Re-Urbanization Zone* *NSZ – Neighbourhood Stabilization Zone* *RZ – Recreation Zone*		

Table 9-3 Number of On-site Parking Stalls Required Non-Residential Uses		
	Number of Required Parking Spaces by Zone	
Land Use Accommodation	DRZ	FRZ; NSZ; and RZ
Food Service/Restaurant		
Minimum parking stall requirement	1.0 per 100sq m public floor area	
Maximum parking stall requirement	1.0 per 3.5sq m public floor area	
Hotel		
Minimum parking stall requirement	0.5	1.0
	per guest room plus additional stalls in accordance with the parking requirements in this part	
All Retail Uses (goods and services) under 5,000sq m *gross floor area*		
Minimum parking stall requirement	1.0 per 100sq m *gross floor area*	
Maximum parking stall requirement	2.0 per 100sq m *gross floor area*	4.0 per 100sq m *gross floor area*
Large Format Retail (5,000sq m *gross floor area* and greater)		
Minimum parking stall requirement	1.0 per 100sq m *gross floor area*	
Maximum parking stall requirement	4.0 per 100sq m *gross floor area*	
Shopping Centre		
Minimum parking stall requirement	1.0 per 100sq m *gross floor area*	
Maximum parking stall requirement	4.0 per 100sq m *gross floor area*	
Office/Professional Services		
Minimum parking stall requirement	1.4 per 100sq m *gross floor area*	
Maximum parking stall requirement	2.8 per 100sq m *gross floor area*	
Elementary/Junior High Schools		
Minimum parking stall requirement	1.4 per classroom, plus auditorium requirements set out below	
Senior High School		
Minimum parking stall requirement	1.4 per classroom, plus 1.0 per 12 student capacity, plus auditorium requirements set out below	
College/University		
Minimum parking stall requirement	1.0 per 12 student capacity, plus auditorium requirements set out below	1.0 per 10 student capacity, plus auditorium requirements set out below
Legend: *DRZ – Downtown Major Redevelopment Zone* *FRZ – Franklin Avenue Re-Urbanization Zone* *NSZ – Neighbourhood Stabilization Zone* *RZ – Recreation Zone*		

Table 9-3 Number of On-site Parking Stalls Required Non-Residential Uses		
	Number of Required Parking Spaces by Zone	
Land Use Accommodation	DRZ	FRZ; NSZ; and RZ
Government Services/Library		
Minimum parking stall requirement	1.4 per 100sq m public floor area	
Maximum parking stall requirement	2.8 per 3.5sq m public floor area	
Hospital		
Minimum parking stall requirement	1.0 per bed	
Nursing Home/Congregate Care		
Minimum parking stall requirement	0.2 per bed	
Church		
Minimum parking stall requirement	5.0 per 100sq m *gross floor area*	
Maximum parking stall requirement	10.0 per 100sq m *gross floor area*	
Auditorium/Conference Centre/Exhibition Hall		
Minimum parking stall requirement	1 space per 10 seats or 1 per 5sq m of floor area used by patrons, whichever is less	
Maximum parking stall requirement	1 space per 3.5 seats or 1 per 3sq m of floor area used by patrons, whichever is greater	
Arena Spectator Seating and Floor Area		
Minimum parking stall requirement	0 parking spaces (no minimum is required)	
Maximum parking stall requirement	1 space per 3.5 seats or 1 per 3sq m of floor area used by patrons, whichever is greater	
Legend: *DRZ – Downtown Major Redevelopment Zone* *FRZ – Franklin Avenue Re-Urbanization Zone* *NSZ – Neighbourhood Stabilization Zone* *RZ – Recreation Zone*		

15.4. Number of Bicycle Spaces Required

(a) In addition to the required vehicular parking, *bicycle parking* shall be provided in accordance with Table 9-4.

15.5. Size and Location of Bicycle Parking Facilities

(a) Each *bicycle parking* space shall be a minimum of 0.6m in width with a minimum clear length of 1.8m. *Bicycle parking* stalls shall have a vertical *clearance* of at least 2.0m.

(b) Required *bicycle parking* stalls shall be wholly provided on the same *parcel* as the *development* for which the *bicycle parking* is being provided.

(c) Adequate access to and exit from individual *bicycle parking* stalls shall be provided with an aisle of not less than 1.5m in width, to be provided and maintained beside or between each row of *bicycle parking*.

(d) Required *bicycle parking* stalls and accesses shall be located on hard paved surfaces.

(e) *Bicycle parking* shall be separated from vehicular parking by a physical barrier or a minimum 1.5m of open space.

(f) *Bicycle parking* stalls shall be visibly located where possible and provided in one or more of the following ways:

i. secure bicycle storage rooms, lockers, racks, railings or other such device inside the *building*, preferably at the ground level;

ii. secure bicycle storage rooms, lockers, racks, railings or other such device in any accessory *parking structure* or surface *parking lot*; or

iii. within any *yard* of a *parcel* but not more than 15.0m from a principal entrance of the *building*.

(g) Where *bicycle parking* is not visibly located on *parcel*, directional *signage* shall be displayed indicating its location.

(h) All *bicycle parking* stalls shall be situated to maximize visibility so as to discourage theft and vandalism, and shall be illuminated.

15.6. Off Site Parking in *city centre special area*

(a) In the *city centre special area*, except for *residential* uses, the *Development Authority* may allow for the provision of required parking stalls on a *parcel* other than the proposed *development parcel* provided that the following conditions are met:

i. the alternative *parcel* is within 180m of the approved use, and can be secured for a time period equal to that of the approved use;

ii. there is a convenient walkway from the off-site parking to the *development* that is the subject of the *development permit* application;

iii. the *owner* of the *development* proposing to use an off-site parking space has ownership and control of the *parcel* where the parking is proposed and has dedicated the *parcel* to parking for the benefit of the *development* in question.

(b) In such cases, a condition of the *development permit* for the *development* may require that a restrictive covenant or caveat be registered against the title to the *parcel* on which parking spaces are located. The restrictive covenant or caveat shall stipulate that the parking spaces shall be maintained exclusively for the parking requirements of the *development*. The restrictive covenant or caveat may only be discharged with the *Development Authority*'s approval.

Table 9-4 Number of Bicycle Spaces Required

	Number of Required Bicycle Parking Stalls by Zone	
Land Use	DRZ	FRZ
All *residential* uses of 20 *dwelling units* or more	10% of the number of vehicular parking spaces required under Table 9-3 to a maximum of 50 *bicycle parking* stalls.	5% of the number of vehicular parking spaces required under Table 9-3 to a maximum of 50 *bicycle parking* stalls
All non-residential uses except for *educational facilities*	10% of the number of vehicular parking spaces required under Table 9-3, with 5 *bicycle parking* stalls being the minimum to be provided.	5% of the number of vehicular parking spaces required under Table 9-3 with 5 *bicycle parking* stalls being the minimum to be provided.

Educational facilities	10% of the number of vehicular parking spaces required under Table 9-3, with 5 *bicycle parking* stalls being the minimum to be provided.	10% of the number of vehicular parking spaces required under Table 9-3, with 5 *bicycle parking* stalls being the minimum to be provided.
Legend: *DRZ – Downtown Major Redevelopment Zone* *FRZ – Franklin Avenue Re-Urbanization Zone*		

16. Building and Landscape Frontage Types

16.1. Introduction

.1 Overview of building and landscape frontage types

(a) Each *street*-facing *build-to line* shall comply with the *development* standards listed under the applicable *building frontage type* and *landscape frontage type*.

(b) The *building frontage types* and *landscape frontage types* shall be provided as set out in this Bylaw for *development* that meets the lesser of the following criteria:

i. the total cumulative additions or new *buildings* on the *parcel* exceeds thirty percent (30%) of the *gross floor area* of the *building* that existed on the *parcel* as of the date of adoption of this Part 9; or additions and/or new *buildings* exceed 2,000sq m in *gross floor area*.

.2 For *developments* greater than 100sq m and less than or equal to 1,000sq m in *gross floor area*, or where the total cumulative additions and/or new *buildings* on the *parcel* is greater than five percent (5%) and less than or equal to fifteen percent (15%) of the *gross floor area* of the *building* that existed on the *parcel* as of the date of adoption of this Part 9, the following requirements apply:

(a) As an exception to providing the *landscape frontage type* or *building frontage type* on the entire *parcel*, a Low Wall and Trellis Landscape Frontage or an Urban Fence or Wall Frontage may be provided along the boundary of surface *parking lots* or *accessory surface parking lots adjacent* to *streets*.

.3 For *developments* between 1,000sq m and 2000sq m in *gross floor area*, or where the total cumulative additions and/or new *buildings* on the *parcel* is between fifteen percent (15%) and thirty percent (30%) of the *gross floor area* of the *building* that existed on the *parcel* as of the date of adoption of this Part 9, the following requirements apply:

(a) As an exception to providing the *building frontage type* on the entire *parcel*, the *building frontage type* is only required on the front of the addition and/or new *building*; and

(b) as an exception to providing the *landscape frontage type* for the entire *parcel*, the *landscape frontage type* is only required along the length of the *parcel* along the entire *street frontage* faced by the addition and/or new *building*; or

(c) if the *parcel* is *adjacent* to a *corridor*, as an exception to providing the *landscape frontage type* for the entire *parcel*, the *landscape frontage type* is only required along the length of the *parcel* along the *corridor*.

16.2. Linear Building Frontage

.1 A Linear Building Frontage, as set out in Figure 9.6, is characterized by a *façade* that is built up to the *build-to line*. The *building* entrance is at sidewalk grade. Linear Building Frontages have substantial glazing on the *ground floor*, and often provide *awnings* or *canopies* cantilevered over the sidewalk. *Building* entries shall either provide a *canopy* or *awning* and/or be recessed behind the front *building façade*.

.2 When the Linear Building Frontage is used with a *tower*, the *tower* is stepped back a minimum of 3m from the *street* facing *façade* of the *podium* as illustrated in Figure 9.7. The *podium* has a minimum *height* of two (2) *storeys* or 6m along *corridors*, and a maximum *height* of six (6) *storeys* or 20m.

.3 Linear Building Frontages shall conform the following standards:

(a) *Ground floor height*: the *ground floor* shall measure a minimum of 4.5m, floor to ceiling.

(b) *Ground floor*. the *ground floor* shall have a minimum depth of 10m.

(c) Minimum *building* depth: despite section 16.2.3(b), in the Downtown Major Redevelopment Zone, *buildings* shall be a minimum of 12m deep in order to accommodate retail uses on the *ground floor*.
(d) Weather protection: *awnings* or *canopies* shall be provided for a minimum of fifty percent (50%) of the overall *building* frontage and shall comply with the following:
    i. *Awnings* or *canopies* shall project a minimum of 1.5m and a maximum of 2.5m over the sidewalk along a *corridor*.
    ii. *Awnings* or *canopies* shall project a minimum of 1.0m and a maximum of 2.5m over the sidewalk not located along a *corridor*.
    iii. *Awnings* or *canopies* shall provide a minimum of 2.5m and a maximum of 4m of vertical *clearance* over the sidewalk.
(e) *Building* entrances: *building* entrances shall either be covered by an *awning* or *canopy* or be covered by being recessed behind the front *building façade*. If only a recessed entry is provided, it shall be recessed behind the front *façade* a minimum of 1m and a maximum of 1.8m.
(f) Windows: transparent *ground floor* windows shall be provided along a minimum of twenty percent (20%) of the *ground floor*, *street*-facing *façade* area.
(g) Primary entry doors: primary *building* entries shall face the *street*.

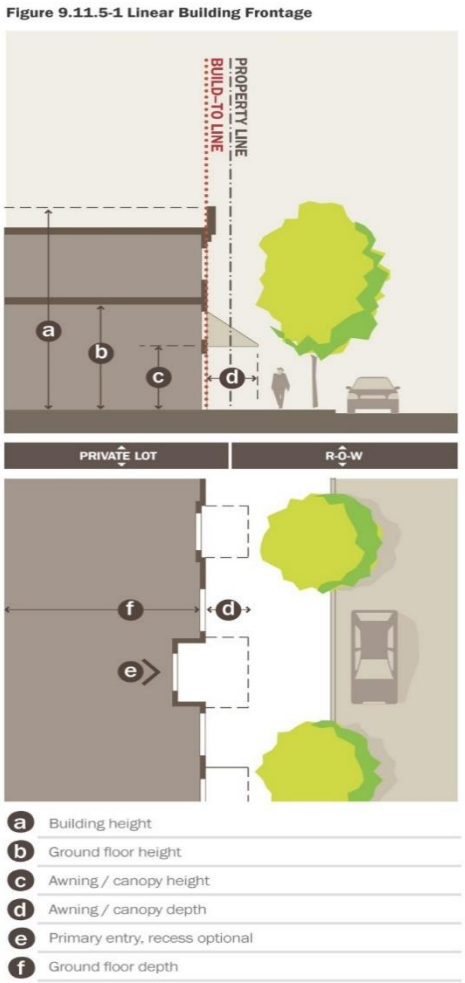


Figure 9.6 Linear Building Frontage

Figure 9.10.5-1 Podium Linear Frontage

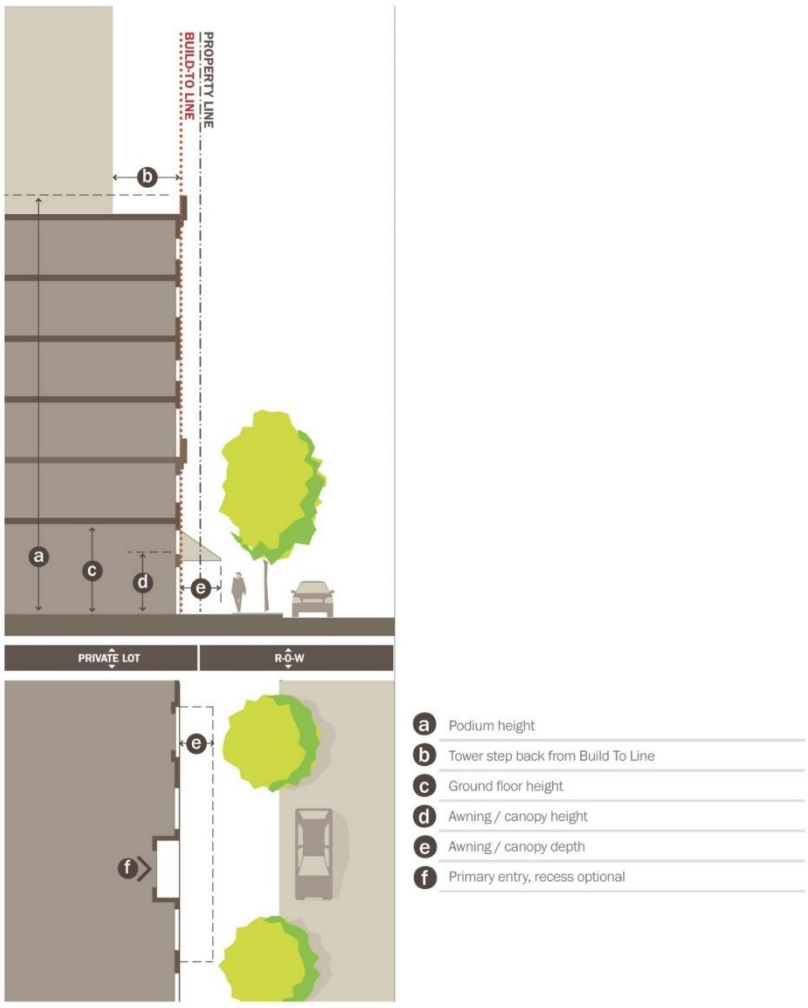


Figure 9.7 Linear Building Frontage on a Podium

16.3. Forecourt Building Frontage

.1 A Forecourt Building Frontage, as set out in Figure 9.8, may be created by recessing a portion of the *façade* for a portion of the *building* frontage. The Forecourt Building Frontage should be used in conjunction with the Linear Building Frontage. A Forecourt Building Frontage may be suitable for gardens and/or outdoor seating.

.2 When the Forecourt Building Frontage is a *façade* at the base of a *tower*, or a *façade* as part of a *podium building* without a *tower* as set out in Figure 9.9, the *tower* is stepped back a minimum of 3m from the *street* facing *façade* of the *podium* as illustrated in Figure 9.2. The *podium* has a minimum *height* of two (2) *storeys* or 6m along *corridors*, and a maximum *height* of six (6) *storeys* or 20m.

.3 *Forecourts* shall conform to the following standards:

(a) *Courtyard setback*: the *courtyard* portion of a *forecourt* shall be *setback* from the *street frontage* (and secondary *street frontage*) *lot line*/*principal building façade* a minimum of 3m and a maximum of 9m. The *courtyard* portion of a *forecourt* shall be open to the sky. *Courtyards* shall be landscaped and/or hardscaped.

(b) *Courtyard* length: the *courtyard* portion of a *forecourt* shall span a minimum of 6m along the primary *street frontage façade* and shall comprise no more than fifty percent (50%) of the primary *street building* frontage. *Courtyards* may also span a minimum of 6m along the secondary *street frontage façade* and shall comprise no more than fifty percent (50%) of the overall secondary *street building* frontage.

(c) Forecourt Building Frontage: the Forecourt Building Frontage shall incorporate the Linear Building Frontage type for *building* faces on the primary and secondary *street frontages* that are not part of the *courtyard*.

(d) *Ground floor height*: the *ground floor* shall measure a minimum of 4.5m, floor-to-ceiling.
(e) Weather protection: *awnings* or *canopies* shall be provided for a minimum of fifty percent (50%) of the overall *building* frontage and shall comply with the following:
    i. *Awnings* or *canopies* shall project a minimum of 1.5m and a maximum of 2.5m over the sidewalk or *courtyard* along a *corridor*
    ii. *Awnings* or *canopies* shall project a minimum of 1.0m and a maximum of 2.5m over the sidewalk or *courtyard* not located along a *corridor*.
    iii. *Awnings* or *canopies* shall provide a minimum of 2.5m and a maximum of 4m of vertical *clearance* over the sidewalk.
(f) Windows: transparent windows shall be provided along at least twenty percent (20%) of the *courtyard* facing *ground floor façade* area. See Linear Building Frontage for window requirements for the remainder of the *façade*.
(g) Primary entry doors: primary *building* entries shall face the *street* and/or the *courtyard*.
(h) *Fences*: *fences* and walls with pedestrian openings are permitted within the *courtyard setback* but may be no greater than 0.9m high and shall be a minimum of twenty percent (20%) transparent.
(i) Parking: parking is not allowed in the *courtyard* portion of a *forecourt*; nor is parking allowed on the *lot* between the *building* and the *street*.

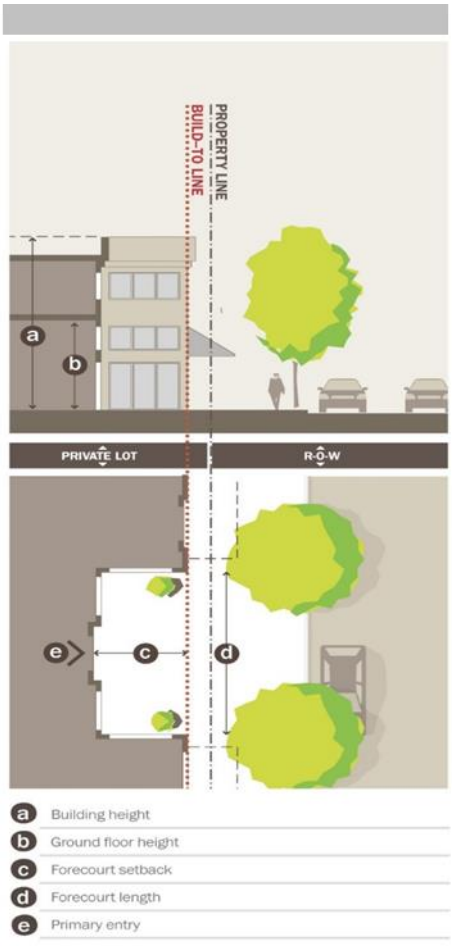


Figure 9.8 Forecourt Building Frontage

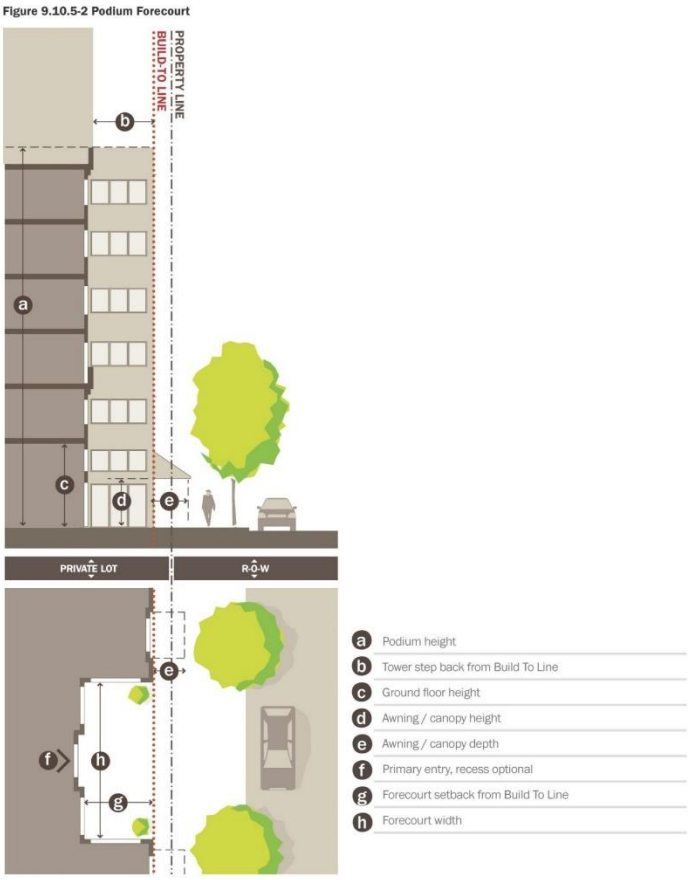


Figure 9.9 Forecourt Building Frontage on a Podium

16.4. Podium Porch/Stoop/Terrace Building Frontage

.1 The Podium Porch/Stoop/Terrace Building Frontage, as set out in Figure 9.10, is characterized by a *façade* which is set behind the *build-to line* and a *building* entry *threshold*, such as a *porch* or *terrace*, set between the *building* and the *build-to line*. The *threshold* may be elevated above or sunken below grade. The *building* entry is accessed from this *threshold*. *Landscaping* may be provided in the *setback* area between the *building* and the sidewalk.

.2 When the Podium Porch/Stoop/Terrace Building Frontage is a *façade* at the base of a *tower*, or a *façade* as part of a *podium* *building* without a *tower*, as set out in Figure 9.11. The *tower* is stepped back a minimum of 3m from the *street* facing *façade* of the *podium* as illustrated in Figure 9.2. The *podium* has a minimum *height* of two (2) *storeys* or 6m along *corridors*, and a maximum *height* of six (6) *storeys* or 20m.

.3 Podium Porch/Stoop/Terrace Building Frontages shall conform to the following standards:

(a) Street-facing *setback*: the *building* shall be *setback* a minimum of 1.5m and a maximum of 4.5m from the *build-to line*. The entry *threshold*, including a roof over the *threshold*, and steps to the *threshold* may extend up to the *build-to line*.

(b) *Threshold* dimensions: the entry *threshold* (such as a *porch*, *stoop*, *terrace*, *patio*, or light court) shall conform with the following minimum standards (note: dimensions may vary from the standards below to accommodate universal access ramps if necessary):

i. Minimum of 1.5m depth (clear) from *building* *façade* to front of *threshold*.
ii. Minimum 1.8m width (clear) along the *building* *façade*.
iii. The *threshold* *height* shall be no more than 1.8m above grade. An additional *threshold* may be provided to access a lower level and shall be no more than 1.5m below grade.
iv. The *threshold* shall cover an area of no more than 15sq m per *building* entry.
v. The entry *threshold* may be covered by a roof no larger than the *threshold* itself.

(c) Primary entry doors: in order to provide adequate “eyes” on the *street*, *ground floor* *residential* uses shall provide individual *building* entries to individual *residential* *dwelling units*. *Building* entries shall face the *street*.
(d) Windows: transparent windows shall be provided along at least twenty percent (20%) of the street-facing *façade* area. Windows shall be vertically oriented. Vertical windows may be grouped together to create square or horizontally-oriented rectangular windows.
(e) *Fences*: *fences* are permitted within the primary frontage *setback* and secondary frontage *setback* but shall be no greater than 0.9m high and shall be a minimum of fifty percent (50%) transparent.
(f) *Landscaping*: *landscaping* shall be provided in the primary frontage *setback* and secondary frontage *setback*. Hardscaping is permitted only to provide access to the *threshold*; all other areas shall be planted.
(g) Surface parking: surface parking shall not be permitted on the *lot* in between the *building* and the *street*.

Figure 9.11.5-3 Porch/Stoop/Terrace Frontage

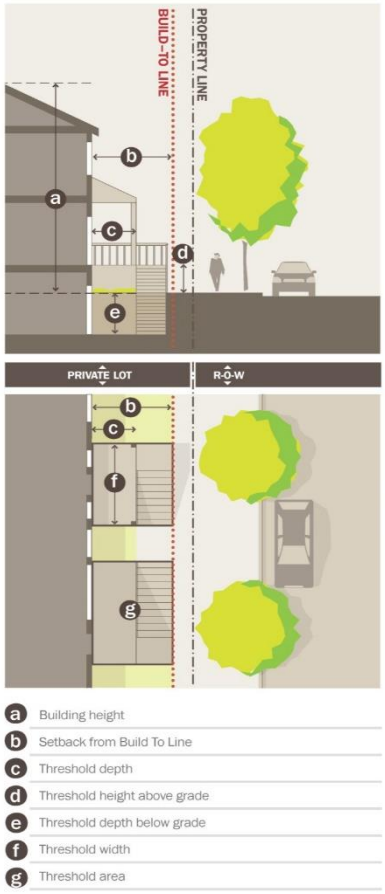


Figure 9.10 Podium Porch/Stoop/Terrace Building Frontage

Figure 9.10.5-3 Podium Porch/Stoop/Terrace Frontage

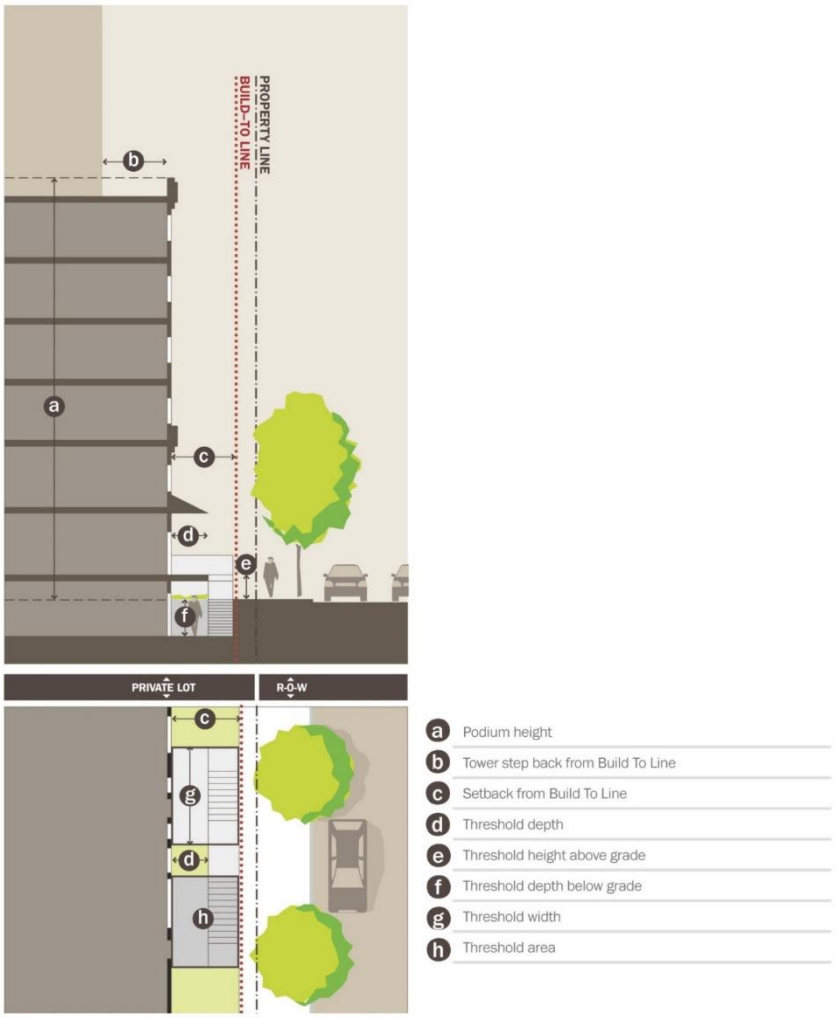


Figure 9.11 Podium Porch/Stoop/Terrace Building Frontage on a Podium

16.5. Wrap Building Frontage

.1 The Wrap Building Frontage, as set out in Figure 9.12, is a *façade* that forms the perimeter of a large single use *building* that occupies an entire block, or most of a block. It can meet the Linear Building Frontage, Forecourt Building Frontage or Podium Porch/Stoop/Terrace Building Frontage requirements. The Wrap Building Frontage has a minimum depth of 10m from the *build-to line*.

.2 Wrap Building Frontages shall conform to Figure 9.12 and the following standards:

(a) Frontage type: the Wrap Building Frontage shall incorporate the Linear Building Frontage, the Forecourt Building Frontage type or the Podium Porch/Stoop/Terrace Building Frontage type standards for *building façades adjacent* on the *build-to line*.

(b) *Ground floor height*: the *ground floor* shall measure a minimum of 4.5m, floor-to-ceiling.

(c) Minimum depth: the *ground floor* shall have a minimum depth of 10m.

(d) Weather protection: *awnings* or *canopies* shall be provided for a minimum of fifty percent (50%) of the overall *building* frontage and shall comply with the following:

i. *Awnings* or *canopies* shall project a minimum of 1.5m and a maximum of 2.5m over the sidewalk along a *corridor*.

ii. *Awnings* or *canopies* shall project a minimum of 1.0m and a maximum of 2.5m over the sidewalk not located along a *corridor*.

iii. *Awnings* or *canopies* shall provide a minimum of 2.5m and a maximum of 4m of vertical *clearance* over the sidewalk.

(e) Windows: transparent windows shall be provided along at least twenty percent (20%) of the *courtyard* facing *ground floor* *façade* area. See Linear Building Frontage for window requirements for the remainder of the *façade*.
(f) Primary entry doors: primary *building* entries shall face the *street* and/or the *courtyard*.
(g) *Fences*: *fences* and walls with pedestrian openings are permitted within the *courtyard* *setback* but may be no greater than 0.9m in *height* and shall be a minimum of twenty percent (20%) transparent. *Fences* used to screen parking areas shall follow the surface parking *screening* options standards.
(h) Parking: parking is not allowed in the *courtyard* portion of a *forecourt*; nor is parking allowed on the *lot* between the *building* and the *street*.

Figure 9.11.5-4 Wrap Building Frontage

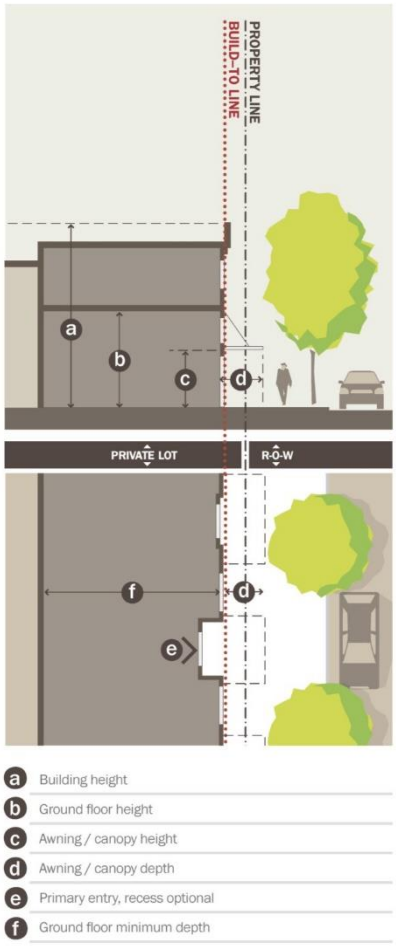


Figure 9.12 Wrap Building Frontage

16.6. Landscape Building Frontage

.1 A Landscape Building Frontage, as set out in Figure 9.13, is *setback* from the *street*-facing *lot line* by a wide landscaped strip between the *building* and the sidewalk. This frontage type is appropriate along *streets* where the existing streetscape may not be conducive to pedestrian-oriented *ground floor* retail or *residential*, such as where there is no on-*street* parking or where *streets* are very wide. *Ground floor* entries shall still be provided along and connected to the sidewalk.

.2 Landscape Building Frontages shall conform to Figure 9.13 and the following standards:

(a) Front *setback*: the front *façade* of the *building* shall be *setback* from the *street*-facing *lot line* a minimum of 1m and a maximum of 4.5m.
(b) *Ground floor* *height*: the *ground floor* shall measure a minimum of 4.5m, floor-to-ceiling.
(c) Minimum *building* depth: *buildings* shall be a minimum of 10m deep.

(d) *Building* entrances: *building* entrances shall either be covered by an *awning* or *canopy* or be covered by being recessed behind the front *building façade*. If an *awning* or *canopy* is provided, it shall provide a minimum vertical *clearance* of 2.5m and a maximum *clearance* of 4.5m. If only a recessed entry is provided, it shall be recessed behind the front *façade* a minimum of 1m and a maximum of 1.8m.

(e) Windows: transparent *ground floor* windows shall be provided along a minimum of twenty percent (20%) of the *ground floor*, *street*-facing *façade* area.

(f) Primary entry doors: all *buildings* shall provide at least one (1) *building* entrance that faces the *street* and is directly connected to the public sidewalk via a sidewalk measuring a minimum of 1.8m wide.

(g) Service and utility equipment: *building* service and utility equipment and outdoor storage of garbage and/or recycling is not permitted along the street-facing *building façade* or within the required *setback* from *build-to line*.

Figure 9.11.5-5 Landscape Building Frontage

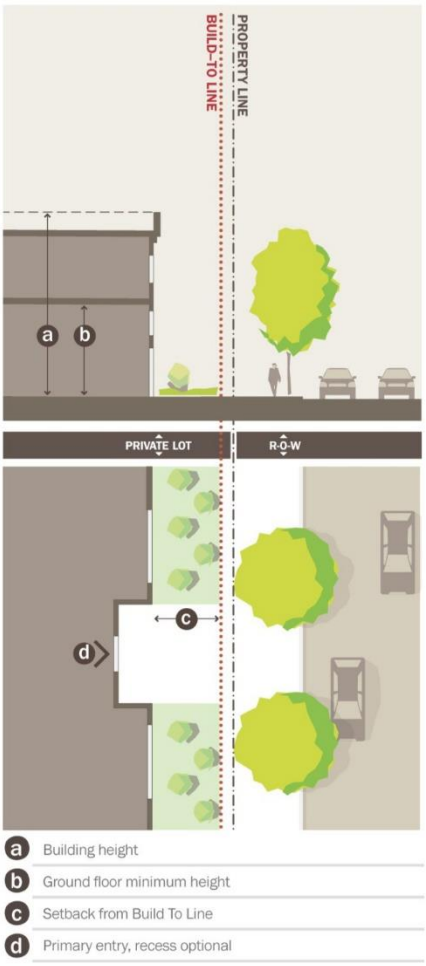


Figure 9.13 Landscape Building Frontage

16.7. Low Wall and Trellis Landscape Frontage

.1 As set out in Figure 9.14, *street*-facing *lot lines* not occupied by *buildings*, driveways, or pedestrian paths shall be *screened* with a low masonry or concrete wall and overhanging *trellis* structure.

.2 Low Wall and Trellis Landscape Frontage shall conform to the following standards:

(a) Along all public or private *street*-facing frontages, surface parking areas shall be *screened* with a *low wall* and *trellis* along the *build-to line*. The *low wall* and *trellis* shall be *setback* a minimum of 0m and a maximum of 1.5m from the *build-to line*. Any *setback* area between the sidewalk and the wall shall be planted or paved with stamped concrete or masonry pavers.

(b) The underside of the *trellis* portion of a *low wall* and *trellis* shall be a minimum of 2.4m above grade and a maximum of 4.1m above grade. The *trellis* shall be heavy timber or steel (or a similar material) and

shall consist of open structure with no decking or *awning* material. The *trellis* shall have masonry, heavy timber, or steel (or similar metal) supporting columns spaced no more than 9m on center.

(c) The *low wall* portion of a *low wall* and *trellis* shall be a minimum of 0.5m and a maximum of 0.9m and have a minimum depth of 0.4m. The *low wall* shall be wood, masonry, and/or concrete.

(d) Surface parking shall be *setback* a minimum of 1.0m from the *low wall* and *trellis*. Low shrubs, groundcover, and climbing plants shall be provided in this area.

(e) Openings in the *low wall* and *trellis* are allowed for pedestrian pathways, sidewalks, plazas, and driveways.

Figure 9.11.5-6 Low Wall and Trellis Landscape Frontage

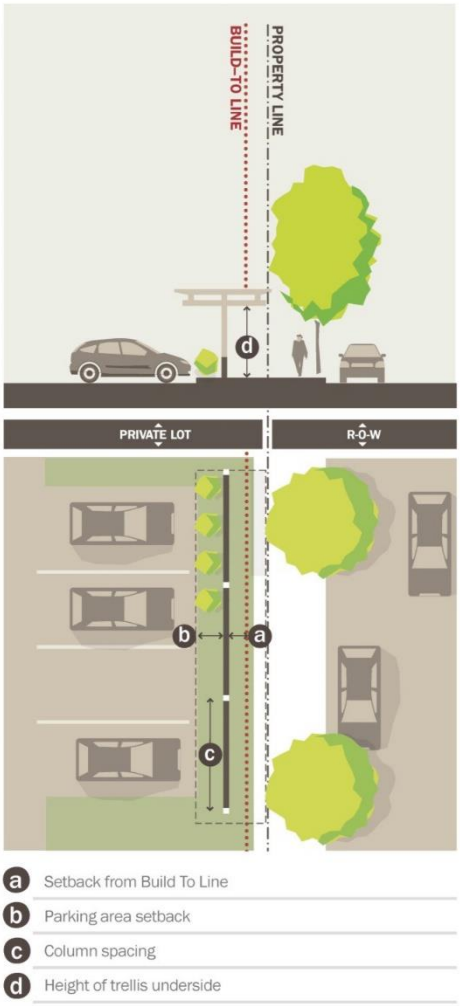


Figure 9.14 Low Wall and Trellis Landscape Frontage

16.8. Urban Fence or Wall Frontage

.1 As set out in Figure 9.15, *street*-facing *lot lines* not occupied by *buildings*, driveways, or pedestrian paths shall be *screened* with an open framework wall or *fence* of either metal, wood, masonry, or a combination.

.2 Urban Fence or Wall Frontage *screening* shall conform to the following standards:

(a) Along all public or private *street*-facing frontage, surface parking areas shall be *screened* with a wall and/or *fence* along the *build-to line*. Walls shall be wood masonry, and/or concrete; *fences* shall be made of wrought iron, steel, or a similar material (but not chain-link) and shall be dark in color. The *fence* shall be at least 0.6m high and no more than 0.9m high. *Fences* may be no more than fifty percent (50%) sight obscuring. The wall shall be at least 0.6m high and no more than 0.9m high.

(b) The Urban Fence or Wall Frontage shall be *setback* a maximum of 1.5m from the sidewalk. The area between the *urban fence* or wall shall be hardscaped with either masonry pavers or stamped concrete.

(c) The surface parking area shall be *setback*, at a minimum, an additional 1.5m to provide room for required *landscaping* and stormwater infiltration and/or retention.
(d) In addition to the required *fence* or wall, trees and shrubs shall be provided. One large tree is required every 9 linear metres minimum along all public or private *street*-facing frontages, except where it is necessary to ensure adequate traffic visibility. The minimum shrub *height* shall be the same as the *height* of the wall or *fence*, and the maximum *height* shall be no more than 1.8m.
(e) Openings in the *urban fence* or wall are allowed for pedestrian pathways, sidewalks, plazas, and driveways.
(f) Ground cover plants shall fully cover any remaining landscaped area between the parking area and the *urban fence* or wall.

Figure 9.11.5-7 Urban Fence or Wall Landscape Frontage

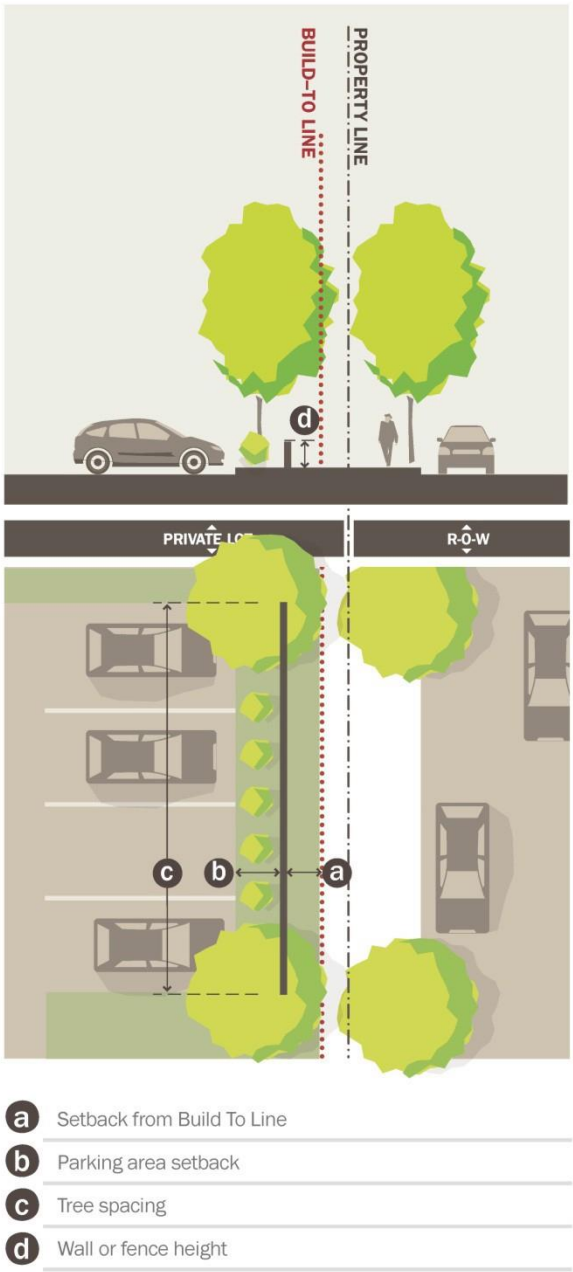


Figure 9.15 Urban Fence or Wall

16.9. Landscape Setback Frontage

.1 As set out in Figure 9.16, *street*-facing *lot lines* not occupied by *buildings*, driveways, or pedestrian paths shall be *setback* behind a planted landscape area consisting of trees, shrubs, and groundcover plants.

.2 Landscape Setback Frontages shall conform to the following standards:

(a) Along all public or private *street*-facing frontages, surface parking shall be *setback* a minimum of 3m behind the *build-to line*.

(b) The surface parking area shall be *screened* with a continuous row of hedges or shrubs immediately *adjacent* to the parking area, except where there is a driveway. The shrubs shall be a minimum of 0.6 m high and shall be mostly opaque year-round.

(c) In addition to the required shrubs, one (1) large tree is required every 9 linear metres minimum along all public or private *street*-facing frontages. The shrubs/hedge shall be interrupted with a gap of up to 0.6m wide in order to accommodate trees.

(d) Grass or ground cover plants shall fully cover the remainder of the landscaped area between the parking area and the sidewalk.

(e) A 0.9m high masonry wall may be substituted for the shrubs but the trees and groundcover plants are still required.

(f) Openings in the *setback* are allowed for pedestrian pathways, sidewalks, plazas, and driveways.

Figure 9.11.5-8 Setback Landscape Frontage

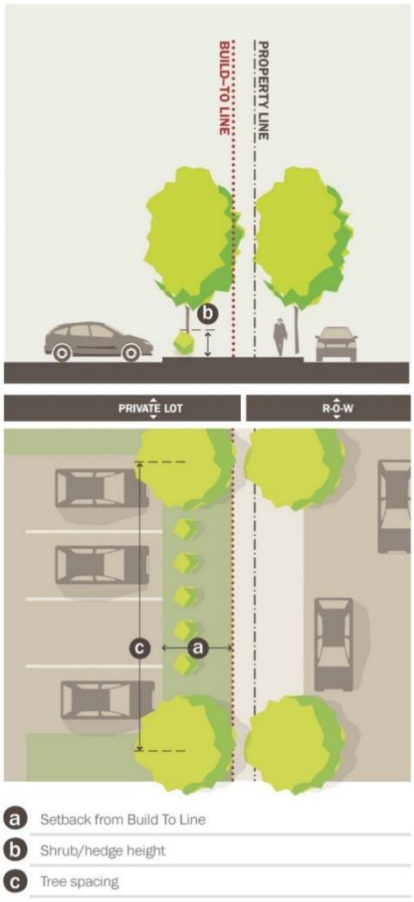


Figure 9.16 Landscape Setback

17. Special Urban Design Regulations

17.1. Introduction

(a) The regulations in this section are required for all *development* in the Downtown Major Redevelopment Zone and the Franklin Avenue Re-Urbanization Zone. The regulations in this section

are also required for *buildings* greater than 1,000sq m in the Neighbourhood Stabilization Zone and the Recreation Zone. These regulations are applied in addition to the *development* standards for site design, *street* types, and *building frontage types* and *landscape frontage types*. In conjunction with the other applicable *development* standards, the purpose of these design regulations is to ensure achievement of a high-quality public realm and *building* design.

(b) The special *urban design regulations* are as follows:

17.2. Regulations for High Quality Public Realm

(a) Design quality: plan rights-of-way, and public open space as if they were outdoor rooms, designed with the same care to circulation, proportion of space, quality of materials, comfort, safety and attractiveness as indoor rooms.

(b) *Through block connection* frontage: orient *building* elements such as main entries, lobbies, windows, and *balconies* to face *through block connections* and public open space. Create a pedestrian-friendly environment within *through block connections* and adjoining public spaces by orienting *façades*, entrances, outdoor seating areas, *canopies*, *landscaping* and other features that lend visual interest and a human scale.

(c) Seating opportunities: include a wide variety of seating opportunities in the design of public open space, including benches, widened windowsills, widened edges of landscape planters, or wide steps. Integrated seating for pedestrians should be oriented to the active edge of the *parcel*, the main entry of the *building*, or toward a corner.

(d) *Through block connection* weather protection: develop integrated weather protection systems at the sidewalk-level to mitigate the effects of harsh weather, glare, shadow and reflection on pedestrian environment.

(e) Public art: consider Including public art that meets a high standard of quality and permanence as part of a *through block connection*, ensuring that while the public art may be located on private land, it is visible and accessible to the public. Encourage public art as an integral part of larger *developments* and *parcels*.

17.3. Regulations for *Buildings*

(a) Quality and permanence: use design principles, construction techniques and *building* materials that promote quality, permanence and adaptability in *buildings*.

(b) Location of services and equipment: *building* mechanical equipment that produces offensive odours, noise, and/or air movement should be located so as not to negatively impact the pedestrian environment. Incorporate service areas for large vehicle access in a manner that does not detract from the pedestrian environment. These service and equipment areas include loading areas, recycling dumpsters, trash collection and storage areas, and vehicle access locations.

(c) Pedestrian-scaled *signage* and lighting: develop integrated identification, *sign*, and sidewalk oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian.

(d) Barrier free access: integrate access systems for all people with the *building's* overall design concept. Ensure barrier-free design features that facilitate movement for all people, such as elevators, lifts, and ramps, are well integrated into the overall design concept.

(e) *Parking structure* design: orient and *screen* *parking structure*s to minimize exposure and visibility of parking floors along the *street*-facing *façade*. Incorporate materials, colours and *façade* *articulation* to de-emphasize the visual difference between *parking structure* *screening* and habitable space within the same or *adjacent* *buildings*.

(f) *Building* location: locate *buildings* to frame the public spaces and *streets*, and create strong edges to the outdoor urban realm. Locate *buildings* in the perimeter of the block, allowing for *courtyards* in the interior.

(g) Weather protection: incorporate features like covered sidewalks, walkways and atriums that provide shelter from the extreme cold weather conditions that characterize the local climate.

(h) Skyline: design individual *building* roofs to create visual interest and to ensure they work together to form a cohesive and attractive skyline. Consider tall *buildings* that cluster together, particularly in the downtown unlimited *height* area, the Franklin transit nodes and gateways, as sculptural peaks that mark a specific neighborhood in the *city centre special area*. These neighborhood markers work together as sculptural features to create a sense of drama, enhance the image of and call attention to the *city centre special area* as a whole.

(i) *Building* rooftops: design rooftops to contribute positively to the skyline and to establish a signature image for the district and the city as a whole. Locate necessary *building* functions such as heating, ventilating and air conditioning systems, elevator penthouses, and other structures such as transmission towers to mitigate visual impacts, and to integrate them into the design of rooftop architecture. Develop rooftops as habitable space to offer special view opportunities from the tops of *buildings*.

(j) Corners: highlight *building* corners by varying *building heights*, changing the *façade* plane, with large windows, *awnings*, *canopies*, marquees, *signs*, or pedestrian entrances. Locate flexible sidewalk-level retail opportunities at *building* corners.

(k) *Towers*: design and orient *towers* to maximize views, sun exposure at the *street* level, *through block connection* and adjoining open space, and to articulate the downtown skyline.

(l) *Podiums*: enhance *podium* roofs when they are visible from *adjacent developments* through the use of *patios*, gardens or green roofs.

(m) Within the SCL 2 areas, encourage *development* of *buildings* of various *heights* to create variation along the skyline in these areas, and to reduce shadow impacts on *adjacent* parkland. *Development* of rows of *buildings* with similar *heights* in these areas is not encouraged.

17.4. Regulations for Specific Streets and Gateways

(a) MacDonald Avenue: locate *buildings* along MacDonald Avenue to provide a rhythm of fine-grained retail establishments with direct access to the *street* that contain numerous shop fronts, entrances, and a variety of textures and *building* materials to enhance the pedestrian environment.

(b) Gateways: orient building and *landscaping* features toward designated gateways to identify district entrances and transitions from one land use district to another. *Building* features such as arches, arcades, columns and landscape features such as fountains, planting and sculptural art can be used to define gateways.

PART 10 WILDFIRE RECOVERY OVERLAY

1. Purpose of Overlay and Intention of Council

1.1. The purpose of this Overlay is to address the situation that has arisen as a result of the widespread destruction of properties within the Overlay Area, caused by the wildfire of May 2016.

1.2. The intention of *Council* is to establish a legal and land use planning framework for the Overlay Area that will provide certainty to *owners* whose properties were destroyed or damaged beyond repair, with respect to their available re-development options and the requirements they shall meet to be assured of obtaining *development* approval to rebuild.

2. Overlay Area

2.1. The Overlay Area consists of the areas shown within the heavy dotted black lines on the diagrams that are **Appendix A**.

3. Application

3.1. This Part 10 applies only to *lots* or *parcels of land* within the Overlay Area that are within the following land use classifications:

(a) R1;
(b) R2;
(c) R1M;
(d) C1 (in the Waterways area only);
(e) DC (in the Waterways area only).

4. Over-riding Effect of Overlay

4.1. Within the Overlay Area and in respect of *lots* or *parcels of land* that are zoned as set out in section 3 above, the provisions of this Part 10 apply notwithstanding anything to the contrary in this Bylaw. The range of possible uses on *lots* or *parcels of land* within the Overlay Area that are zoned as set out in Section 3 above are the uses described in other provisions of this Bylaw for the applicable land use classifications unless modified explicitly by, or by necessary implication from, a provision of this Part 10. If there is an inconsistency or conflict between any provision of this Part 10 and any other provision of this Bylaw, the provisions of this Part 10 shall prevail within the Overlay Area.

5. Interpretation of Terms

5.1. In this Part 10:

(a) A reference to an application for a *development permit* means an application for which all necessary supporting information and documentation (including all relevant agreements affecting the property in question and all instruments registered on title) has been provided by the *Applicant* to the satisfaction of the *Development Authority*, and in respect of which the *Development Authority* has notified the *Applicant* in writing that the application is complete.
(b) Despite Part 1 Section 9 of this bylaw, “Building Footprint” means the area and configuration of the *ground floor* of a *building*, measured from the exterior walls, including an attached *garage* but not including any projections.
(c) “Multi-Site Development” means a group of three (3) or more contiguous *lots* upon which some or all of the *dwelling units* and *accessory buildings* (if any) are attached or semi-attached to each other and the total configuration of structures comprises a distinct *development* separate and apart from any other *development* outside the contiguous *lot* group.
(d) “Multi-Site Rebuilding Plan–pre-existing” means a plan for rebuilding a Multi-Site Development in its entirety either just as it was immediately prior to the May 2016 wildfire, or with changes only to the location or size or configuration of any *accessory buildings* that were part of the pre-wildfire Multi-Site Development.
(e) “Multi-Site Rebuilding Plan–new” means a plan for rebuilding a Multi-Site Development in its entirety on the same group of contiguous *lots* or *parcels of land* as immediately prior to the May 2016 wildfire

but with changes to location of *lot lines* or locations of *principal buildings* or involving conversion of some or all of the Multi-Site Development to different types of residential use (for example, from townhomes to detached or semi-detached *dwelling units*).

(f) "New Building Footprint" means a *building* to be constructed that differs in size, location on the *lot*, or *building* type as compared to the *development* lawfully in existence on that *lot* immediately prior to the wildfire.

(g) "Pre-Existing Building Footprint" means a *building* that is the same size, in the same location on the *lot*, and of the same *building* type as compared to the *development* lawfully in existence on that *lot* immediately prior to the wildfire. For greater clarity and certainty: a *development permit* application to rebuild destroyed or damaged structures that does not impact more than two (2) *lots* or *parcels of land* or *dwelling units*, is not a Multi-Site Rebuilding Plan even though it may involve or include, without limitation: conversion of pre-wildfire townhouse *developments* to either *single detached dwellings* or *semi-detached dwellings*, or conversion of all or a portion of a block, *street* or neighborhood to one or more new residential uses that may involve new *lot lines* or *subdivisions* or different *building footprints* or different types of residential uses as compared to the *lot lines* or *subdivisions*, *building footprints* or residential uses that existed immediately prior to the wildfire.

6. All Uses Discretionary Subject to Specific Council Direction in this Part

6.1. All land uses within the Overlay Area are *discretionary uses* but the discretion of the *Development Authority* to refuse to issue a *development permit*, or to issue a *development permit* with conditions, is subject to the specific directions of the *Council* set out in this Part.

7. Council Direction to the Development Authority – All Parts of the Overlay Area

7.1. The *Development Authority*, in exercising its authority and discretion to make decisions on *development permit* applications for *lots* or *parcels of land* within the Overlay Area, may impose site-specific conditions upon a *development permit* as it deems advisable to address technical, planning or land use issues that are unique to a property or to a limited number of properties, including a requirement to consolidate titles or obtain *subdivision* approval where appropriate, and including a requirement to obtain from an *adjacent* property *owner* any easement over the *adjacent* property that in the opinion of the *Development Authority* is necessary to provide adequate access for maintenance of a *development* located anywhere in the Overlay Area, regardless of whether an instrument described as an easement or restrictive covenant is already registered either directly or by way of caveat on any relevant title.

7.2. The *Development Authority* shall not refuse to issue a *development permit* for a *single detached dwelling* within the Overlay Area, solely on the basis that the *lot* in respect of which the *development permit* is applied for is too small in width, length or area to meet the *development* regulations for such *developments* set out in other parts of this Bylaw. It is the intention of the *Council* that *single detached dwelling developments* on residential *lots* that meet the *setback* requirements of this Bylaw shall be allowed within the Overlay Area.

8. Council Direction to the Development Authority – R1 and C1 Zoning

8.1. An application for *development* approval to rebuild on a *lot* zoned R1 or C1 shall be approved by the *Development Authority*, with or without conditions as described in Section 7 of this Part:

(a) regardless of whether the proposed rebuild *development* conforms to the *development* regulations set out in other provisions of this Bylaw, if the *building footprint* of the proposed rebuild *development* is the same as that of the *development* that lawfully existed on that *lot* immediately prior to the wildfire; or

(b) provided that the proposed rebuild *development* conforms to the *development* regulations set out in other provisions of this Bylaw, if the *building footprint* of the proposed *development* is not the same as that of the *development* that lawfully existed on that *lot* immediately prior to the wildfire.

9. Council Direction to the Development Authority – R2 and R1M Zoning

9.1. Rebuilding to Pre-Existing Building Footprints - not more than two (2) *lots*

.1 When an application for approval to rebuild on a *lot* zoned R2 or R1M is for a proposed *development* that:

(a) would be constructed to a Pre-Existing Building Footprint that was lawfully in existence immediately prior to the wildfire; and
(b) is not part of a Multi-Site Rebuilding Plan;

then a *development permit* with or without conditions as described in Section 7 of this Part shall be issued by the *Development Authority* regardless of whether the proposed *development* conforms to the *development* regulations set out in other provisions of this Bylaw, provided that either:

(c) the proposed rebuild *development* would not be attached to another rebuild *development* on an *adjacent* *lot*; or
(d) if the proposed rebuild *development* would be attached to only one (1) other rebuild *development* on an *adjacent* *lot* that meets conditions (a) and (b) of this section 9.1.1, the *development permits* for the two (2) rebuild *developments* are being issued at the same time.

9.2. Rebuilding to New Building Footprints - not more than two (2) *lots*

.1 When an application for approval to rebuild on a *lot* or *lots* zoned R2 or R1M is for a proposed *development* that:

(a) may or may not be on a *lot* or *lots* that formed part of a Multi-Site Development immediately prior to the wildfire;
(b) would be constructed to a New Building Footprint; and
(c) is not part of a Multi-Site Rebuilding Plan;

then a *development permit* with or without conditions as described in Section 7 of this Part 10 shall be issued by the *Development Authority* if the proposed *development* conforms to the *development* regulations, including but not limited to, *setbacks*, *height* restrictions on *buildings* and *fences*, maximum density and on-site parking requirements, as set out in other provisions of this Bylaw, provided that:

(d) the proposed rebuild *development*:
    i. would not be attached to another rebuild *development* on an *adjacent* *lot*; or,
    ii. would be attached to only one (1) other rebuild *development* on an *adjacent* *lot* that meets conditions (a) and (b) of subsection 9.1.1 or of subsection 9.2.1 and the *development permits* for the two (2) rebuild *developments* are being issued at the same time; and,
    iii. in the case of a proposed rebuild *development* on a *lot* or *lots* that formed part of a Multi-Site Development immediately prior to the wildfire, would not in the opinion of the *Development Authority* have the effect of removing all re-development options for any other *lot* or *parcel of land* that was part of the pre-wildfire Multi-Lot Development.

9.3. Rebuilding to a Multi-Site Rebuilding Plan

.1 When a *development permit* application for approval to rebuild on a *lot* zoned R2 or R1M is part of a Multi-Site Rebuilding Plan–Pre-Existing, then a *development permit* or *development permits* for the Multi-Site Rebuilding Plan--Pre-existing with or without conditions as described in Section 7 of Part 10 shall be issued by the *Development Authority* regardless of whether the proposed new *development* conforms to the *development* regulations set out in other provisions of this Bylaw.

.2 When a *Development permit* application for approval to rebuild on a *lot* zoned R2 or R1M is part of a Multi-Site Rebuilding Plan–New, then a *development permit* or *development permits* for the Multi-Site Rebuilding Plan–New with or without conditions as described in Section 7 of Part 10 shall be issued by the *Development Authority*, if:

(a) the Multi-Site Rebuilding Plan-New as a whole conforms to *development* regulations, including but not limited to, *setbacks*, *height* restrictions on *buildings* and *fences*, maximum density and on-site parking requirements, as set out in other provisions of this Bylaw; and
(b) in the opinion of the *Development Authority* the proposed Multi-Site Rebuilding Plan–New would not have the effect of removing all re-development options for any *lot* or *parcel of land* that was part of the pre-wildfire Multi-Site Development but is not included within the Multi-Site Rebuilding Plan–New.

10. General Provisions

10.1. Voluntary Waiver of Claims

.1 A *development* for which a *development permit* has been issued under this Part 10 may be *commenced* before the time period for appeal to the *Board* has expired, if:

(a) no appeal has been made by any person, including an appeal of conditions by the *development permit* holder; and,
(b) the *development permit* holder has executed and delivered to the *Development Authority* a Voluntary Waiver of Claims in the form set out in **Appendix C** to this Part 10.

10.2. Public Notice Provisions

.1 When a *development permit* has been issued under the provisions of either subsection 9.2 or subsection 9.3(b) of this Part 10, then in addition to any other applicable notice provision the *Development Authority* shall ensure that notice of the *development permit* is posted to the *Municipality's* public website with a specific notation that the approved *development* is not to the same *building footprint* as existed prior to the wildfire, and the notice shall remain on the *Municipality's* public website until the time for appeal to the *Board* has expired.

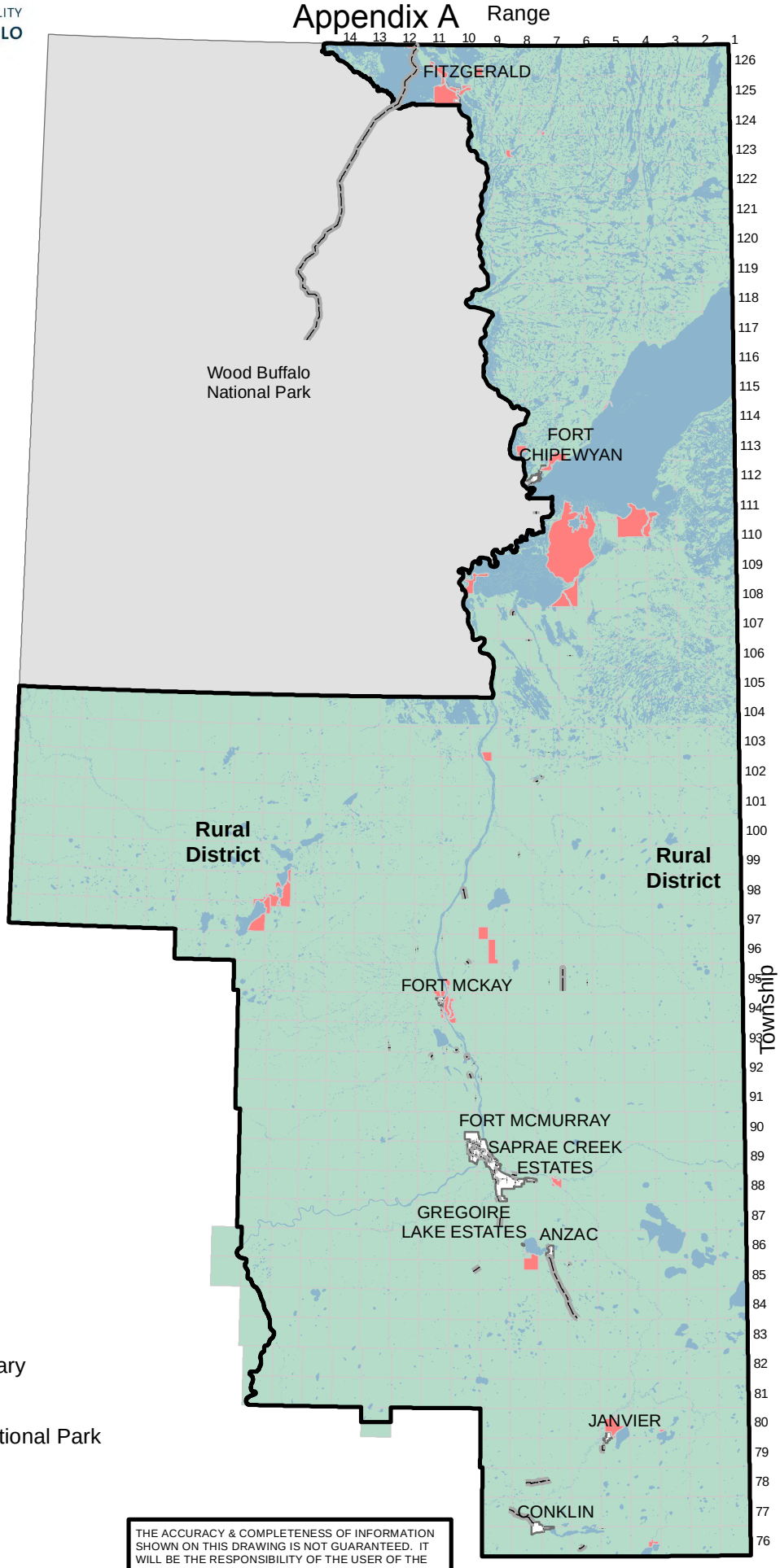
10.3. Modifications to the Application of Certain Provisions of Land Use Classifications

.1 Within the Overlay Area the following regulations or requirements of land use classifications shall prevail over provisions of this Bylaw that apply outside the Overlay Area:

(a) In the R2 (Low Rise Medium Density Residential) district the width of one (1) only of the *interior side yards* of any *lot* may be reduced to zero if:
    i. the *building* design and construction provides for all roof drainage to be directed to the *lot* itself (with subsequent flow to the municipal storm drainage system) and does not provide for drainage to any *adjacent* *lot*; and,
    ii. a 1.0m wide maintenance easement is obtained from the *owner* of the *lot* *adjacent* to the reduced side *yard*, and is registered against the title to that *adjacent* *lot*.
(b) In the RMH (Mobile Home Residential) district:
    i. the requirement of a 3.0m private maintenance easement as set out in Part 6, Section 7.5 (b) ii. of this Bylaw is reduced to a 1.0m private maintenance easement, only in respect of residential *lots* located within Blocks 28, 29, 30 and 31 of Plan 1347TR, and subject to meeting all relevant requirements of the Alberta Building Code.
(c) In the C1 (Main Street District) district:
    i. *front yard* *setbacks* shall be not less than 1.0m and not more than 3.0m;
    ii. *rear yard* *setbacks* shall be not less than 4.6m;
    iii. there is no restriction on *gross floor area* for any individual *business* premises.
(d) In the DC (Direct Control) district, a *development permit* to rebuild the same or substantially the same *development* that lawfully existed immediately prior to the wildfire may be issued with or without conditions by the *Development Authority*, with no requirement to bring the application to the *Council*.

Regional Municipality of Wood Buffalo

Appendix A



MAP 1: RURAL DISTRICT

- Municipal Boundary
- Reserve Lands
- Wood Buffalo National Park
- Rural District

0 25 50 100 km

THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.

N W E S

0 2,500 5,000 Meters

N W E S

Land Use Districts

- A - Airport
- C1 - Main Street Commercial
- C2 - Local Commercial
- C3 - Community Commercial
- C4 - Highway Commercial
- C5 - Large Format Retail
- CR - Country Residential
- DC - Direct Control
- DC-MI - Direct Control MacDonald Island
- EP - Environmental Preservation
- IH - Heavy Industrial
- IL - Light Industrial
- IM - Medium Industrial
- PR - Parks and Recreation
- PS - Public Service
- R1 - Low Density Residential
- R1E - Estate Residential
- R1M - Mixed Form Low Density Residential
- R2 - Low-Rise Medium Density Residential
- R3 - Mid-Rise Medium Density Residential
- R4 - High Density Residential
- RD - Rural District
- RMH - Mobile Home Residential
- SE1 - Suburban Estate Residential 1 District
- SH - Small Holdings
- UE - Urban Expansion
- City Centre LUB
- Wildfire Recovery Overlay

Date Saved: 4/19/2024

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MAP 2: URBAN SERVICE AREA

Appendix A

REGIONAL MUNICIPALITY OF WOOD BUFFALO

MAP 3: TAIGANOVA - POWER CENTRE

Land Use Districts

- C2 - Local Commercial
- C3 - Community Commercial
- C4 - Highway Commercial
- DC - Direct Control
- EP - Environmental Preservation
- IH - Heavy Industrial
- IL - Light Industrial
- IM - Medium Industrial
- PR - Parks and Recreation
- PS - Public Service
- R1 - Low Density Residential
- R2 - Low-Rise Medium Density
- R3 - Mid-Rise Medium Density
- R4 - High Density Residential
- UE - Urban Expansion

Athabasca River

63-SOUTH HWY

63-NORTH HWY

686 HWY

HERITAGE DR

FOREST RD

BOREAL AVE

TAIGANOVA CRES

GRAVELSTONE RD

STONECREEK LANDNG

DIAMONDSTONE RIDGE

SILTSTONE PL

MEMORIAL DR

CONFEDERATION WAY

SPARROW HAWK DR

FALCON DR

GREBE RD

LOUTIT RD

BLUE

C3 C4 DC IL IM IH PS PR EP R1 R2 R3 R4 C2 UE

Date Saved: 12/15/2020

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0 250 500 m

N W E S

Appendix A

Regional Municipality of Wood Buffalo

UE
R2
C5
PS
PR
686-EAST HWY
686 HWY
686-WEST HWY
C3
NORTH PARSONS GTWY
COLLICOTT DR
CHALIFOUR ST
CLARKSON ST
HERITAGE DR
COVENTRY DR
HUBERMAN WAY
C1
NICHOLSON DR
DAKIN DR
R3
CALLEN DR
BLACKBURN DR
DIXON RD
EP
FIREWEED CRES
TRILLIUM RD
IRIS WAY
VIOLET ST
RAINBOW CREEK DR
DAFOE WAY
MILLENNIUM DR
ASH WAY
PEARL BAY
SHORE ST
PINNACLE PL
PAQUETTE DR
WILD ROSE ST
PLISKA CRES
PLAMONDON DR
STONECREEK LANDNG
PROSPECT DR
SILTSTONE PL

Land Use Districts

- C1 - Main Street Commercial
- C3 - Community Commercial
- C5 - Large Format Retail
- EP - Environmental Preservation
- PR - Parks and Recreation
- PS - Public Service
- R1 - Low Density Residential
- R2 - Low-Rise Medium Density
- R3 - Mid-Rise Medium Density
- RMH - Manufactured Home
- UE - Urban Expansion

Date Saved: 12/6/2020

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MAP 4: PARSONS CREEK

N W E S

0 250 500 m

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REGIONAL MUNICIPALITY OF WOOD BUFFALO

MAP 5: TIMBERLEA-STONECREEK-EAGLE RIDGE

Land Use Districts

- C2 - Local Commercial
- C3 - Community Commercial
- C4 - Highway Commercial
- EP - Environmental Preservation
- IH - Heavy Industrial
- IL - Light Industrial
- IM - Medium Industrial
- PR - Parks and Recreation
- PS - Public Service
- R1 - Low Density Residential
- R1E - Estate Residential
- R1M - Mixed Form Low Density Residential District
- R2 - Low-Rise Medium Density
- R3 - Mid-Rise Medium Density
- R4 - High Density Residential
- RMH - Manufactured Home
- UE - Urban Expansion

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N W E S

0 250 500 m

Date Saved: 12/15/2020

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MAP 6: THICKWOOD-DICKINSFIELD

REGIONAL MUNICIPALITY OF WOOD BUFFALO

N W E S

BRETT DR
BROSSEAU CRES
BUSSIERES DR
EGLERT DR
BERARD CRES
BURTON PL
KILLDEER WAY
TIMBERLINE DR
ROSS HAVEN DR
ROGERS CRES
ROMAR ST
MEMORIAL DR
KENNEDY CRES
DICKINS DR
ABRAHAM DR
ABRAHAM PL
FARRELL CRES
FULLERTON DR
COCHRANE CRES
CARDINAL DR
CORNWALL DR
CALDWELL CRES
DUNCAN DR
DOWD RD
DEEP RD
TAMARACK WAY
WOODLAND DR
SPRUCE ST
THICKWOOD BLVD
SITKA DR
THICKET DR
J.W. MANN DR
BIRD CRES
TUNDRA DR
EYMUNDSON RD
ELMORE DR
ERINDALE RD
HILLCREST DR
HIGHFIELD ST
SIMCOE WAY
SIFTON AVE
SILVER SPRINGS DR
SILIN FOREST RD
SIGNAL RD
HINGE RD
HILLTOP CRES
WEBB DR
WOLFF WAY
WARREN WAY
WARREN RD
WILLIAMS DR
WOODWARD LANE
WILSON DR
WINDSOR DR
WOLVERINE DR
WAPITI CRES
ERMINE CRES
REAL MARTIN DR

R1M
R1E
R1
R2
R3
C2
C3
DC
UE
EP
PR
PS

Land Use Districts

- C2 - Local Commercial
- C3 - Community Commercial
- DC - Direct Control
- EP - Environmental Preservation
- PR - Parks and Recreation
- PS - Public Service
- R1 - Low Density Residential
- R1E - Estate Residential
- R2 - Low-Rise Medium Density
- R3 - Mid-Rise Medium Density
- RMH - Manufactured Home
- UE - Urban Expansion

0 250 500 m

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REGIONAL MUNICIPALITY OF WOOD BUFFALO

MAP 7: TOWER ROAD

Land Use Districts

- EP - Environmental Preservation
- PR - Parks and Recreation
- PS - Public Service
- R1 - Low Density Residential
- R2 - Low-Rise Medium Density
- RD - Rural District
- RMH - Manufactured Home
- UE - Urban Expansion

RD

UE

PR

R2

R1

RMH

EP

PS

O'COFFEY CRES

CARTERET DR

SWANSON CRES

NELSON LANE

WATERHOUSE ST

CREE RD

0 250 500 m

N W E S

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REGIONAL MUNICIPALITY OF WOOD BUFFALO

MAP 8: MACDONALD ISLAND

Land Use Districts

- DC-MI - Direct Control MacDonald Island
- EP - Environmental Preservation
- PR - Parks and Recreation
- UE - Urban Expansion

EP

UE

DC-MI

PR

RIVF

Athabasca River

Clearwater River

The Snye

C.A. KNIGHT WAY

MACDONALD DR

0 100 200 m

N W E S

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MAP 9: DOWNTOWN-ABASAND

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Land Use Districts

- C1 - Main Street Commercial
- C2 - Local Commercial
- DC - Direct Control
- EP - Environmental Preservation
- PR - Parks and Recreation
- PS - Public Service
- R1 - Low Density Residential
- R2 - Low-Rise Medium Density
- R3 - Mid-Rise Medium Density
- R4 - High Density Residential
- R1M - Mixed Form Low Density Residential District
- RMH - Manufactured Home
- UE - Urban Expansion
- City Centre LUB

The Snye
Athabasca River
Horse River
Clearwater River
Heavy Oil Creek

BOR1
SCL1
CBD1
FRA1
PRA1
PRA
PRA2
RIVF
R1M
R1
R2
R3
R4
C1
C2
DC
EP
PS
SR1
PR
RMH

MORIMOTO Dr
HARDIN ST
RICHARD ST
MORRISON ST
GORDON AVE
MACDONALD AVE
MAIN ST
BIGGS AVE
HILL DR
DEMERS DR
FATHER MERCREDI ST
FRASER AVE
MACIVER ST
MCLEOD ST
HAINEAULT ST
FRANKLIN AVE
RIEDEL ST
MANNING AVE
CLEARWATER DR
QUEEN ST
MEMORIAL DR
NIXON ST
ELLS CRES
ALBERTA DR
ATKINSON LANE
ATHABASCA AVE
HOSPITAL ST
ABASAND DR
ABBOTTSWOOD DR
AURORA PL
BELL CRES
FITZGERALD AVE
BIRCH RD
CENTENNIAL DR
RAE CRES
MOBERLY CRES
KING ST
GOLOSKY AVE
PENHORWOOD ST
TOLEN DR
FONTAINE CRES
SALINE CREEK PKY
PARKVIEW DR

N
W
E
S
0
250
500 m

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Date Saved: 1/30/2021

MAP 10: WATERWAYS

Regional Municipality of Wood Buffalo

Land Use Districts

- City Centre LUB
- C2 - Local Commercial
- CR - Country Residential
- DC - Direct Control
- EP - Environmental Preservation
- PR - Parks and Recreation
- PS - Public Service
- R1 - Low Density Residential
- R2 - Low-Rise Medium Density Residential
- RMH - Mobile Home Residential
- UE - Urban Expansion

Hangingstone River
Clearwater River
PARKVIEW DRIVE
PARADISE ROAD
PRIMROSE LANE
PELICAN DRIVE
TOLEN DRIVE
MEMORIAL DRIVE-SOUTH
MEMORIAL DRIVE-NORTH
MCCORMICK DRIVE
COTE BAY
PEARSON DRIVE
CLIFF AVENUE
SALINE CREEK PARKWAY
RAILWAY AVENUE
TOMLINSON STREET
BULYEA AVENUE
BISHOP STREET
HUGGARD STREET
HUGHES AVENUE
PARK STREET
DRAPER ROAD
RMH
PR
DC
UE
RIV
C2
R2
R1M
PS
R1
EP
CR

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0 100 200 m

N E S W

Date Saved: 4/19/2024

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Regional Municipality of Wood Buffalo

Land Use Districts

- C2 - Local Commercial
- C3 - Community Commercial
- C4 - Highway Commercial
- CR - Country Residential
- DC - Direct Control
- EP - Environmental Preservation
- IM - Medium Industrial
- PR - Parks and Recreation
- PS - Public Service
- R1 - Low Density Residential
- R2 - Low-Rise Medium Density
- R3 - Mid-Rise Medium Density
- RMH - Manufactured Home
- UE - Urban Expansion

TOLEN DR
RAILWAY AVE
BULYEA AVE
HUGHES AVE
CLIFF AVE
PARK ST
DRAPER RD
BEACONWOOD PL
BEAVERGLEN CLOSE
MEMORIAL DR
BEACONWOOD RD
BEATTIE RD
BEACON HILL DR
GREGOIRE DR
PARENT WAY
QUARRY RIDGE DR
SAKITAWAW TRAIL
GRENFELL CRES
GREY CRES
GREELY RD
GRANT WAY
GREENWICH LANE
MACDONALD CRES
MACKENZIE BLVD
MACKAY CRES
MCMILLAN RD
MACLENNAN CRES
MACALPINE CRES
RODEO DR
ARABIAN DR
MUSTANG RD
SAPRAE CREEK TRAIL
63-NORTH HWY
63-SOUTH HWY

DC
RIV
RIVF
R1
R1M
C2
R2
C4
R3
RMH
EP
UE
PR
C3
IM
PS
CR

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N W E S

MAP 11: BEACON HILL-GREGOIRE

0 250 500 m

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REGIONAL MUNICIPALITY OF WOOD BUFFALO

N
W E
S

C3
PR
MACDONALD CRES
MACLENNAN CRES
MACALPINE CRES
SAKITAWAW TRAIL
EP
PS
RMH
R2
MUSTANG RD
SAPRAE CREEK TRAIL
R4
R1
UE
LANDFILL ACCESS RD
63-SOUTH HWY
63-NORTH HWY
RD
IM
KIRSCHNER WAY

Land Use Districts

- C3 - Community Commercial
- EP - Environmental Preservation
- IM - Medium Industrial
- PR - Parks and Recreation
- PS - Public Service
- R1 - Low Density Residential
- R1S - Single Family Small Lot Residential
- R2 - Low-Rise Medium Density
- R3 - Mid-Rise Medium Density
- R4 - High Density Residential
- RD - Rural District
- RMH - Manufactured Home
- UE - Urban Expansion

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MAP 12: LANDFILL-PRAIRIE CREEK INDUSTRIAL PARK

0 500 1,000 m

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REGIONAL MUNICIPALITY OF WOOD BUFFALO

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MAP 13: AIRPORT

C4
PR
R3
IH
SE1
SAPRAE CRES
SNOW EAGLE DR
SALINE CREEK PKY
A
SNOW BIRD WAY
WOP MAY WAY
A FRAME RD
FALCONER CRES
RD
SAPRAE CREEK TRAIL

Land Use Districts

- A - Airport
- C4 - Highway Commercial
- IH - Heavy Industrial
- PR - Parks and Recreation
- R3 - Mid-Rise Medium Density
- RD - Rural District
- SE1 - Mixed Form Low Density Residential District
- UE - Urban Expansion

0 500 1,000 Meters

N W E S

Date Saved: 12/15/2020

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MAP 14: SALINE CREEK

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Land Use Districts

- A - Airport
- C4 - Highway Commercial
- CR - Country Residential
- EP - Environmental Preservation
- IH - Heavy Industrial
- IM - Medium Industrial
- PR - Parks and Recreation
- PS - Public Service
- R1 - Low Density Residential
- R1S - Single Family Small Lot Residential
- R2 - Low-Rise Medium Density
- R3 - Mid-Rise Medium Density
- R4 - High Density Residential
- RD - Rural District
- RMH - Manufactured Home
- SH - Small Holdings
- UE - Urban Expansion

SALINE CREEK PKY
DRAPER RD
SNOW EAGLE DR
MCGHEE ST
SAPRAE CREEK TRAIL
GREY CRES
GREELY RD
GREENWICH LANE
GRANT WAY
MACKAY CRES
MACKENZIE BLVD
MACLENNAN CRES
MACDONALD CRES
MACALPINE CRES
RODEO DR
ANG RD
CR
EP
PR
RMH
IM
PS
UE
R1
R2S
R1S
R3
R4
C4
IH

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0 250 500 m

N W E S

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REGIONAL MUNICIPALITY OF WOOD BUFFALO

MAP 15: FORT FITZGERALD

Land Use Districts

RD - Rural District

N W E S

0 1,000 2,000 m

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MAP 16: FORT CHIPEWYAN

REGIONAL MUNICIPALITY OF WOOD BUFFALO

- DC - Direct Control
- EP - Environmental Preservation
- HC - Hamlet Commercial
- HCC - Hamlet Community Core
- HR1 - Hamlet Residential 1
- HR2 - Hamlet Residential 2
- IM - Medium Industrial
- PR - Parks and Recreation
- PS - Public Service
- RD - Rural District
- UE - Urban Expansion
- First Nations Reserves

MCDERMOT AVENUE

MACKENZIE AVENUE

MISTIK WAS TOTIN RD

DC

IM

RD

UE

PS

HCC

HC

HR2

PR

HR1

EP

0 500 1,000 m

N W E S

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MAP 17: FORT CHIPEWYAN DETAIL

Regional Municipality of Wood Buffalo

RD

UE

IM

PS

HR1

HR2

HC

HCC

PR

HENRY DRIVE

ROBERT DRIVE

DELTA DRIVE

MCDERMOT AVENUE

HOWARD ST

ADAM ST

CARDINAL AVENUE

MCDONALD ST

TORANGEAU AVENUE

STEWART DRIVE

PAQUETTE ST

DANIEL ST

FARAUD AVENUE

WOODMAN ST

BREYANT AVENUE

MERCREDI ST

LEPINE AVENUE

ROBERT AVENUE

FLETT ST

LOUTIT ST

MELLOR AVENUE

MACKENZIE AVENUE

EVANS CRESCENT

ANDERSON ST

WYLIE AVENUE

LUCAS AVENUE

- EP - Environmental Preservation
- HC - Hamlet Commercial
- HCC - Hamlet Community Core
- HR1 - Hamlet Residential 1
- HR2 - Hamlet Residential 2
- IM - Medium Industrial
- PR - Parks and Recreation
- PS - Public Service
- RD - Rural District
- UE - Urban Expansion
- First Nations Reserves

0 100 200 m

N W E S

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MAP 18: FORT MCKAY

Regional Municipality of Wood Buffalo

- PR - Parks and Recreation
- EP - Environmental Preservation
- HC - Hamlet Commercial
- HCC - Hamlet Community Core
- HR1 - Hamlet Residential 1
- HR2 - Hamlet Residential 2
- PS - Public Service
- RD - Rural District
- UE - Urban Expansion
- First Nations Reserves

EP
UE
RD
PS
HR1
FORT MCKAY ROAD
Athabasca River
HCC
PR
HR2
HC
Muskeg River

0 250 500 m

N W E S

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REGIONAL MUNICIPALITY OF WOOD BUFFALO

MAP 19: DRAPER

Land Use Districts

- A - Airport
- C4 - Highway Commercial
- CR - Country Residential
- EP - Environmental Preservation
- IH - Heavy Industrial
- IM - Medium Industrial
- PR - Parks and Recreation
- PS - Public Service
- R1 - Low Density Residential
- R1S - Single Family Small Lot Residential
- R2 - Low-Rise Medium Density
- R3 - Mid-Rise Medium Density
- R4 - High Density Residential
- RD - Rural District
- RMH - Manufactured Home
- SE - Suburban Estate
- SH - Small Holdings
- UE - Urban Expansion

RIVF

SALINE CREEK PKY

CR

SH

Clearwater River

DRAPER RD

RMH

EP

MACKAY CRES

MACLENNAN CRES

MACKE

IM

UE

R2S

R1

R1S

R4

PR

R3

C4

IH

SNOW EAGLE DR

A

SE

SAPRAE CRES

R2

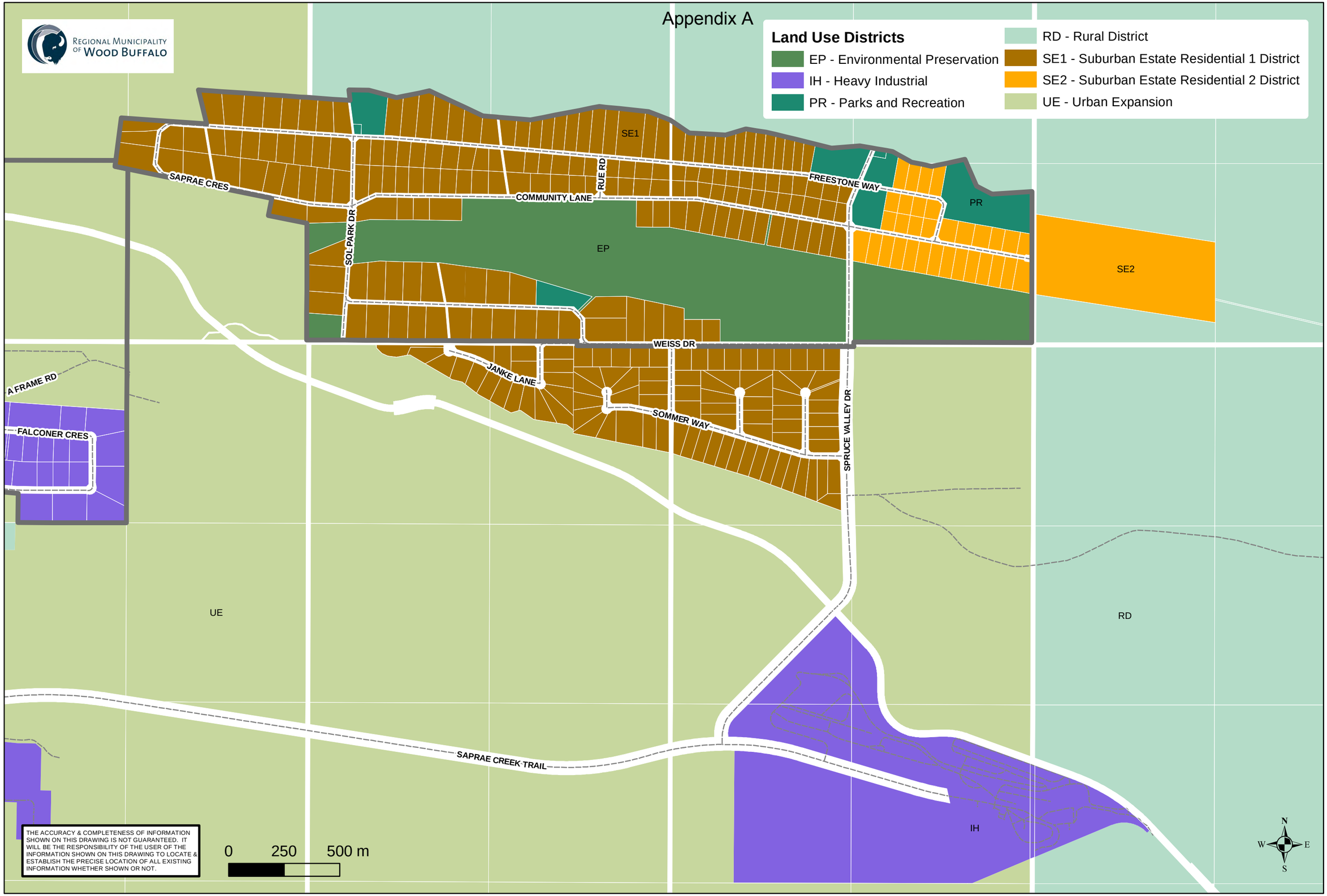
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N W E S

0 500 1,000 m

Date Saved: 12/6/2020

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MAP 20: SAPRAE CREEK ESTATES - LYNTON RAIL YARD

Date Saved: 12/15/2020

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MAP 21: GREGOIRE LAKE ESTATES - SURMONT CREEK

Regional Municipality of Wood Buffalo

Land Use Districts

- C4 - Highway Commercial
- CR - Country Residential
- EP - Environmental Preservation
- HR1 - Hamlet Residential 1
- IM - Medium Industrial
- PR - Parks and Recreation
- PS - Public Service
- RD - Rural District
- UE - Urban Expansion

Willow Lake

GREGOIRE LAKE INDIAN RESERVE 176A

GREGOIRE LAKE INDIAN RESERVE 176

881 HWY

HOPEGOOD DR

GREGOIRE DR

PARK DR

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N W E S

0 500 1,000 m

Date Saved: 12/3/2020

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REGIONAL MUNICIPALITY OF WOOD BUFFALO

MAP 22: ANZAC

Land Use Districts

- C4 - Highway Commercial
- EP - Environmental Preservation
- HCC - Hamlet Community Core
- HR1 - Hamlet Residential 1
- IL - Light Industrial
- PR - Parks and Recreation
- PS - Public Service
- RD - Rural District
- UE - Urban Expansion

PR
EP
UE
PS
RD
HR1
C4
HCC
IL

HOPEGOOD DR
CHEECHAM DR
DONOVAN DR
GREGOIRE DR
PARK DR
CHRISTINA DR
STONY MOUNTAIN RD
HILYARD CRES
SINGER DR
WOODWARD DR
881 HWY

Willow Lake

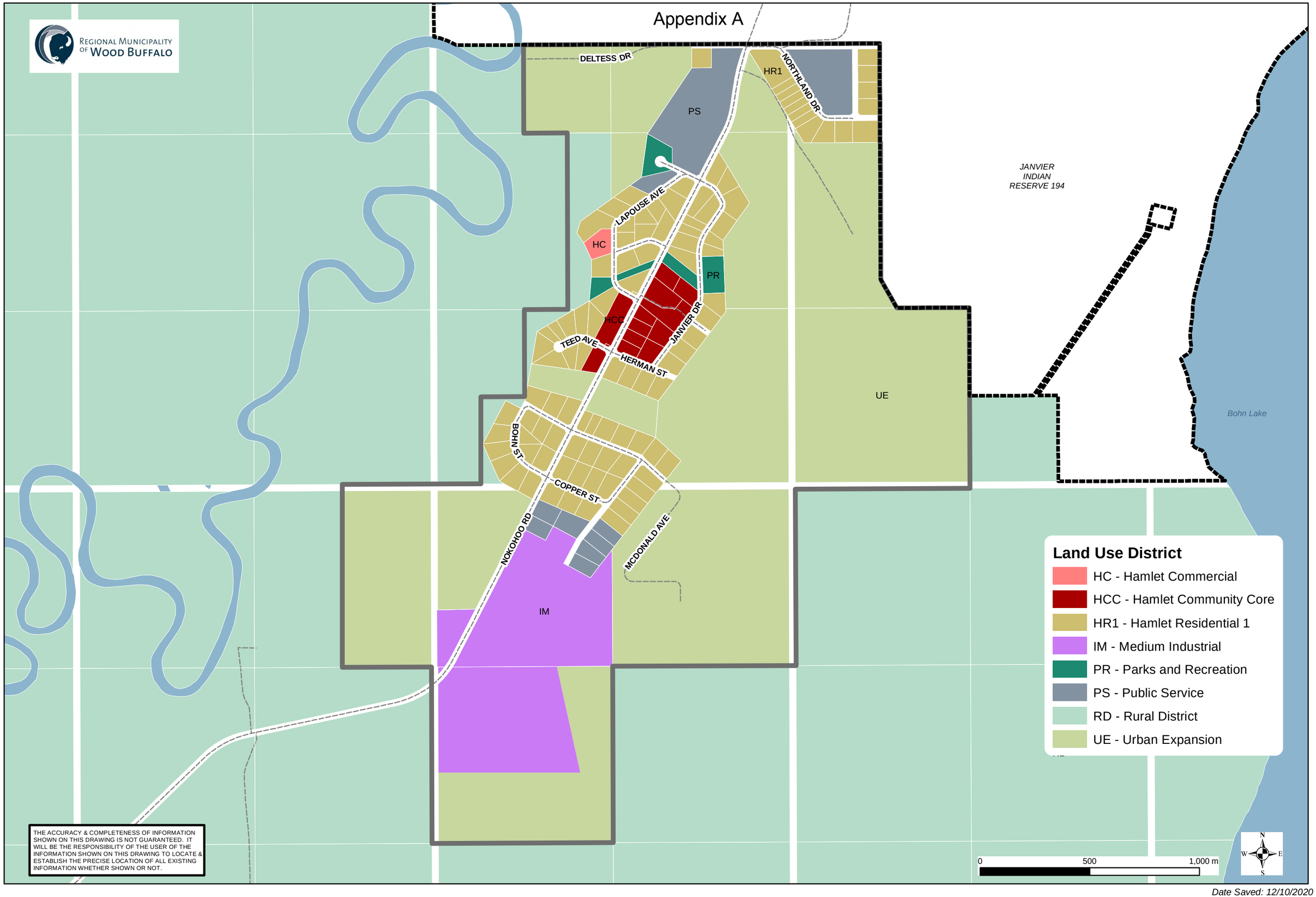
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0 500 1,000 m

N W E S

Date Saved: 12/3/2020

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MAP 23: JANVIER

Date Saved: 12/10/2020

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MAP 24: CONKLIN

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Land Use Districts

- C4 - Highway Commercial
- EP - Environmental Preservation
- HCC - Hamlet Community Core
- HR1 - Hamlet Residential 1
- IM - Medium Industrial
- PR - Parks and Recreation
- PS - Public Service
- RD - Rural Districts
- UE - Urban Expansion

IM
C4
EP
PS
RD
NORTHLAND DR
HR1
HCC
PINE LANE
PR
CHRISTINA LAKE DR
UE
Christina Lake
881 HWY

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0 500 1,000 m

N W E S

Date Saved: 12/6/2020

Appendix A

REGIONAL MUNICIPALITY OF WOOD BUFFALO

(LSD 8 of Section 34, Twp. 103, Rge. 7, W4)
Note:
For illustration purpose only
If not privately owned, sketch's are based on lease boundary

Land Use Districts

- C4 - Highway Commercial
- RD - Rural District

FORT CHIPEWYAN WINTER ROAD

FORT CHIPEWYAN WINTER RD

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0 500 1,000 2,000 M

N W E S

Date Saved: 12/6/2020

MAP 25: HIGHWAY COMMERCIAL (WINTER ROAD)

Appendix A

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Land Use Districts

- C1 - Main Street Commercial
- C3 - Community Commercial
- C4 - Highway Commercial
- C5 - Large Format Retail
- DC - Direct Control
- IL - Light Industrial
- IM - Medium Industrial
- PR - Parks and Recreation
- PS - Public Service
- R1 - Low Density Residential
- R2 - Low-Rise Medium Density
- R3 - Mid-Rise Medium Density
- RD - Rural District
- UE - Urban Expansion

63-SOUTH HWY

PR

IM

Athabasca River

63-NORTH HWY

686-EAST HWY

686-WEST HWY

UE

R1

R2

PS

C5

COVENTRY DR

R3

C1

C3

C4

IL

DC

0 500 1,000 m

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MAP 26: HIGHWAY 63 NORTH

Appendix A

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Land Use Districts

- IM - Medium Industrial
- RD - Rural District

881 HWY

RICKARD RD

63-NORTH HWY

63-SOUTH HWY

ROBERTSON RD

IM

RD

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0 250 500 m

N W E S

Date Saved: 12/6/2020

MAP 27: RICKARDS LANDING

Appendix A

(LSD 9 of Section 2, Twp. 80, Rge. 6, W4)
Note:
For illustration purpose only
If not privately owned, sketch's are based on lease boundary

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Land Use Districts

- C4 - Highway Commercial
- RD - Rural Districts

C4

RD

881 HWY

Christina River

0 250 500 m

N
W E
S

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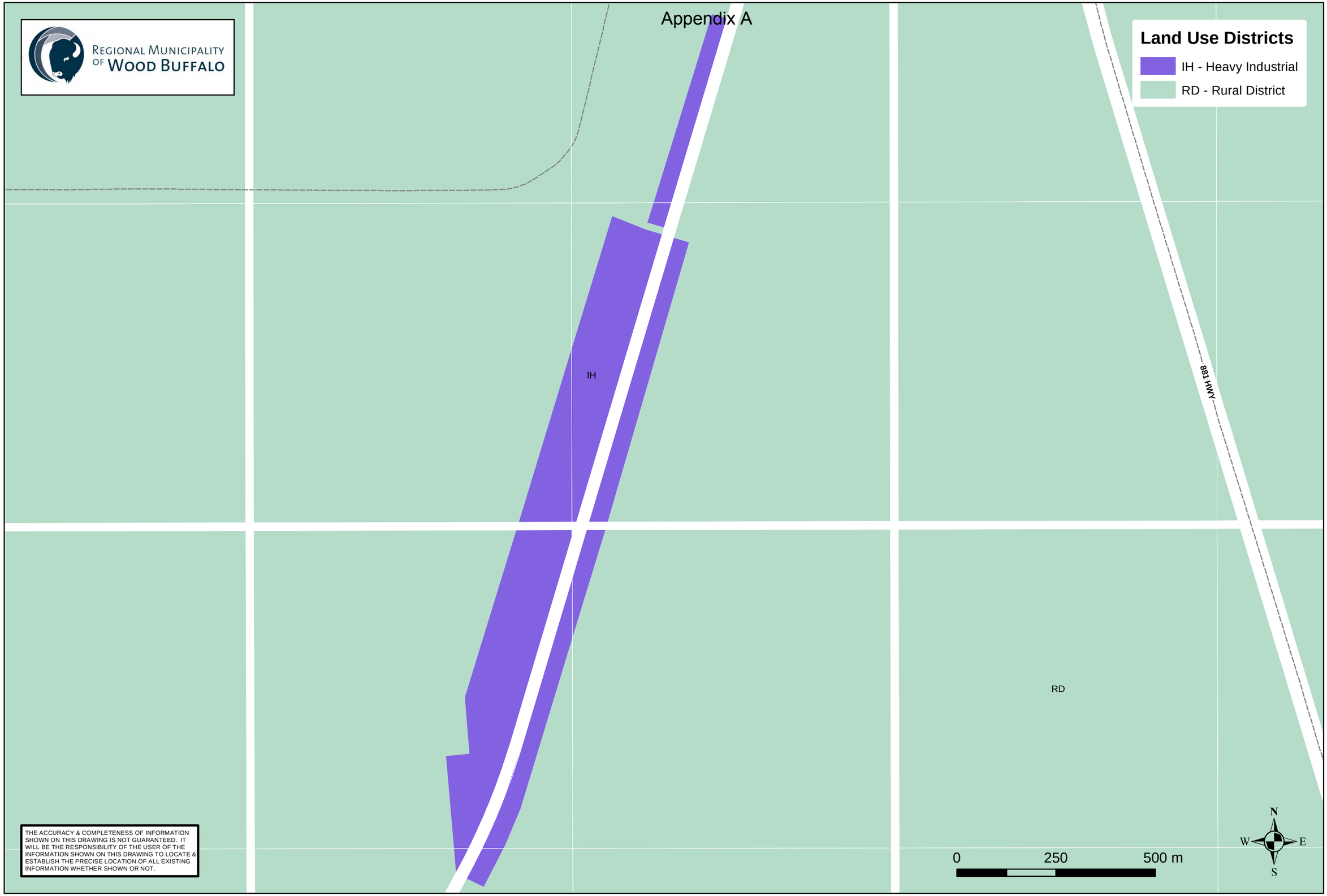
Date Saved: 12/6/2020

MAP 28: HIGHWAY COMMERCIAL

Appendix A

REGIONAL MUNICIPALITY OF WOOD BUFFALO

MAP 29: CN RAILWAY FACILITY



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REGIONAL MUNICIPALITY OF WOOD BUFFALO

Land Use Districts

- C4 - Highway Commercial
- RD - Rural District

HWY 63-SOUTH

HWY 63-NORTH

C4

RD

Mariana Lake

0 250 500 M

N W E S

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MAP 30: MARIANA LAKE

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Appendix A

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Land Use Districts

- IH - Heavy Industrial
- RD - Rural District

Mildred Lake

63 HWY

IH

RD

63-SOUTH HWY

63-NORTH HWY

0 250 500 m

N W E S

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MAP 31: MILDRED LAKE

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Appendix A

MAP 32: LONGBOAT LANDING

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Land Use Districts

- DC - Direct Control
- EP - Environmental Preservation
- PR - Parks and Recreation
- PS - Public Service
- R1 - Low Density Residential
- R2 - Low-Rise Medium Density
- R4 - High Density Residential
- RMH - Manufactured Home
- UE - Urban Expansion
- City Centre LUB

FRASER AVE
MARSHALL ST
GOLOSKY AVE
KING ST
FRANKLIN AVE
PENHORWOOD ST
CLEARWATER DR
DENHOLM GATE
FONTAINE CRES
SALINE CREEK PKY
Cleanwater River

0 100 200 m

N W E S

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REGIONAL MUNICIPALITY OF WOOD BUFFALO

For Illustration Purpose
Actual Elevation Shall Be Determined By Survey Above Sea Level

URBAN FLOODWAY
URBAN FLOOD FRINGE

MAP 33: FLOOD HAZARD URBAN SERVICE AREA

Rocke Island
The Snye
Clearwater River
Athabasca River
Horse River
Hangingstone River

C.A. KNIGHT WAY
MACDONALD DR
GORDON AVE
FRASER AVE
HILL DR
DEMERS DR
HARDIN ST
FATHER MERCREDI ST
RICHARD ST
MORRISON ST
MAIN ST
MACIVER ST
MCLEOD ST
RIEDEL ST
MANNING AVE
QUEEN ST
CLEARWATER DR
GOLOSKY AVE
FRANKLIN AVE
POPLAR CRES
MACDONALD AVE
BIGGS AVE
HAINEAULT ST
NIXON ST
ELLS CRES
CLARK CRES
CRESCENT HTS
HOSPITAL ST
FITZGERALD AVE
ALBERTA DR
BELL CRES
MEMORIAL DR
BIRCH RD
CERT EINNALDR
RAE CRES
KING ST
PENHORWOOD ST
FONTAINE CRES
MOBERLY CRES
ABASAND DR
ALEXANDER CRES
ATHABASCA AVE
ATKINSON LANE
SILIN FOREST RD
ABBOTTSWOOD DR
ALDERGROVE AVE
ATHABASCA CRES
ASHERMILL DR
AURORA PL
ACACIA DR
BEACON HILL DR
BEACONWOOD PL
BEALE CRES
BEAVERGLEN CLOSE
PARKVIEW DR
PARADISE RD
TOLEN DR
MCCORMICK DR
RAILWAY AVE
TOMLINSON ST
BULYEA AVE
HUGGARD ST
PARK ST
BISHOP ST
HUGHES AVE
PEARSON DR
CLIFF AVE
DRAPER RD
SALINE CREEK PKY

N E S W

0 250 500 m

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Appendix A

MAP 34: FLOOD HAZARD RURAL SERVICE AREA

For Illustration Purpose
Actual Elevation Shall Be Determined By Survey Above Sea Level

Regional Municipality of Wood Buffalo

RMWB LiDAR Data BareEarth 2018

250 m Contour

SALINE CREEK PKY

Clearwater River

DRAPER RD

MACKAY CRES

MACLENNAN CRES

SAPRAE CRES

SNOW EAGLE DR

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N W E S

0 250 500 m

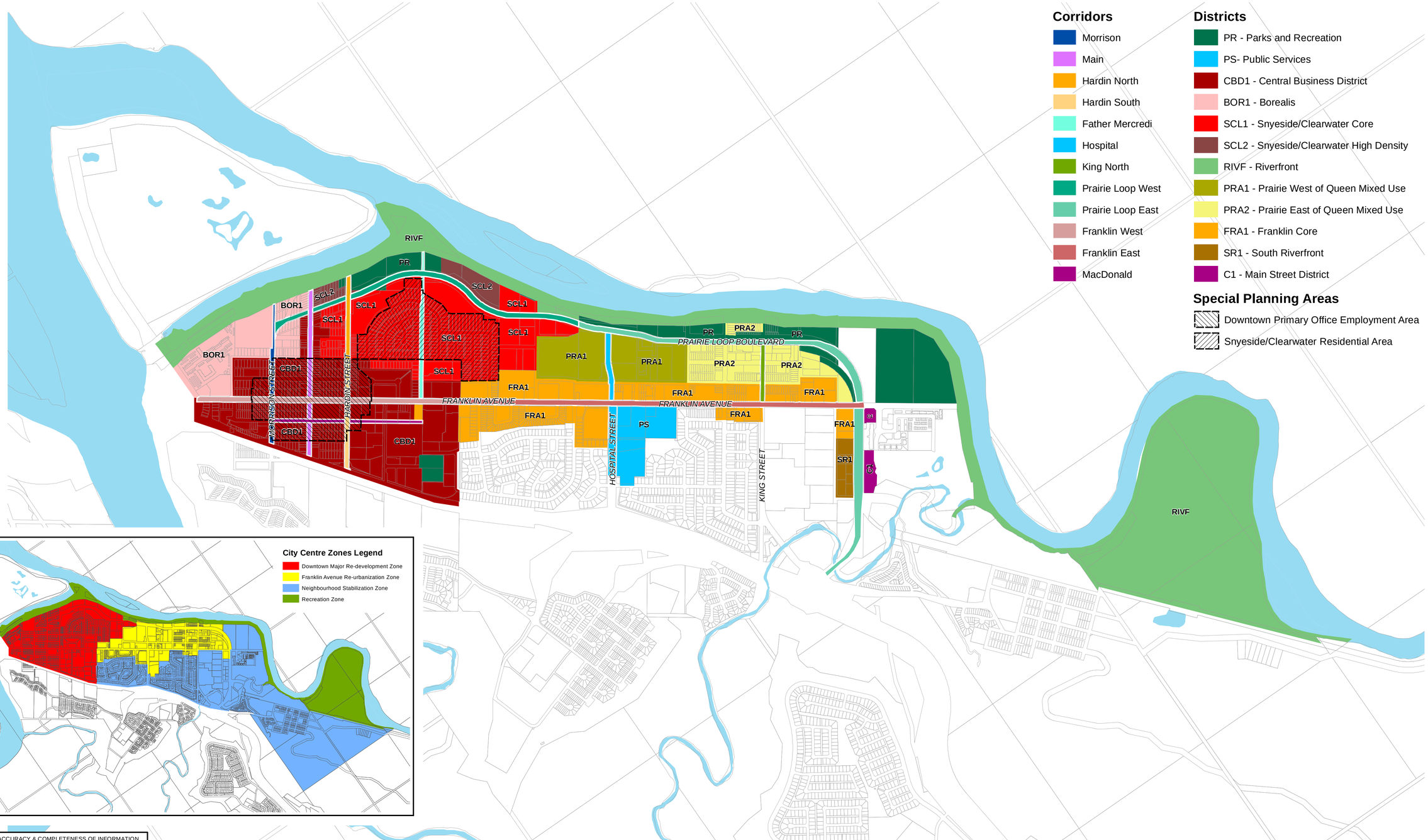
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Regional Municipality of Wood Buffalo

MAP 35

CITY CENTRE DISTRICTS AND CORRIDORS MAP



Corridors

- Morrison
- Main
- Hardin North
- Hardin South
- Father Mercredi
- Hospital
- King North
- Prairie Loop West
- Prairie Loop East
- Franklin West
- Franklin East
- MacDonald

Districts

- PR - Parks and Recreation
- PS- Public Services
- CBD1 - Central Business District
- BOR1 - Borealis
- SCL1 - Snyeside/Clearwater Core
- SCL2 - Snyeside/Clearwater High Density
- RIVF - Riverfront
- PRA1 - Prairie West of Queen Mixed Use
- PRA2 - Prairie East of Queen Mixed Use
- FRA1 - Franklin Core
- SR1 - South Riverfront
- C1 - Main Street District

Special Planning Areas

- Downtown Primary Office Employment Area
- Snyeside/Clearwater Residential Area

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0 250 500 750 1,000 Meters

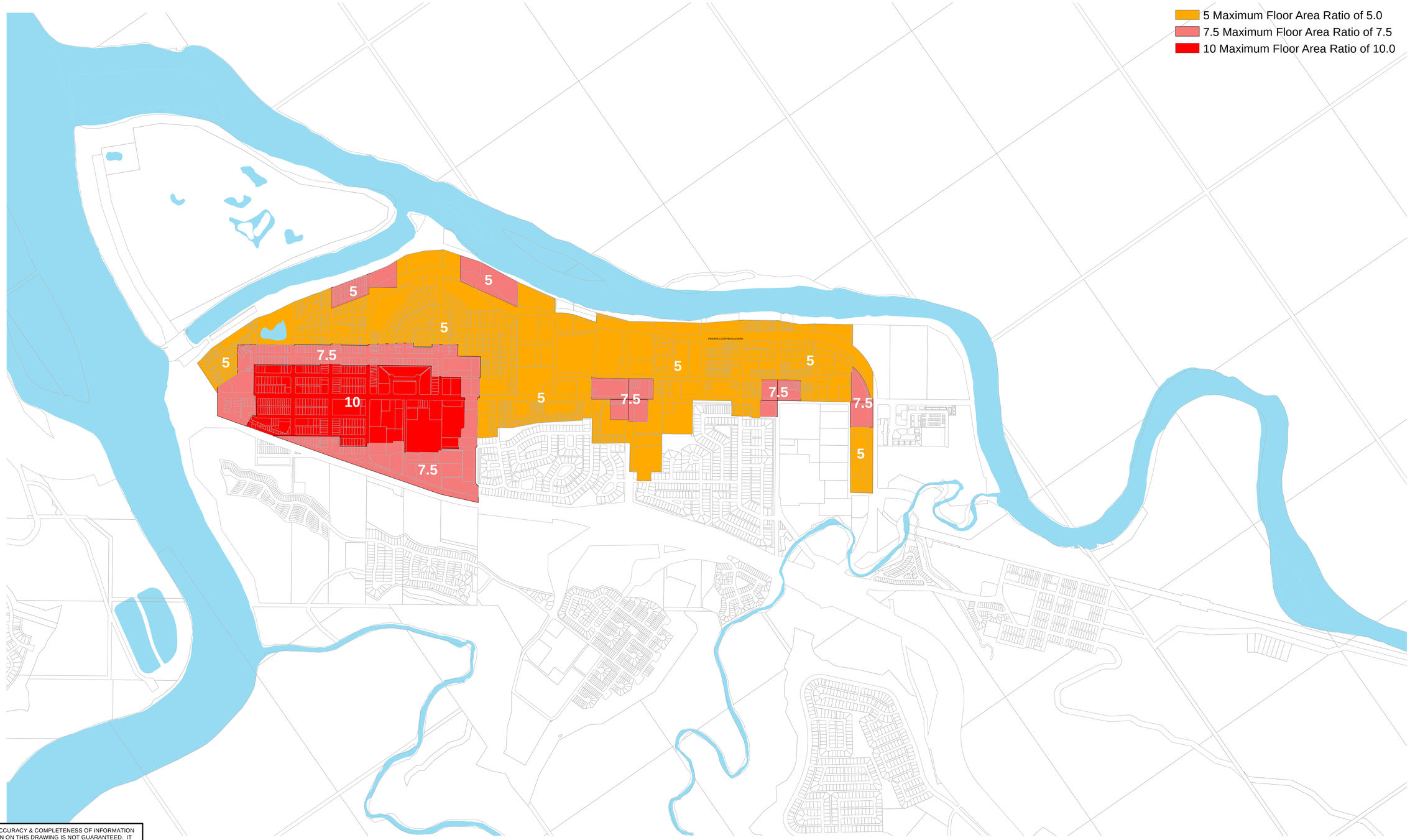
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REGIONAL MUNICIPALITY OF WOOD BUFFALO

MAP 36

CITY CENTRE FLOOR AREA RATIO MAP

5 Maximum Floor Area Ratio of 5.0
7.5 Maximum Floor Area Ratio of 7.5
10 Maximum Floor Area Ratio of 10.0



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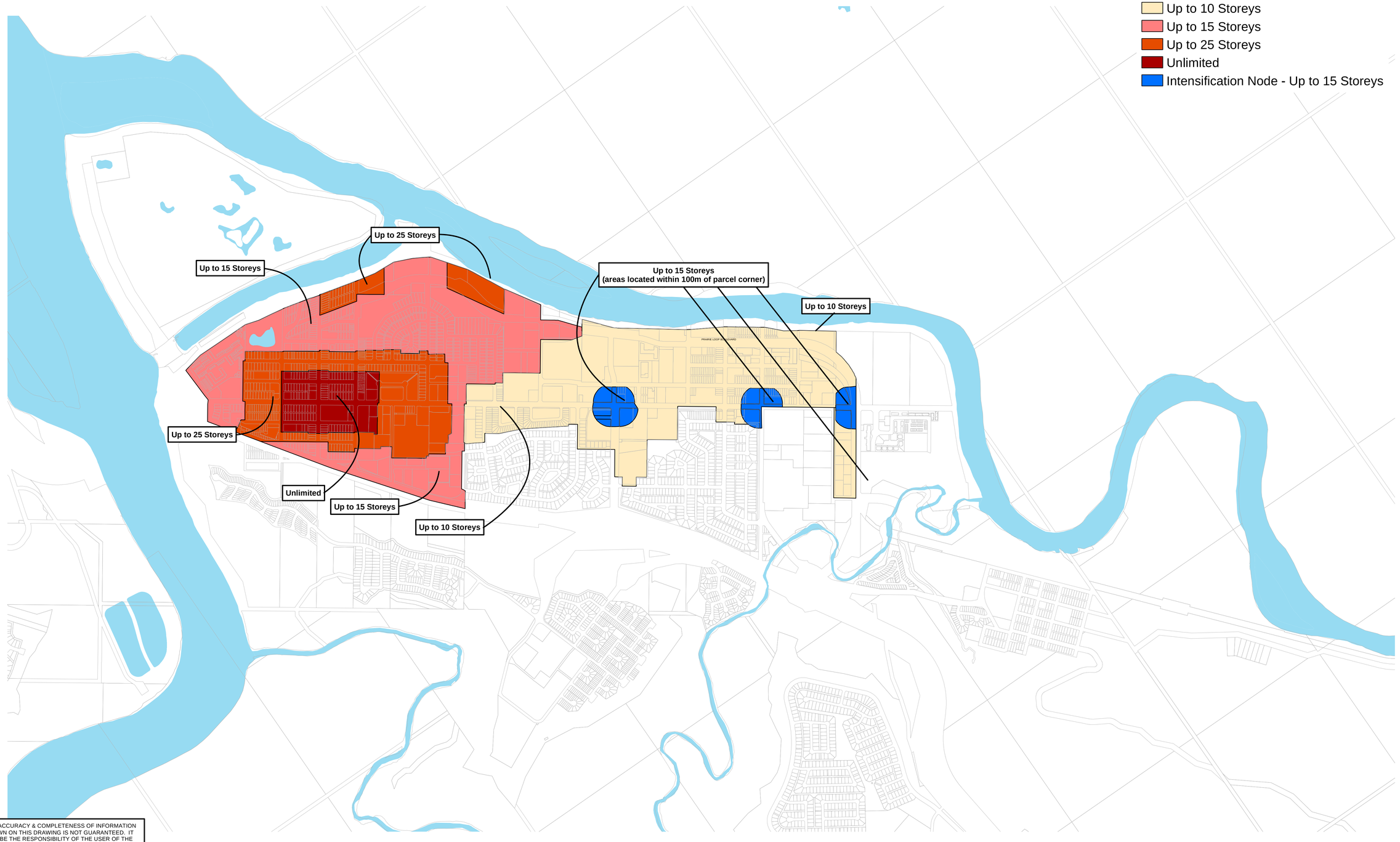
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Regional Municipality of Wood Buffalo

MAP 37

CITY CENTRE HEIGHT MAP



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0 250 500 750 1,000 Meters

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Penalties

Section	Offence	Specified penalty for an offence
Part 1, Section 3.2	Continuing development after a Development Permit has been cancelled, suspended or expired	$550.00
Part 2, Section 2.7	Contravention of an Approved Development Permit or the Conditions of an Approved Development Permit	$600.00
Part 2, Section 2.8	Contravention of an Approved Development Permit or the Conditions of an Approved Development Permit	$600.00
Part 3, Section 1.1	Continuing development after a Development Permit has been cancelled, suspended or expired	$550.00
Part 3, Section 1.1	Development without a Development Permit	$1,000.00
Part 3, Section 2.1	Failure to comply with Land Use Bylaw provisions when a development permit is not required	$200.00
Part 3, Section 7.1	Failing to display a development permit notification sign	$500.00
Part 3, Section 9	Occupy or commence use prior to obtaining a development completion certificate when one is required	$1,500.00
Part 4, Section 2	Contravention of or failure to comply with a Stop Order or other Order issued under this Bylaw or the Act	$1,000.00
Part 4, Section 3.5	Allowing a sign to become unsightly or in such a state of disrepair that it constitutes a hazard	$175.00
Part 5, Section 15	Corner Lot Restrictions	$500.00
Part 5, Section 31	Failure to comply with Objects Prohibited in Yards	$300.00
Part 7, Section 1.5	Utilization of a parking stall or loading area for an unauthorized purpose	$500.00

VOLUNTARY WAIVER OF CLAIMS

LEGAL DESCRIPTION OF PROPERTY:

Lot	Block	Plan	Civic Address

Development Permit Number: _____ Permit Approval Date: _____

This "Voluntary Waiver of Claims" allows the undersigned development permit holder (hereinafter called "Permit Holder") to commence development in advance of expiry of the time within which an appeal of the development permit may be made to the Subdivision and Development Appeal Board (hereinafter called "the Appeal Period"). Execution of this document does not prevent Permit Holder from appealing some or all of the conditions of development approval.

Permit Holder hereby agrees that if an appeal of the development permit is made by a third party of if Permit Holder appeals any condition of the development permit, all work on the development will immediately cease pending the outcome of the appeal, and in such case Permit Holder waives all claims to compensation from the Regional Municipality of Wood Buffalo for any costs or damages whatsoever associated with: (a) commencement of work on the development prior to expiry of the Appeal Period; (b) cessation of work on the development pending disposition of the appeal; or (c) the outcome of the appeal.

Permit Holder acknowledges that execution of this Voluntary Waiver of Claims does not eliminate the need to comply with all conditions of the Development Permit, including conditions that must be satisfied before the development may commence.

Permit Holder further acknowledges that execution of this Voluntary Waiver of Claims does not eliminate any applicable requirements for a Business License, Building Permit or other required permits or approvals.

I HAVE READ, UNDERSTOOD AND AGREE TO THIS "VOLUNTARY WAIVER OF CLAIMS"

NAME OF DEVELOPMENT PERMIT HOLDER (Printed): _____

SIGNATURE OF DEVELOPMENT PERMIT HOLDER: _____

DATE: _____

The personal information on this form is being collected solely for the purpose of a Voluntary Waiver of Claims application and is protected from public disclosure pursuant to the *Freedom of Information and Protection of Privacy Act* of Alberta.