

REDLINE-EDITS-OF

City of St. Albert

Land- Use- Bylaw

October 15, 2024

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TABLE OF CONTENTS



Part 1 Purpose	9
Sections 1.1 to 1.11 Jurisdiction	9
Sections 1.12 to 1.13 Development Authority	13
Sections 1.14 to 1.19 Bylaw Amendments	15
Sections 1.20 to 1.26 Contravention and Enforcement	18
Part 2 Development Process	24
Sections 2.1 to 2.14 Development Permit Requirements	24
Sections 2.15 to 2.17 Variances and Conditions	38
Sections 2.18 to 2.23 Validity, Cancellations, and Appeals	42
Section 2.24 Non-Conforming Development	44
Section 2.25 Compliance Certificate	45
Part 3 General Regulations	46
Sections 3.1 to 3.42 City-Wide Regulations	46
Sections 3.43 to 3.71 Residential Buildings and Lots	73
Sections 3.72 to 3.96 Non-Residential Buildings and Lots	101
Sections 3.97 to 3.102 Landscaping and Grading	111
Part 4 Parking	115
Part 5 Land-Use Districts	136
<i>Residential Districts</i>	
Section 5.2 Low-Density Residential (LDR) District	138
Section 5.3 Small-Lot Residential (SLR) District	142
Section 5.4 Laned-Lot Residential (LLR) District	149
Section 5.5 Front-Back Residential (FBR) District	155
Section 5.6 Medium-Density Residential (MDR) District	162
Section 5.7 High-Density Residential (HDR) District	170
<i>Commercial and Industrial Districts</i>	
Section 5.8 Neighbourhood Commercial (NHC) District	175
Section 5.9 Trail Corridor Commercial (TCC) District	179
Section 5.10 Regional Commercial (RCC) District	183

Section 5.11 Business Park 1 (BP1) District	191
Section 5.12 Business Park 2 (BP2) District	195
Section 5.13 Industrial and Commercial Service (ICS) District	199
Section 5.14 Industrial (IND) District	203
Mixed-Use Districts	
Section 5.15 Mixed-Use Level 1 (MU1) District	207
Section 5.16 Mixed-Use Level 2 (MU2) District	215
Section 5.17 Midtown (MID) District	223
Section 5.18 Downtown (DTN) District	242
Section 5.19 Integrated Care Community (ICC) District	254
Special Districts	
Section 5.20 Public Park (PRK) District	264
Section 5.21 Conservation (CON) District	266
Section 5.22 Public, Private, and Institutional Service (PPI) District	268
Section 5.23 Alternate Jurisdiction (ALT) District	270
Section 5.24 Future Urban Development (FUD) District	272
Section 5.25 Transitional (TRN) District	276
Section 5.26 Direct Control (DC) District	282
Part 6 Signage	284
Part 7 Definitions	312
Section 7.1 Definitions – General	312
Section 7.2 Definitions – Signs	337
Schedule A: Land Use District Map	341
Schedule B: Major Roadways	371
Schedule C: Established Neighbourhood Overlay	373
Schedule D: Building Heights for Specific Development Areas	382
Appendix 1: Land Use District Conversion	386



Part-1 Purpose	6
Jurisdiction	6
Development Authority	10
Bylaw Amendments	12
Contravention and Enforcement	15
Part-2 Development Process	20
Development Permit Requirements	20
Variances and Conditions	34
Validity, Cancellations, and Appeals	38
Non-Conforming Development	40
Compliance Certificate	41
Part-3 General Regulations	42
City-Wide Regulations	42
Residential Buildings and Lots	66
Non-Residential Buildings and Lots	92
Landscaping and Grading	102
Part-4 Parking	106
Part-5 Land-Use Districts	126
Residential Districts	
Low-Density Residential (LDR) District	128
Small-Lot Residential (SLR) District	132
Laned-Lot Residential (LLR) District	138
Front-Back Residential (FBR) District	144
Medium-Density Residential (MDR) District	150
High-Density Residential (HDR) District	158
Commercial and Industrial Districts	
Neighbourhood Commercial (NHC) District	162
Trail Corridor Commercial (TCC) District	166
Regional Commercial (RCC) District	170
Business Park 1 (BP1) District	178
Business Park 2 (BP2) District	182
Industrial and Commercial Service (ICS) District	186
Industrial (IND) District	190
Mixed-Use Districts	
Mixed-Use Level 1 (MU1) District	194
Mixed-Use Level 2 (MU2) District	202
Midtown (MID) District	210
Downtown (DTN) District	226
Integrated Care Community (ICC) District	23
Special Districts	8

Public Park (PRK) District	248
Conservation (CON) District	250
Public, Private, and Institutional Service (PSI) District	25
	2
Alternate Jurisdiction (ALT) District	254
Future Urban Development (FUD) District	256
Transitional (TRN) District	260
Direct Control (DC) District	266
Part 6 Signage	268
Part 7 Definitions	296
Definitions – General	296
Definitions – Signage	320
Schedule A: Land Use District Map	324
Schedule B: Major Roadways	354
Schedule C: Established Neighbourhood Overlay	356
Schedule D: Building Heights for Specific Development Areas	364
Appendix 1: Land Use District Conversion	368

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Page Break ¶

LIST OF FIGURES

Figure 3-1: Measuring Building Height	47
Figure 3-2: Measuring Retaining Wall Height	48
Figure 3-3: Corner Cut for Traffic Sight Lines	51
Figure 3-4: Panhandle Lot	61
Figure 3-5: Detached Garage Setbacks	81
Figure 3-6: Fence Height Locations	90
Figure 3-7: Lot Widths	92
Figure 3-8: Curb Frontage Requirements for Pie Shaped Lots	92
Figure 3-9: Curb Frontage Requirements for Rear Lane Access	92
Figure 3-10: Lot Depth Requirements	93
Figure 3-11: Lots -- Cul-de-Sac	93
Figure 3-12: Measuring Lots Less than 12.20 m Wide	94
Figure 3-13: Maximum Height for Detached Garage with Garage Suite	95
Figure 3-14: Lot Exception, Erin Ridge North	97
Figure 3-15: Lot Exception, Ville Giroux	98
Figure 3-16: Lot Exception, Jensen Lakes	99
Figure 4-1: Parking Angle Illustration	130
Figure 5-1: Zero Lot-Line Development, Front Vehicle Access	147
Figure 5-2: Zero Lot-Line Development, Rear Vehicle Access	153
Figure 5-3: Grouping of Vehicular Access on Adjacent Lots for a Block of Dwelling (Semi-Detached)	159
Figure 5-4: Grouping of Vehicular Access on Adjacent Lots for a Block of Dwelling (Duplex)	159
Figure 5-5: Sites for Dwelling (Semi-Detached)	165
Figure 5-6: Sites for Dwelling (Townhouse — Single) in accordance with an Area Structure Plan	166
Figure 5-7: Massing of Building Walls	184
Figure 5-8: MID District Sub-Areas	221
Figure 5-9: Downtown	240
Figure 5-10: Downtown Podium and Step-Back	245
Figure 5-11: ICC District Subareas	252
Figure 5-12: ICC Building Height Adjacent to Erin Ridge Drive and Erin Ridge Road	255
Figure 5-13: ICC Storefront Access	259
Figure 6-1: A-Board Sign	288
Figure 6-2: Awning and Canopy Sign	289
Figure 6-3: Billboard (with a Digital Display)	292
Figure 6-4: Billboard Sign Locations	293
Figure 6-5: Projecting Sign	306
Figure 6-6: Real Estate Sign	308
Figure 7-1: Example of Typical Non-Through Roadway Designs	325
Figure 10-1: Restricted Building Envelope	373

Figure 10-2: Staggered Setback	375
Figure 10-3: Multiple Lot Developments	377
Figure 10-4: Established Neighbourhoods	378
Figure 11-1: Building Heights for Redevelopment, Downtown Neighbourhood	381
Figure 11-2: Building Heights for Redevelopment, Oakmont Neighbourhood	382
Figure 11-3: Building Heights for Redevelopment, Ville-Giroux Neighbourhood	383



LIST OF TABLES



Table 1-1: Specified Penalties	19
Table 2-1: Development Not Requiring A Development Permit	25
Table 4-1: Parking Stall Dimensions	130
Table 12-1: Land Use District Conversion Table	386
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Part 1

Purpose

This part introduces readers to the Land Use Bylaw, the local Development Authority, the process for amending this Bylaw, and the consequences for contravening it.

Jurisdiction

1.1 → SHORT-TITLE

- (1) → This Bylaw may be cited as “The City of St. Albert Land Use Bylaw.”

1.2 → REPEAL

- (1) → This Bylaw repeals *Land Use Bylaw 9/2005*, and *Development Authority Bylaw 18/95*.

1.3 → TRANSITION

- (1) → An application for amendments to this Bylaw, and any Land Use Redistricting, Subdivision, or *Development Permit* applications received on or after this Bylaw comes into force shall be processed and considered upon the provisions outlined herein.
- (2) → If an application for a *Development Permit* under *Land Use Bylaw 9/2005* is received and deemed complete before this Bylaw comes into force, that application will be dealt with under the provisions of *Land Use Bylaw 9/2005* as though that Bylaw had not been repealed and this Bylaw had not been enacted.
- (3) → A *Development Permit* that was in force and effect on the date this Bylaw comes into force continues to be in force and effect, and is subject to suspension or cancellation, as though it had been issued under this Bylaw.

1.4 → PURPOSE

- (1) → The purpose of this Bylaw is to regulate the use and development of land and buildings within the City of St. Albert.

1.5 → REGULATORY CONTEXT AND COMPLIANCE

- (1) → Nothing in this Bylaw shall exempt any person from their obligation to comply with the requirements of any other municipal, provincial, or federal statute or regulation.

Development Authority

1.12 → DEVELOPMENT AUTHORITY

- (1) → The office of the *Development Authority* is established in accordance with Part 17, Division 3 of the *MGA* to exercise development powers and perform duties on behalf of the *City*.
- (2) → The CAO shall appoint the *Director of Planning and Development*, the *Manager of the Development Branch*, and one or more *Development Officers*.
- (3) → The powers and duties of the *Development Authority* for the *City* may be carried out by:
 - (a) → The *Director of Planning and Development*,
 - (b) → The *Manager of the Development Branch*; or
 - (c) → Any of the ~~of~~ *Development Officers* appointed by the CAO pursuant to this Bylaw.

1.13 → POWERS AND DUTIES OF THE DEVELOPMENT AUTHORITY

- (1) → The *Development Authority* has those powers and duties as set out in the *MGA*, any regulations made thereunder and this Bylaw.
- (2) → The powers and duties of a *Development Officer* may be exercised by any one of the individuals referred to in section 1.12(3).
- (3) → The *Development Authority* shall:
 - (a) → Receive and determine whether an application is complete in accordance with the timelines prescribed within the *MGA*;
 - (b) → Subject to budget and resource constraints, process and render decisions on *Development Permit* applications in accordance with the timelines prescribed within the *MGA*;
 - (c) → Keep and maintain for inspection during regular municipal office hours, a copy of this Bylaw as amended, ensure that an online version is available on the *City's* website, and have hard copies available for a fee; and
 - (d) → Keep a register, in electronic format, of all *Development Permit* applications, and the decisions rendered on them, for a minimum of seven years.
- (4) → The *Development Authority* may:
 - (a) → Refer a *Development Permit* application, in whole or in part, to any internal department, outside agency, or local authority they deem necessary or advisable to consult;
 - (b) → Provide a written *time extension agreement*;

- (c) → Approve a *variance* that complies with this Bylaw.¶
 - (d) → Refuse a *Development Permit* application and provide the Applicant with written notice stating the decision of refusal and the reasons for refusal.¶
 - (e) → Enforce any requirement or prohibition imposed on any person by this Bylaw.¶
 - (f) → Issue a letter certifying whether the current or proposed use of a *lot* or *building* complies with this Bylaw.¶
 - (g) → Impose, as conditions of a *Development Permit*, additional requirements, in order to ensure that the *development* is compatible with, and complementary to, surrounding land uses, consider other relevant planning documents, or ensure compliance; and ¶
 - (h) → Review applications for the siting of a *telecommunication tower*, in accordance with section 3.38 'Telecommunication Towers,' and has the authority to issue a letter of support or non-support to the federal regulatory authority in accordance with any applicable *Council* policy.¶
- (5) → The *Development Authority* may not alter the site density bonus beyond the limit set out in sections 5.6(8)(a) -- MDR, 5.7(7)(a) -- HDR, 5.15(8)(a) -- MU1, 5.17(10) -- MID, and 5.18(7)(a) -- DTN.¶
- (6) → The *Development Authority* and the *Subdivision Authority* reserve the right to refuse issuance of a *Development Permit* or a subdivision approval when municipal or third-party infrastructure that is necessary to serve the related *development* or subdivision is unavailable or inadequate to support the proposed *development* or subdivision at the time necessary to construct or occupy the *development* or subdivision.¶

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Contravention and Enforcement

1.20 → OFFENCE

- (1) → A person who contravenes, causes, or permits a contravention of any provision of this Bylaw is guilty of an offence.
- (2) → Without limiting the generality of section (1), it is an offence for any person to commence or continue a development when:
 - (a) → A Development Permit is required for development, but has not been issued in accordance with section 2.1(1);
 - (b) → A Development Permit has expired for a development or use in a Residential, Special, Commercial, Industrial, or Mixed-Use District, in accordance with section 2.20;
 - (c) → A Development Permit has been revoked or suspended for a development or use in a Residential, Special, Commercial, Industrial, or Mixed-Use District, in accordance with section 2.21;
 - (d) → A condition of a Development Permit has been contravened for a development or use in a Residential, Special, Commercial, Industrial, or Mixed-Use District, in accordance with section 2.1(5);
 - (e) → A development or use contravenes one or more regulations of this Bylaw, in accordance with section 2.1(6); or
 - (f) → A Stop Order is issued and work continues, or failure to comply with a condition of a Stop Order in accordance with section 1.23.
- (3) → It is an offence for a person to prevent or obstruct a Designated Officer from carrying out any official duty under this Bylaw or the MGA.

1.21 → CONTINUING OFFENCE

- (1) → A contravention of a provision of this Bylaw constitutes a separate offence with respect to each day, or part of a day, during which the contravention continues, and a person guilty of such an offence is liable to a fine in an amount not less than that established by this Bylaw for each such separate offence.

1.22 → ENFORCING THIS BYLAW

- (1) → The Development Authority, a Bylaw Enforcement Officer, or a Peace Officer may enforce the provisions of this Bylaw, or the conditions of a Development Permit, pursuant to the MGA and the Provincial Offences Procedure Act.
- (2) → Enforcement may be initiated by a violation ticket pursuant to the Provincial Offences Procedure Act, or any other action authorized by statute.

- (3) → The enforcement powers granted to the Development Authority under this Bylaw are in addition to any enforcement powers that the City or any of its Designated Officers may have under the Provincial ~~Offences~~ ~~Offenses~~ Procedure Act.¶
- (4) → The Development Authority may exercise all powers concurrently.¶

1.23 → STOP ORDER¶

- (1) → Pursuant to the MGA, where an ~~offence~~ ~~offense~~ under this Bylaw occurs, the Development Authority may, by written notice, order the owner, the person in possession of the land or buildings, or the person responsible for the contravention, or any or all of them, to:¶
- (a) → Stop the development or use of the land or buildings, in whole or in part, as directed by the notice; or¶
- (b) → Demolish, remove, or replace the development; or¶
- (c) → Carry out any other actions required by the notice so that the development or use complies with a Development Permit decision, subdivision approval, or this Bylaw.¶
- (2) → A person who receives a Stop Order may appeal the order to the SDAB or LPRT in accordance with the MGA.¶
- (3) → If a Stop Order is not complied with or appealed to the SDAB or ~~LPRT~~ ~~LPRT~~ by the stated deadline, the City may elect to take further action.¶

1.24 → FINES AND PENALTIES¶

- (1) → A person who is guilty of an offence under this Bylaw is subject:¶
- (a) → To a fine, as prescribed in Table 1-1 of this Bylaw where a violation ticket sets out the specified penalty applicable to the offence; or¶
- (b) → To a fine not exceeding \$10,000, or to an Order of Imprisonment for not more than one year, or both.¶

Table 1-1: Specified Penalties¶

Offence ^α	Section ^α	Penalty ^α
(2) → Development without a valid Development Permit ^α	1.19(2)(a) 1.20(2)(a) ^α	^α
(a) → Principal building ^α	1.19(2)(a) 1.20(2)(a) ^α	^α
(i) → Residential or Special Districts ^α	1.19(2)(a) 1.20(2)(a) ^α	\$1,000 ^α
(ii) → Commercial, Industrial, or Mixed-Use Districts ^α	1.19(2)(a) 1.20(2)(a) ^α	\$1,500 ^α

Offence	Section	Penalty
(iii) → Other	1.19(2)(a) 1.20(2)(a)	\$-1,000
(b) → Accessory Development	1.19(2)(a) 1.20(2)(a)	
(i) → Residential or Special Districts	1.19(2)(a) 1.20(2)(a)	\$-500
(ii) → Commercial, Industrial, or Mixed-Use Districts	1.19(2)(a) 1.20(2)(a)	\$-750
(iii) → Temporary building	1.19(2)(a) 1.20(2)(a)	\$-250
(iv) → Other	1.19(2)(a) 1.20(2)(a)	\$-500
(c) → Change of use, alterations, occupancy	1.19(2)(a) 1.20(2)(a)	
(i) → Residential or Special Districts	1.19(2)(a) 1.20(2)(a)	\$-500
(ii) → Commercial, Industrial, or Mixed-Use Districts	1.19(2)(a) 1.20(2)(a)	\$-1,000
(iii) → Other	1.19(2)(a) 1.20(2)(a)	\$-500
(d) → Home-based business	1.19(2)(a) 1.20(2)(a)	
(i) → Home-based business (level two)	1.19(2)(a) 1.20(2)(a)	\$-500
(ii) → Home-based business (level three)	1.19(2)(a) 1.20(2)(a)	\$-750
(e) → Stripping and grading	1.19(2)(a) 1.20(2)(a)	
(i) → Site less ≤ 3.00 ha	1.19(2)(a) 1.20(2)(a)	\$-500
(ii) → Site > 3.00 ha	1.19(2)(a) 1.20(2)(a)	\$-2,000
(f) → Sign	1.19(2)(a) 1.20(2)(a)	
(i) → Permanent	1.19(2)(a) 1.20(2)(a)	\$-500
(ii) → Temporary	1.19(2)(a) 1.20(2)(a)	\$-150
(3) → Continued operation or construction after the expiry of an issued Development Permit	1.19(2)(b) 1.20(2)(b)	
(a) → Residential or Special Districts	1.19(2)(b) 1.20(2)(b)	\$-500
(a) → Commercial, Industrial, or Mixed-Use Districts	1.19(2)(b) 1.20(2)(b)	\$-750
(b) → Stripping and grading -- site less ≤ 3.00 ha	1.19(2)(b) 1.20(2)(b)	\$-500

Offence	Section	Penalty
(c) → Stripping and grading -- site > 3.00 ha	1.19(2)(b) 1.20(2)(b)	\$ 2,000
(d) → Sign (permanent or temporary)	1.19(2)(b) 1.20(2)(b)	\$ 150
(e) → Other	1.19(2)(b) 1.20(2)(b)	\$ 500
(4) → Continued operation or construction after the cancellation or suspension of a Development Permit	1.19(2)(c) 1.20(2)(c)	
(a) → Residential District	1.19(2)(c) 1.20(2)(c)	\$ 500
(a) → Special District	1.19(2)(c) 1.20(2)(c)	\$ 750
(b) → Commercial, Industrial, or Mixed-Use Districts	1.19(2)(c) 1.20(2)(c)	\$ 1,000
(c) → Stripping and grading -- site less ≤ 3.00 ha	1.19(2)(c) 1.20(2)(c)	\$ 500
(d) → Stripping and grading -- site > 3.00 ha	1.19(2)(c) 1.20(2)(c)	\$ 2,000
(e) → Sign (permanent or temporary)	1.19(2)(c) 1.20(2)(c)	\$ 500
(f) → Other	1.19(2)(c) 1.20(2)(c)	\$ 150
(5) → Failure to comply with Development Permit conditions	1.19(2)(d) 1.20(2)(d)	
(a) → Residential District	1.19(2)(d) 1.20(2)(d)	\$ 500
(a) → Special District	1.19(2)(d) 1.20(2)(d)	\$ 750
(b) → Commercial, Industrial, or Mixed-Use Districts	1.19(2)(d) 1.20(2)(d)	\$ 1,000
(c) → Stripping and grading -- site less ≤ 3.00 ha	1.19(2)(d) 1.20(2)(d)	\$ 500
(d) → Stripping and grading -- site > 3.00 ha	1.19(2)(d) 1.20(2)(d)	\$ 2,000
(e) → Sign (permanent or temporary)	1.19(2)(d) 1.20(2)(d)	\$ 150
(f) → Other	1.19(2)(d) 1.20(2)(d)	\$ 750
(6) → Failure to comply with one or more regulations of this Bylaw	1.19(2)(e) 1.20(2)(e)	
(a) → Any regulation, exclusive of signs	1.19(2)(e) 1.20(2)(e)	
(i) → Residential District	1.19(2)(e) 1.20(2)(e)	\$ 250
(ii) → Non-Residential District	1.19(2)(e) 1.20(2)(e)	\$ 500

Offence	Section	Penalty
(iii) → Other	1.19(2)(e) 1.20(2)(e)	\$ 250
(b) → Signs (permanent or temporary)	1.19(2)(e) 1.20(2)(e)	
(i) → Residential District	1.19(2)(e) 1.20(2)(e)	\$ 150
(ii) → Non-Residential District	1.19(2)(e) 1.20(2)(e)	\$ 150
(iii) → Other	1.19(2)(e) 1.20(2)(e)	\$ 150
(7) → Obstruct a Designated Officer from carrying out official duties under this Bylaw or the MGA	1.19(3) 1.2 0(3)	\$ 1,000
(8) → Continuing work after a Stop Order is issued or failure to comply with a condition of a Stop Order	1.19(2)(f) 1.20(2)(f)	\$ 3,000

¶

- (9) → Payment of a fine does not release the offender from the requirement to comply with the regulations of this Bylaw. ¶

1.25 → VIOLATION TICKET ¶

- (1) → A Peace Officer may issue, with respect to an offence under this Bylaw, a violation ticket. ¶
- (a) → Specifying the fine amount set out in Table 1-1 of this Bylaw; or ¶
- (b) → Requiring an appearance in court without the option of making a voluntary payment. ¶
- (2) → Where a violation ticket specifies a fine amount, a voluntary payment equal to the specified fine amount may be made as directed. ¶

1.26 → COMPLIANCE WITH OTHER LEGISLATION ¶

- (1) → Compliance with this Bylaw does not exempt any person from the requirements of any federal, provincial, or municipal legislation, approval process, licensing or permitting regime, or other Bylaw. ¶
- (2) → The City is not responsible for, nor does the City have any obligation to, determine what legislation other than this Land Use Bylaw may apply to a development, nor to monitor or enforce compliance with such legislation. ¶

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Part 2↩

Development Process¶



This part outlines the City's Development Permit Process, including and related requirements and procedures.¶

Development Permit Requirements¶

2.1 → CONTROL OF DEVELOPMENT¶

- (1) → Except as provided in section 2.2 'Development Not Requiring A Development Permit,' no development shall be allowed unless a *Development Permit* has been issued for it.¶
- (2) → If the use of a *building*, or a portion of a *building*, ceases for six months or less, re-establishment of the same or substantially the same use in the premises does not require a *Development Permit*, provided no structural changes are made to the space. If structural changes are made, a new *Development Permit* is required.¶
- (3) → If the use of a *building*, or a portion of a *building*, ceases for more than six months, the *Development Permit* that authorized that use is of no further force or effect and re-establishment of that use, or the establishment of any other use in the *building*, requires a new *Development Permit*.¶
- (4) → Sections (2) and (3) do not apply to the use of *dwelling units*.¶
- (5) → All developments that require a *Development Permit* must be in compliance with the terms and conditions of the *Development Permit*.¶
- (6) → All development must be in compliance with the regulations of this Bylaw.¶

2.2 → DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT¶

- (1) → A development described in Table 2-1 does not require a *Development Permit*, provided the development complies with all applicable development regulations and other requirements of this Bylaw. If a development requires a *variance* (Section 2.15), a *Development Permit* is required for the development.¶

Table 2-1: Development Not Requiring A Development Permit

Developments	Development Permit Not Required
(2) → Development subject to a valid development agreement	<p>(a) → Constructing, widening, altering, redesigning, or maintaining a <u>public roadway</u>.</p> <p>(b) → Traffic management projects and <u>devices</u>.</p> <p>(c) → Vehicular and pedestrian bridges and <u>walkways</u>.</p> <p>(d) → Water reservoirs, water lines, storm, and sanitary sewer <u>installations</u>.</p> <p>(e) → Street furniture, sport courts, playgrounds, public park landscaping, municipal recreation equipment, and civic buildings with a gross floor area under 75.00 m².</p> <p>(f) → Constructing and maintaining public utilities; and</p> <p>(g) → Stripping, grading, or filling of land, including temporary storage and sale of topsoil, in an area governed by a development agreement, but excluding topsoil processing or screening.</p>
(3) → A government project	<p>(a) → A project listed in section (2) undertaken by the <u>City</u>.</p> <p>(b) → Construction and maintenance of that part of a <u>public utility</u> located in, on, over, or under a <u>public roadway</u>, a <u>public utility right-of-way</u>, or a <u>public utility lot</u>.</p> <p>(c) → The installation, maintenance, and repair of one or more public works, provincial <u>highways</u>, facilities, or utilities carried out by, or on behalf of federal, provincial, or local authorities.</p>
(4) → Address pillar	(a) → In a <u>Residential District</u> , the FUD, or TRN Districts, the installation of a freestanding pillar less than 1.20 m in height for the purpose of municipal addressing.
(5) → Agriculture accessory building	(a) → In the FUD and TRN Districts, an <u>agriculture accessory building</u> .
(6) → Agriculture (general)	(a) → In the FUD and TRN Districts, an <u>agriculture (general) use</u> .
(7) → Air Conditioner or Heat Pump	(a) → In a <u>Low-Density Residential District</u> , an <u>air conditioner or heat pump, in accordance with section 3.45 'AIR CONDITIONERS AND HEAT PUMPS - FREESTANDING'</u> .

Developments	Development Permit Not Required
(15)(16) → <i>Home-based business (level one)</i>	(a) → In accordance with section 3.59 'Home-Based Business (Level One).'
(16)(17) → <i>Lodgers</i>	(a) → In a Residential District, a Mixed-Use District, and the FUD or TRN Districts, the habitation within a dwelling unit of a family, plus a maximum of two lodgers.
(17)(18) → <i>Maintenance</i>	(a) → Routine maintenance of, and repairs to, a building not involving any structural changes.
(18)(19) → <i>Private pool, hot tub, or decorative pond</i>	(a) → Construction of a private pool, hot tub, or decorative pond 0.60 m or less in depth.
(19)(20) → <i>Radio antenna</i>	(a) → Installation of a radio antenna in accordance with section 3.30 'Radio Antenna.'
(20)(21) → <i>Recreation vehicle and recreation equipment parking and storage</i>	<p>(a) → In a Residential District, the FUD, or TRN Districts, the parking of a recreation vehicle less than 10.00 m in length, or the storage of recreation equipment less than 8.00 m in length:</p> <ul style="list-style-type: none"> (i) → In a fenced rear or side yard, unless a development on an adjoining site has a window of a habitable room on the ground floor facing the recreation vehicle or recreation equipment, and this window is located less than 2.50 m from the recreation vehicle or recreation equipment. (ii) → On a driveway, if the recreation vehicle or recreation equipment is set back a minimum of 0.30 m from a sidewalk or where there is no sidewalk, set back 2.00 m from a curb; and (iii) → In the case of a site accessed by a lane, the recreation vehicle or recreation equipment shall be set back a minimum of 1.00 m from the closest edge of the lane. <p>(b) → Notwithstanding the above, the parking or storage of a recreation vehicle or recreation equipment shall not be allowed if it interferes with safe traffic sight lines, as determined by the Development Authority.</p>
(24)(22) → <i>Residential accessory buildings</i>	(a) → In a Residential District, the FUD, or TRN Districts, construction of:

Developments	Development Permit Not Required
	<p>(i) → An accessory building less than 10.00 m² in floor area.</p> <p>(ii) → An unenclosed, uncovered deck, to a maximum of 0.60 m above finished grade.</p> <p>(iii) → A patio; and</p> <p>(iv) → A fire pit or a barbeque (in accordance with the Fire Services Bylaw 01/2020);</p> <p>where the development otherwise complies with this Bylaw.</p>
(22)(23) → Residential landscaping	(a) → Landscaping on a low-density residential lot districted LDR, SLR, LLR, or FBR, which may include container gardens located in the front yard less than 1.00 m in height.
(23)(24) → Retaining wall	(a) → Construction of a retaining wall less than 1.20 m in height, if the slope of that portion of the site retained by the wall is less than 8%.
(24)(25) → Satellite dish	(a) → Installation of a satellite dish in accordance with section 3.33 'Satellite Dish'.
(25)(26) → Shipping container	(a) → In the TRN District, a shipping container, in accordance with section 3.35 'Shipping Container' and section 5.25(13) 'Shipping Container'.
(26)(27) → Short-term rental	(a) → A short-term rental in Residential or Mixed-Use District.
(27)(28) → Sign	(a) → A sign identified in section 6.3 'Signs Not Requiring A Development Permit'.
(28)(29) → Moving pod/refuse bin	(a) → In a Residential District, the placement of a moving pod/refuse bin, not otherwise associated with a building permit, on a paved driveway, for a period of no more than two weeks.
(29)(30) → Solar collector	(a) → Installation of solar collectors, in accordance with section 3.36 'Solar Collector (Attached)' or section 3.37 'Solar Collector (Freestanding)'.
(30)(31) → Telecommunication tower	(a) → Installation of telecommunication towers that are not added or mounted to a building, are federally regulated,

Developments	Development Permit Not Required
	and comply with the regulations in section 3.38 'Telecommunication Towers.'
(34)(32) → Temporary building	(a) → A temporary building, including a shed, office, or storage building, used solely as an accessory to the construction or renovation of a building or development subject to a valid Development Permit for a period of up to 12 months, or as otherwise determined by the Development Authority.
(32)(33) → Wall mural	(a) → A wall mural in any District.

¶

2.3 → APPLICATION FOR A DEVELOPMENT PERMIT

- (1) → An application for a Development Permit shall be made by the registered owner of the land on which the development is proposed, or by some other person with the written consent of the owner, to the Development Authority by submitting the following:
- (a) → Required information as described in sections 2.4 to 2.9; and
 - (b) → The applicable fee prescribed in the Master Rates Bylaw.
- (2) → An application is incomplete until all the information and fees required under section (1) are submitted to the Development Authority.

2.4 → PLANS AND INFORMATION REQUIRED

- (1) → Unless the Development Authority specifies otherwise in writing, the following information must be submitted to the Development Authority when an application for a Development Permit is made:
- (a) → Two copies of a site plan or package of site plans showing the following information:
 - (i) → A north arrow;
 - (ii) → The scale of the plan (in metric, minimum 1:100);
 - (iii) → A legal description of the property;
 - (iv) → The municipal address;
 - (v) → Labels showing the property line and setback requirements in accordance with this Bylaw;
 - (vi) → An outline of all buildings on the site;

- (iv) → The municipal address, north arrow, scale, and property lines;
- (c) → A certified copy of title of the *site* indicating ownership, interest and encumbrances accompanied by a written authorization for the *Development Authority* or their representative to enter upon the site;
- (d) → An address for any subsequent notification; and
- (e) → Any other additional information required in accordance with sections 2.5 through 2.9.

2.5 → **ADDITIONAL PLANS AND INFORMATION**

- (1) → The *Development Authority* may require the following additional plans and information in support of a *Development Permit* application, all to the satisfaction of the *Development Authority*:
 - (a) → Photographic prints showing the *site* in its existing state;
 - (b) → An Urban Design Review report, which may include photographs, renderings, product examples or swatches, and must show:
 - (i) → How the form, mass, and architectural character of the proposed *development* will relate to adjacent *developments*, and the public realm, including the interface with public sidewalks, *parks*, and open spaces; and
 - (ii) → How the design, materials, and finish of the principal *façades* of the proposed *development* will relate to existing or planned *façades* of neighbouring *buildings*, including photographs of existing building façades;
 - (c) → Any or all of the following which were undertaken by a Professional Engineer:
 - (i) → Parking study;
 - (ii) → Transportation study;
 - (iii) → Transportation impact assessment (TIA); or
 - (iv) → Swept path analysis;
 - (d) → A historical resource assessment, heritage assessment, or related study;
 - (e) → A wastewater servicing study or re-evaluation of wastewater servicing study, prepared by a Professional Engineer or other qualified professional;
 - (f) → A vibration or noise evaluation study or attenuation proposal prepared by a Professional Engineer;
 - (g) → A lighting plan;

- (b) → Limit exposure of loose soil for the shortest feasible time.¶
- (c) → Minimize the size of the area to be exposed at any one time.¶
- (d) → Control surface water runoff originating upgrade of exposed areas to reduce erosion and sediment loss during the period of exposure.¶
- (e) → Reduce impacts on the privacy or views of adjacent properties.¶
- (f) → Prevent off-site sedimentation damage; and¶
- (g) → Control impacts to adjacent properties, including excessive dust and dirt migration to adjacent properties.¶

2.8 → SHOW HOME AND RESIDENTIAL SALES CENTRE APPLICATION¶

- (1) → In addition to the plans and information required under section 2.4, an application for a *Development Permit* for a residential sales centre shall include the following information:¶
 - (a) → The specific location of the proposed *residential sales centre*.¶
 - (b) → *Parking provisions*.¶
 - (c) → Lighting provisions; and¶
 - (d) → Signage.¶

2.9 → HOME-BASED BUSINESS APPLICATION¶

- (1) → In addition to the plans and information required under section 2.4, an application for a *home-based business* (level two or level three) shall include detailed information regarding the scope and nature of the proposed business, provided through detailed answers satisfactory to the *Development Authority* to the questions on a form or questionnaire prescribed by the *Development Authority*.¶

2.10 → DETERMINATION OF COMPLETENESS¶

- (1) → A *Development Authority* or Subdivision Authority must make reasonable efforts consistent with budget and resource constraints, to determine within 20 days after the receipt of an application for a *Development Permit* or a subdivision, whether the application is complete, unless an agreement is reached between the *Development Authority* or Subdivision Authority and the Applicant to extend the 20-day period in accordance with section 2.12 *Time Extension Agreement*.¶
- (2) → If the *Development Authority* or Subdivision Authority fails to make a determination regarding completeness within 20 days of receipt of an application for a *Development Permit* or subdivision, or within such longer time established by agreement between the Applicant and the *Development Authority* or Subdivision Authority, the application shall be deemed to be complete.¶

- (3) → When, in the opinion of the *Development Authority* ~~or Subdivision Authority~~, an application is determined to be incomplete, the Applicant shall be advised in writing that the application is incomplete, and that the application will not be processed until all required information is provided. The written notice shall include a description of the information required for the application to be considered complete and the deadline by which such information is to be submitted.¶
- (4) → Failure by an Applicant to submit the required information in support of a *Development Permit* ~~or subdivision~~ application in accordance with the notice shall result in the application being deemed refused. An application deemed refused on this basis may be appealed, as per the MGA.¶
- (5) → Once an application is deemed to be complete, the Applicant shall be notified in writing that the application is complete, and the *Development Authority* ~~or Subdivision Authority~~ shall process the application.¶

2.11 → REVIEW PERIOD¶

- (1) → The *Development Authority* must make reasonable efforts ~~consistent with budget and resource constraints~~ to make a decision on the application for a *Development Permit* within 40 days after the *Development Authority* determines the application is complete.¶
- (2) → Notwithstanding section (1), the time for the *Development Authority* to make a decision on a completed *Development Permit* application may be extended by a written *time extension agreement* (section 2.12) between the Applicant and the *Development Authority*.¶
- ~~(3) → An application for a *Development Permit* is deemed to be refused when a decision on the application is not made by the *Development Authority* within 40 days of receipt of the complete application, or within such longer time set out in a *time extension agreement*.¶~~
- ~~(4) → The *Subdivision Authority* must make reasonable efforts to make a decision on the application for a subdivision within 60 days after the *Subdivision Authority* determines the application is complete.¶~~
- ~~(5) → Notwithstanding section (4), the time for the *Subdivision Authority* to make a decision on a completed subdivision application may be extended by a written *time extension agreement* (section 2.12) between the Applicant and the *Subdivision Authority*.¶~~
- ~~(3)(6) → An application for a subdivision is deemed to be refused when a decision on the application is not made by the *Subdivision Authority* within 60 days of receipt of the complete application, or within such longer time set out in a *time extension agreement*.¶~~

2.12 → TIME-EXTENSION AGREEMENT¶

- (1) → The *Development Authority* ~~or Subdivision Authority~~ may request an extension of the determination of completeness time period or the application review period of a *Development Permit* ~~or subdivision~~ from the Applicant.¶

- (2) → The *Development Authority* or *Subdivision Authority* may grant an extension of the determination of completeness time period or the review period of a *Development Permit* or *subdivision* application at the request of the Applicant.¶
- (3) → An agreement between the *Development Authority* or *Subdivision Authority* and an Applicant to extend the time for determining the completeness of a *Development Permit* or *subdivision* application or for making a decision on the application must be in writing, dated and signed by the Applicant.¶

2.13 → PERMITTED AND DISCRETIONARY USES¶

- (1) → The *Development Authority* shall review each *Development Permit* application to determine whether the *development* constitutes a Discretionary Use or a Permitted Use.¶
- (2) → The *Development Authority* shall issue a *Development Permit* for a Permitted Use if the application conforms to this Bylaw.¶
- (3) → The *Development Authority* may issue a *Development Permit* for a Discretionary Use if the application conforms to this Bylaw.¶
- (4) → The *Development Authority* shall refuse to issue a *Development Permit*.¶
 - (a) → For a proposed Permitted Use that does not conform to this Bylaw; or¶
 - (b) → For a proposed Discretionary Use that conforms or does not conform to this Bylaw, or that, in the opinion of the *Development Authority*, is not suitable for its intended location on the basis of applicable land use planning considerations or principles.¶
- (5) → Despite section (4), the *Development Authority* may issue a *Development Permit* for a Permitted Use or Discretionary Use that does not conform to this Bylaw subject to a variance, if the *Development Authority* determines that a variance under this Bylaw is appropriate and within the authority of the *Development Authority* to grant.¶
- (6) → A decision on an application for a *Development Permit* for a Permitted Use or Discretionary Use shall be in writing, and a copy shall be sent to the Applicant.¶
- (7) → If the *Development Authority* refuses an application for a *Development Permit*, the decision shall contain the reasons for the refusal.¶

2.14 → NOTIFICATION¶

- (1) → When a *Development Permit* is issued for a Discretionary Use, or for a Permitted Use that was approved with conditions or with a variance, notice to the public of the issuance of the *Development Permit* shall be made as follows:¶
 - (a) → Within five business days of the issuance of the *Development Permit*, notice shall be published on the City's [website](#); or¶
 - (b) → Within five business days of the issuance of the *Development Permit*, notice shall be mailed by ordinary mail to each registered owner as shown on the

- (7) → In the ICC District, the Development Authority may vary building height (section 5.19(8)); building setbacks (section 5.19(9)); separation distance (section 5.19(10)); design, character, and appearance (section 5.19(11)); pedestrian circulation (section 5.19(12)(c)); landscaping (section 5.19(12)(f)); vehicle circulation (section 5.19(12)(g)); or parking and loading (section 5.19(13)), if, in their opinion: ¶
- (a) → The variance is proposed in order to accommodate characteristics which are fundamental to the nature of the Urban Village concept and is in keeping with the purpose of the District, and ¶
- (b) → The variance to building height (section 5.19(8)), or building setbacks (section 5.19(9)), is in order to accommodate other design solutions which offer equivalent daylight, ventilation, quiet, visual privacy, or views. ¶
- (8) → For retail (cannabis) use, the prescribed minimum separation distances in section 3.93(1) may be varied by an amount not exceeding 10.00 m. ¶
- (9) → When considering a variance to parking requirements, the Development Authority may require a Parking Demand Study, to determine whether adequate parking for the development can be provided on site. ¶
- ~~(9)(10) If life safety will not be reduced, the Development Authority may accept a dimensional tolerance of up to 0.05 m to any building setback or building separation distance within the bylaw, without a variance. ¶~~

2.16 → DEVELOPMENT PERMIT ¶

- (1) → The Development Authority may impose one or more conditions of approval of a Development Permit, based on the application of land use planning considerations or principles to the circumstances of a proposed development, or to ensure compliance with this Bylaw, regardless of whether the development is a Permitted Use or a Discretionary Use in the District in which it is proposed to be located. ¶
- (2) → Without limiting the generality of section (1), the Development Authority may impose a condition of approval of a Development Permit that: ¶
- (a) → Requires that the Applicant enter into an agreement with the City, satisfactory to the City, to provide for any matter or thing relevant to the development or to the relationship between the Applicant and the City arising from the development, including, without limitation, an agreement to do any or all of the things described in section 650(1) or section 651 of the MGA; or ¶
- (b) → Specifies a time limit on the Development Permit approval in the case of a Development Permit for a Discretionary Use or for a Permitted Use. ¶
- ~~(3) → Without limiting the generality of section (1), the Development Authority shall impose a condition of approval of a Development Permit for affordable non-market housing, that requires the Applicant to enter into an agreement with the City, satisfactory to the City, which outlines the provisions for maintaining housing affordability for the affordable non-market housing units identified, and the length of term, in conformance with Policy C-P&E-06 Affordable Housing. ¶~~

~~(b)(4) → The City may register a caveat against the property being developed with affordable non-market housing units, which shall be discharged upon the conditions and term of the agreement being met.¶~~

▪ **2.17 → DEVELOPMENT PERMIT CONDITIONS FOR LANDS SUBJECT TO FLOOD OR SUBSIDENCE¶**

(1) → Without limiting the generality of the scope of *Development Permit* conditions set out in section 2.16, and in addition to the 'Designated Flood Line' regulations (section 3.13), where a *development* of a *building* is proposed to be on land which, in the opinion of the *Development Authority*, may be subject to flooding or subsidence, or that is low-lying, marshy, or unstable, or is adjacent to or includes the *designated flood line*, or that lies in whole or in part within 100.00 m of the shore of any lake, river, stream, or other body of water, the *Development Authority* may impose *Development Permit* conditions that take into account the condition of the land, the provisions of this Bylaw, and the provisions of any applicable Statutory Plan or Neighborhood Plan, including conditions:¶

- (a) → Requiring soils and geotechnical reports to be completed prior to or concurrently with the construction of any *development*.¶
- (b) → Requiring foundations, footings, drainage, and any other aspects of the *building* to be designed and certified by a Professional *Engineer*.¶
- (c) → Requiring the *development* to be constructed in accordance with the plans and recommendations of a Professional *Engineer*.¶
- (d) → Requiring that a Professional Engineer inspect all or part of the proposed *development*.¶
- (e) → Requiring compliance with specified design criteria, including flood-proofing provisions, sedimentation and erosion control measures; and¶
- (f) → Requiring a certificate from a Professional Engineer *stating* that all inspections have been satisfactorily completed, that all design criteria have been complied with, and that all conditions have been met.¶

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- (c) → The development for which the Development Permit is issued has commenced but no physical work to complete the development has occurred for a period of 12 months.
- (2) → The 24-month period referenced in section (1)(b) shall be suspended upon commencement of an appeal and shall remain suspended until:
 - (a) → The appeal body issues a written decision in respect of the appeal, and no further appeal to the Court of Appeal is commenced within time.
 - (b) → The Court of Appeal denies permission to appeal, and any appeal from that denial has been finally determined.
 - (c) → The appeal is withdrawn; or
 - (d) → The Court of Appeal has granted permission to appeal, heard the appeal on the merits, made its decision and any appeal to the Supreme Court of Canada from that determination by the Court of Appeal has been finally determined.
- (3) → A Development Permit for a variance or Discretionary Use comes into effect 21 days from the date public notice is issued. Subject to section (4), a Development Permit for a Permitted Use comes into effect on the date it is issued.
- (4) → When a Development Permit for a Permitted Use is issued, the applicant may commence development prior to the close of the 21-day appeal period, at their own risk.

2.21 → REVOKED OR SUSPENDED DEVELOPMENT PERMIT

- (1) → If, after the issuance of a Development Permit, it becomes known to the Development Authority that:
 - (a) → The application for the Development Permit contains incorrect information that was not subsequently corrected or clarified by the Applicant before the decision to issue the Development Permit was made.
 - (b) → Information has not been disclosed to the Development Authority at the time of application or during the Development Authority's consideration of the application which could have affected the decision to issue the Development Permit or the conditions of the Development Permit; or
 - (c) → The Development Permit was issued due to a clerical or administrative error.
 The Development Authority may:
 - (d) → Cancel the Development Permit by written notice to the Applicant sent or delivered to the address given in the Development Permit application; and
 - (e) → Upon receipt of written notice of suspension or cancellation of a Development Permit, the Applicant must cease all development and activities related to the Development Permit.

Compliance Certificate¶

2.25 → COMPLIANCE CERTIFICATE¶

- (1) → The registered owner, or a person with a registered legal or equitable interest in a site, may apply to the Development Authority for a Compliance Certificate.¶
- (2) → The Applicant for a Compliance Certificate shall submit two original Real Property Reports that have been produced no more than five years prior to the date of the application, along with the fees outlined in the Master Rates Bylaw.¶
- (3) → The Development Authority may issue a Compliance Certificate when, in their opinion, the buildings as shown on the Real Property Report are located on the site in accordance with the ~~separation distance, and yard and building setback~~ regulations of this Bylaw, or ~~in accordance with the yard or building setbacks specified in~~ any Development Permit which may have been issued.¶
- (4) → The Compliance Certificate shall only reference those buildings shown on the Real Property Report as provided by the Applicant.¶
- (5) → The Development Authority may refuse to issue a Compliance Certificate when, in their opinion, they do not have sufficient information to determine if buildings as shown are located in accordance with the yard and building setback regulations of this Bylaw, or the yard or building setbacks specified in any Development Permit which may have been issued for the site.¶
- (6) → A Compliance Certificate is not a Development Permit.¶

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- (7) → For a lot adjacent to the designated flood line or of which a portion lies below the designated flood line, prior to the issuance of a Development Permit, the Development Authority shall require that the Applicant submit:¶
- (a) → A set of stamped plans certified by a registered Professional Engineer or Architect which confirms the requirements of section 3.13 have been incorporated in the design of the proposed development and identifies the freeboard elevation at 0.50 metres above the designated flood line;¶
 - (b) → Stamped plans shall be submitted, as provided for in the following requirements:¶
 - (i) → The geodetic elevation of the proposed building or other development location, and the geodetic elevation of the lowest point of all openings to any proposed building; and¶
 - (ii) → A certificate from a registered Professional Engineer or Architect indicating that the following factors have been considered in the design of the building:¶
 - (A) → The flood-proofing of habitable rooms, electrical panels and heating units, and operable windows.¶
 - (B) → Basement drainage; and¶
 - (C) → Site drainage and, in the design for other development, the effect on the existing hydrological system, flood risk, and mitigation measures to minimize the risk of flood damage, on-site and downstream, to existing development.¶
- (8) → The Development Authority shall circulate a Development Permit application for a development located on a property adjacent to, or wholly or partially below the designated flood line, and adjustments to the designated flood line, along with any accompanying technical reports and stamped plans certified by a registered Professional Engineer to the City's Engineering Department for review and comment with respect to the suitability of the proposed development.¶
- (9) → Notwithstanding sections (2) through (8), nothing in section 3.13 or on the maps in [Schedule A](#) modifies, overrides, or changes the land use districting as shown in [Schedule A](#). The designated flood line regulations are in addition to the regulations of the underlying Land Use District. If there is a conflict between [Schedule A](#) and section 3.13 with a Land Use District, [Schedule A](#) and section 3.13 take precedence.¶
- (10) → The designated flood line as outlined in the maps in [Schedule A](#) are presented for reference purposes only, have been generalized for presentation purposes, and are not guaranteed for accuracy. The Development Authority will rely on the information required under section ~~(6)~~(7) to determine the designated flood line on an individual property (inclusive of the 1:100 year flood line plus a 0.50 m factor of safety) except where, at the discretion of the Development Authority, the Applicant for a Development Permit provides appropriate technical information, certified and stamped by a registered Professional Engineer, that establishes the basis for an adjustment to the designated flood line.¶

3.23 → MIXED-USE BUILDING WITH RESIDENTIAL USE

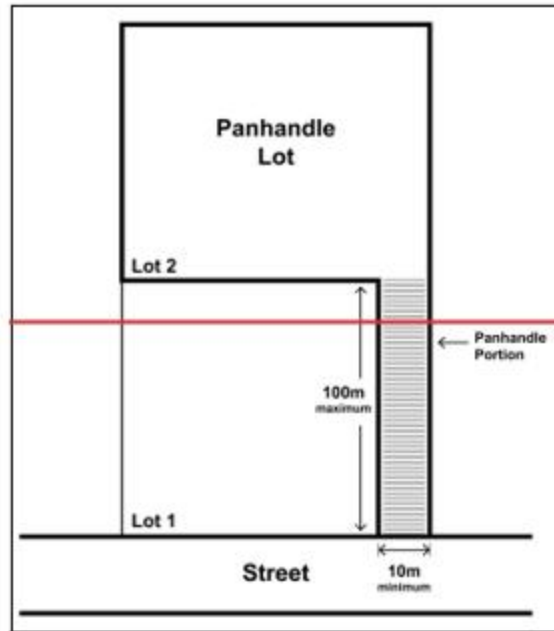
- (1) → When a mixed-use building contains a residential use, the residential development must:
 - (a) → Not be located below any storey used for non-residential purposes.
 - (b) → Have an entrance separate from the entrance to any non-residential component of the building; and
 - (c) → Provide:
 - (i) → An amenity area (common) in accordance with section 3.46; and
 - (ii) → An amenity area (private) in accordance with section 3.47.

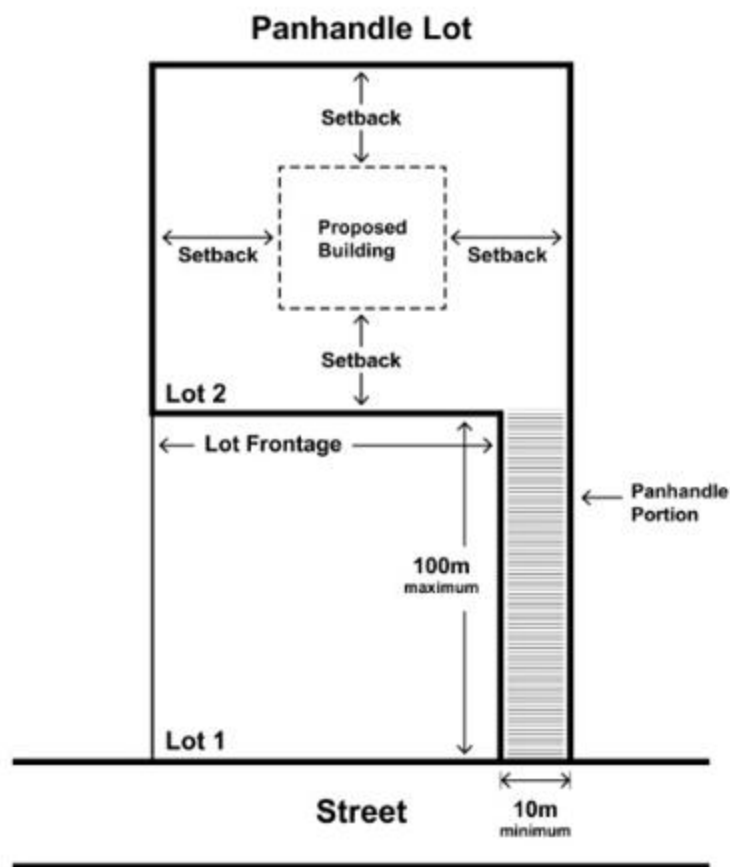
3.24 → OUTDOOR LIGHTING

- (1) → Notwithstanding any other provision within this Bylaw, outdoor lighting must be located and arranged so that:
 - (a) → Rays of light are not directed at an adjacent site and indirect rays of light do not adversely affect an adjacent site; and
 - (b) → Traffic safety is not adversely affected.
- (2) → For a non-residential use, a dwelling (apartment), a dwelling unit above a non-residential use, or a dwelling (townhouse – complex), all on-site parking lots, exterior pedestrian walkways, and rear, front, and side yards must be illuminated.
- (3) → For a non-residential use, a dwelling (apartment), or a dwelling unit above a non-residential use, buildings are encouraged to incorporate exterior and decorative lighting to enhance building architecture, landscaping elements, and focal points.
- (4) → Full cut-off light fixtures shall be installed for all exterior lighting.
 - (a) → Notwithstanding section (4), at the discretion of the Development Authority, outdoor lighting used to illuminate architectural features, monuments, or public art, may emit light above the horizontal plane, so long as it is directed at such features.
 - (a)(b) → Notwithstanding section (4), dwelling (single-detached), dwelling (semi-detached), dwelling (duplex), dwelling (townhouse – single), and dwelling (townhouse – plex) are not required to provide full cut-off light fixtures.

3.25 → OVERHEAD WEATHER PROTECTION

- (1) → Overhead weather protection is encouraged along building frontages with commercial or institutional uses at grade, and at primary residential entrances for a dwelling (apartment), a dwelling unit above a non-residential use, and supportive living accommodation (over 13.00 m in height).





3.27 → PEDESTRIAN WALKWAY ACCESS¶

- (1) → All developments, excluding those located in the LDR, SLR, LLR, or the FBR Districts, must provide on-site pedestrian walkways.¶
- (2) → Pedestrian walkways:¶
 - (a) → Shall connect on-site uses to each other and to the public right-of-way adjoining the development in a safe and convenient manner through the use of dedicated sidewalks, pathways, and walking routes.¶
 - (b) → Shall coordinate the alignment and connection of on-site sidewalks, pathways, and walking routes to other existing or planned off-site pedestrian sidewalks, pathways, walking routes, transit stops, amenity areas, and adjacent sites.¶
 - (c) → Shall be at least 1.50 m wide.¶

3.38 → TELECOMMUNICATION TOWERS¶

- (1) → Notwithstanding any other provision of this Bylaw, but subject to section 1.13 Powers And Duties Of The Development Authority, the Government of Canada regulates the telecommunications industry in Canada and is the authority that approves the location of *telecommunication towers*.¶
- (2) → Unless excluded by the Government of Canada, a *telecommunication tower* shall be reviewed by a *Development Authority* to ensure concurrence with this Bylaw.¶
- (3) → Preferred locations for the siting of a *telecommunication tower* include lands in the BP1, BP2, ICS, RCC, NHC, TCC, DTN, HDR, MU1, MU2, ~~PSIPPI~~ (non-school sites or hospitals), IND, TRN, and FUD Districts.¶
 - (a) → Notwithstanding section (3), roof-top towers are preferred in the NHC, DTN, HDR, MU1, MU2, ~~PSIPPI~~ (non-school sites), and IND Districts.¶
- (4) → Emergency services related directly to fire, police, and hospital services on lands in the ~~PSIPPI~~ District are considered preferred locations solely for towers proposed to enhance emergency uses on those sites.¶
- (5) → Discouraged locations for the siting of ~~a telecommunication towers~~ include:¶
 - (a) → Lands in the PRK, LDR, SLR, LLR, FBR, MDR, ICC, and ~~PSIPPI~~ (school sites or hospitals) Districts.¶
 - (b) → Lands designated as a Municipal Historical Resource through municipal Bylaw or lands designated as a Provincial Historical Resource by the Province of Alberta.¶
 - (c) → Lands located within 800 m of Big Lake.¶
 - (d) → Lands identified as being environmentally sensitive areas; and¶
 - (e) → Local wetlands, riparian areas, areas of large bird concentrations, bird flyways such as ridges and breaks in river vegetation, and areas where visible bird staging and nesting exist.¶

3.39 → TEMPORARY BUILDING¶

- (1) → Unless otherwise stated in this Bylaw, a trailer, mobile office, or other temporary *building* shall not be allowed, except for use during construction.¶
 - (a) → Notwithstanding section (1), at the discretion of the *Development Authority*, a *Development Permit* for a temporary *building* for a residential sales centre~~er~~, recreation (outdoor), or public assembly use, may be granted for a specified time period.¶
- (2) → In the ICS and IND Districts, a trailer, mobile office, or other temporary *building* may be allowed for a specified time period at the discretion of the *Development Authority*.¶

3.40 → TOP OF BANK SETBACK

- (1) → In all Districts, a *building* shall be *setback* at least 5.00 m from the *top of bank*, or top of an escarpment, as determined by a geotechnical investigation performed by a qualified Professional Engineer.

3.41 → URBAN DESIGN REVIEW

- (1) → An Urban Design Review may be required, to be assessed either internally, or externally by a *City*-designated reviewer, where in the opinion of the *Development Authority*, the *development* is deemed to have significant impact on the subject area's urban design.

~~(2) → Any building 50.0 m or greater in height requires that an Urban Design Review be completed.~~

~~(2)(3) → Application information for an Urban Design Review shall be in accordance with section 2.5(1)(b).~~

~~(3)(4) → An Urban Design Review shall be completed as a separate application process.~~

~~(4)(5) → An application fee shall be charged in accordance with the current *Master Rates Bylaw*.~~

~~(5)(6) → An *Urban Design Review (External)* will result in an Urban Design Review Recommendations Report from a *City*-designated reviewer. The Urban Design Review Recommendations Report is a requirement of the *Development Permit application*, and may occur prior to or concurrent with a *Development Permit* application.~~

~~(6)(7) → An Urban Design Review Recommendations Report will include recommendations from the reviewer that may range from acknowledgement of positive design qualities of the proposal, to suggestions for a design that better complies with the *City's* policies and plans.~~

~~(7)(8) → An Urban Design Review Recommendations Report shall be provided back to the Applicant upon completion.~~

~~(8)(9) → Applicants are expected to consider and implement, wherever possible, any recommendations of the Urban Design Review Recommendations Report into the final application.~~

3.42 → VEHICLE ACCESS -- GENERAL

- (1) → A *lot* must have at least one legal means of *vehicle* access.

- (2) → Access shall not be allowed from a *public roadway* across a *lot* to another *public roadway*, other than a *lane*, unless the *Development Authority*, in consultation with Engineering Services, supports the proposed design.

- (3) → Access from a *lot* to a Major Roadway listed in *Schedule B* must:

- (a) → Have a turning space on the *lot* so that *vehicles* leaving the *lot* do not back into the Major Roadway; and

- (b) → Comply with the *Traffic Bylaw*, as amended.

Residential Buildings and Lots

3.43 → APPLICATION

- (1) → Sections 3.44 through 3.71 apply to all *Residential and Mixed-Use Districts*.

3.44 → ACCESSORY BUILDING -- RESIDENTIAL

- (1) → Except as otherwise provided in this Bylaw, an *accessory building*:
- (a) → Must not be located in a front *yard*.
 - (b) → Must be located a minimum of 1.00 m from side and rear *property lines* when located in a rear *yard*.
 - (c) → May be located in a screened side yard, provided it is a minimum of 1.20 m from the side *property line*.
 - (d) → Must be located a minimum of 1.50 m from the *principal building* unless determined otherwise by the *Development Authority*.
 - (e) → Must be located a minimum of 1.50 m from another *accessory building* unless determined otherwise by the *Development Authority*; and
 - (f) → Must not be more than 3.70 m in height above *finished grade*.

3.45 → AIR CONDITIONERS AND HEAT PUMPS -- FREESTANDING

- (1) → An exterior air conditioner or heat pump must not be located:
- (a) → In a front *yard*.
 - (b) → Less than 1.00 m from a rear *property line*; and
 - (c) → Less than 0.30 m from a side *property line*.
- (2) → Notwithstanding section (1), this section excludes a window-mounted air conditioner or heat pump.

3.46 → AMENITY AREA (COMMON)

- (1) → For a dwelling (apartment), dwelling unit above a non-residential use, dwelling (townhouse -- complex), and supportive living accommodation, containing 30 or more dwelling units:
- (a) → An *amenity area (common)* shall be provided at a rate of 5.00 m² per dwelling *unit*.

3.49 → ATTACHED GARAGE OR ATTACHED CARPORT

- (1) → In the LDR, SLR, LLR, FBR, and MDR Districts:
- (a) → An attached garage or attached carport is considered part of the principal building; and
 - (b) → An attached garage or attached carport must comply with the building setback requirements that apply to the principal building.

3.50 → BED AND BREAKFAST

- (1) → A bed and breakfast shall:
- (a) → Have no cooking facilities in a guest room;
 - (b) → Have a minimum guest room size of 7.00 m² per single occupant and 4.60 m² per person per guest room for multiple occupants; and
 - (c) → Not undertake significant exterior modification of the building or grounds unless such changes are compatible with the character of the existing neighbourhood.

3.51 → DECKS

- ~~(1) → Any deck must meet the required front yard setback of the principal building.~~
- ~~(1)(2) → A deck less than 0.60 m above finished grade may be built to the side and rear property line.~~
- ~~(2)(3) → A deck 0.60 to 1.50 m above finished grade:~~
- ~~(a) → Must meet the required front yard setback of the principal building;~~
 - ~~(b)(a) → Must be located at least 1.00 m from a side property line; and~~
 - ~~(c)(b) → Must be located at least 3.00 m from the rear property line, or 1.00 m when a rear property line is adjacent to a lane, public roadway, park, public utility lot (PUL), or municipal reserve (MR).~~
- ~~(3)(4) → Notwithstanding section (3), a deck may be developed to a 0.00 m setback along the common property line of a dwelling (semi-detached) or dwelling (townhouse - single).~~
- ~~(4)(5) → A deck greater than 1.50 m above finished grade must be located at least 5.00 m from all property lines, unless:~~
- ~~(a) → The Development Authority determines that a 5.00 m separation from all property lines is not required due to site conditions; and~~
 - ~~(b) → The deck complies with the side yard setback of the principal building.~~

~~(5)(6)~~ → Notwithstanding sections (3) and (5), for a dwelling (single detached) developed with a zero lot line, a deck may be developed to a 0.00 m side yard setback along the zero lot line side of a dwelling (single detached).¶

~~(6)(7)~~ → If a deck (covered) or deck (enclosed) is attached to a principal building, the deck shall meet the minimum setback requirements for the principal building.¶

3.52 → DESIGN, CHARACTER, AND APPEARANCE OF RESIDENTIAL BUILDINGS¶

(1) → In addition to the requirements in section 3.12 'Design, Character, And Appearance Of A Building,' a dwelling (apartment), dwelling unit above a non-residential use, dwelling (townhouse - complex), supportive living accommodation (greater than 13.00 m in height), or transitional accommodation (greater than 13.00 m in height), must be finished as follows, to the satisfaction of the Development Authority:¶

- (a) → Exterior finishing materials on façades visible from a public right-of-way, natural area, or park shall be of a higher quality appearance, to the satisfaction of the Development Authority.¶
- (b) → The use of two or more colours or materials is required to enhance the building exterior and to create design accents. Building and architectural details (including flashing and downspouts) shall have a colour that complements the principal building.¶
- (c) → Walls, including retaining walls for general landscaping, amenity area (private) and amenity area (common), and perimeter walls must be constructed or finished in a similar material or colour to that used for the principal building exterior; and¶
- (d) → Large expanses of uninterrupted wall planes are prohibited where visible from a public right-of-way, natural area, or park.¶

(2) → When a building has a large expanse of uninterrupted wall planes:¶

- (a) → The use of recesses, entrances, windows, projections, building material, colours, roof design, or a physical break in building mass is required to add articulation to the façade.¶
- (b) → Multi-dimensional features shall be in proportion to the wall heights and building mass; and¶
- (c) → Landscaping may be required to address an uninterrupted wall plane, in accordance with section 3.99(1).¶

(3) → An uninterrupted wall plane shall not exceed 15.00 m in horizontal direction.¶

(4) → A building greater than 100.00 m in length, may be required to provide an at-grade pedestrian thoroughfare at the discretion of the Development Authority.¶

(5) → Building massing should respect the existing topography of the site by terracing the building where appropriate.¶

- (ii) → 6.15 m per townhouse (end unit) on an interior lot.
- (iii) → 7.90 m per townhouse (end unit) on a corner lot in the LLR District; or
- (iv) → 8.90 m per townhouse (end unit) on a corner lot in the MDR District.
- (b) → Notwithstanding section (a), if a proposed lot is adjacent to a major road listed on [Schedule B](#), additional lot width may be required to accommodate berm and fencing.
- (5) → Lot coverage
 - (a) → The maximum lot coverage for a dwelling (townhouse – single) is:
 - (i) → For a townhouse (interior unit), 55%.
 - (ii) → For a townhouse (end unit), 50%; or
 - (iii) → For a townhouse (end unit) on a corner lot, 50%.

Dwelling (Townhouse – Plex)

(6) → General

- (a) → A dwelling (townhouse – plex) shall only be developed on a corner lot with lane access.
- (b) → Vehicular access for a dwelling (townhouse – plex) shall be provided from a lane.
 - (i) → Notwithstanding section (b) on a lot which has a primary vehicular access to a rear lane, and can be accessed from a public roadway, one additional vehicle access from the public roadway may be allowed, in consultation with Engineering Services.

(7) → Setbacks

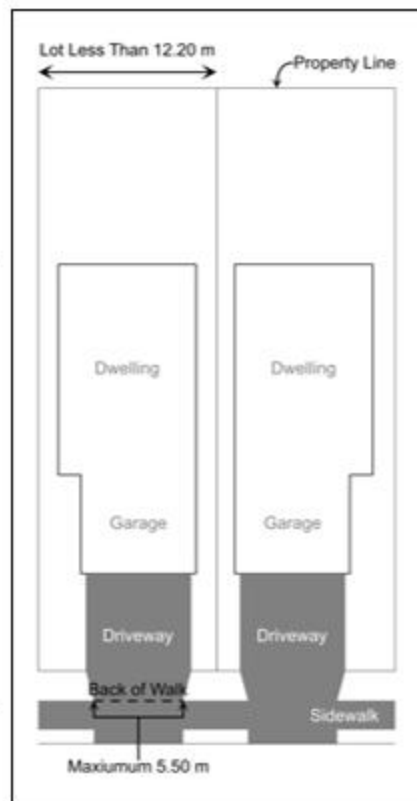
- (a) → Unless otherwise regulated in a District, the minimum principal building setback for a dwelling (townhouse – plex) is:
 - (i) → 7.50 m from any property line adjacent to a Major Roadway (listed in [Schedule B](#)) if a dwelling unit faces that roadway.
 - (ii) → 6.00 m from a front property line in the LDR District.
 - (iii) → 4.50 m from a front property line in the LLR District.
 - (iv) → From a side property line is:
 - (A) → 1.80 m on an interior lot; and
 - (B) → On a corner lot.

3.67 → LOTS LESS THAN 12.20 M WIDE

- (1) → For all dwelling types on lots less than 12.20 m wide, the following regulations apply:
 - (a) → Garages and driveways shall be grouped to maximize on-street parking and space for public infrastructure, as illustrated in Figure 3-12;
 - (b) → Driveways shall not exceed 5.50 m in width at the back of the sidewalk, or where no sidewalk is present, at the front or side property line, when located on a lot less than 12.20 m in width, as illustrated in Figure 3-12; and
 - (c) → Where a dwelling has a front attached garage, the front of the dwelling must provide visible wall frontage, exclusive of the garage width, as in a window, door, front porch, landing, or combination thereof.
- (2) → Lots less than 11.50 m in width shall not be located on the bulb or partial bulb of a non-through roadway.

¶

Figure 3-12: Measuring Lots Less than 12.20 m Wide



3.68 → PRIVATE POOL, HOT TUB, OR DECORATIVE POND

- (1) → A private pool, hot tub, or decorative pond must be:
 - (a) → Located in a rear or side yard; and
 - (b) → At least 1.00 m from the side and rear property lines;
 - (2) → A decorative pond must not be located in a front yard, unless:
 - (a) → The decorative pond is 0.60 m or less in depth; and
 - (b) → The decorative pond is located a minimum of 1.00 m from the front and side property lines.
- (b)(3) → The maximum size of a hot tub shall not exceed 7.56 sq.m.

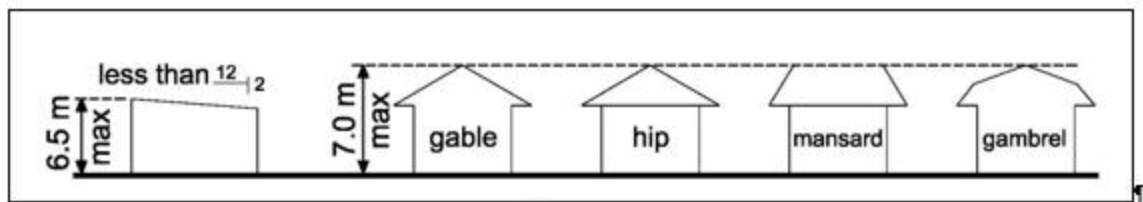
3.69 → SECONDARY SUITES

- (1) → Any secondary suite shall be accessory to the principal dwelling unit.
- (2) → A secondary suite shall not be subject to separation from the principal dwelling unit by registration of a condominium or subdivision plan.
- (3) → A secondary suite shall not be considered in the calculation of densities as outlined in statutory plans.
- (4) → A secondary suite shall have a maximum of three bedrooms.
- (5) → Only one secondary suite (garage), secondary suite (garden), or secondary suite (internal) is allowed on a lot with a dwelling (single detached), ~~or dwelling (semi-detached), or dwelling (duplex)~~, in accordance with the applicable District.
- (a) → Notwithstanding section (5), in the LDR District only, a maximum of two secondary suites are allowed on a lot with a dwelling (single detached), provided that one of the suites is contained within the principal dwelling.
- ~~(a)(6) → In the case of a dwelling (duplex), only one secondary suite per duplex dwelling unit is allowed, in accordance with the applicable District.~~

(6)(7) → SECONDARY SUITE (GARAGE)

- (a) → A secondary suite (garage) shall:
 - (i) → Be located in a rear or side yard.
 - (ii) → Meet side yard setback requirements for the principal dwelling unit.
 - (iii) → Be located a minimum of 1.50 m from the rear property line.
 - (iv) → Be located a minimum of 4.00 m from the principal dwelling unit.
 - (v) → Be located a minimum of 1.50 m from any other building on site.
 - (vi) → Have a maximum gross floor area of 75.00 m²; and
 - (vii) → Be architecturally compatible with the principal dwelling unit.
- (b) → Consideration should be given to privacy for the secondary suite (garage), the principal dwelling unit, and dwelling unit(s) on adjacent properties through the placement of windows, decks, and balconies.
- (c) → A garage containing a secondary suite (garage) shall have a maximum height of 7.00 m from finished grade, or 6.50 m with a roof slope equal to or less than 2/12 (Figure 3-13).

Figure 3-13: Maximum Height for Detached Garage with Garage Suite



(7)(8) → SECONDARY SUITE (GARDEN)

- (a) → A secondary suite (garden) shall:
 - (i) → Be located in a rear or side yard.
 - (ii) → Meet the side yard setback requirements for the principal dwelling unit.
 - (iii) → Be located a minimum of 1.50 m from the rear property line.
 - (iv) → Be located a minimum of 4.00 m from the principal dwelling unit.
 - (v) → Be located a minimum of 1.50 m from any accessory building on site.
 - (A) → Notwithstanding section (v), a secondary suite (garden) may have a 0.00 m separation distance from the side or rear of a detached garage.
 - (vi) → Have a maximum gross floor area of 75.00 m²; and
 - (vii) → Be architecturally compatible with the principal dwelling unit.
- (b) → Consideration should be given to privacy for the secondary suite (garden), the principal dwelling unit, and dwelling unit(s) on adjacent properties through the placement of windows, decks, and balconies.
- (c) → A secondary suite (garden) shall have a maximum height of 4.50 m from finished grade or 4.00 m with a roof slope of 2/12 or less.
- (d) → The Development Authority may approve a breezeway that connects a secondary suite (garden) to the detached garage, if the breezeway is built in compliance with the building code and does not exceed 13.50 m² in gross floor area.

(8)(9) → SECONDARY SUITE (INTERNAL)

- (a) → The minimum area of a secondary suite (internal) shall be not less than 30.00 m².
- (b) → A secondary suite (internal) shall have a separate entry from the principal dwelling unit, either from a common indoor landing or from the exterior. If the entry is from the exterior, it shall be located on the side or rear of the principal dwelling unit.

3.70 → SECOND PUBLIC ACCESS

- (1) → A second public access is required for a residential use on a local public roadway, when:
- (a) → The distance from the centre line of the primary local public roadway access to the closest point of the access route at a front property line exceeds 200.00 m, or
 - (b) → The total number of dwelling units exceeds 100.
- (2) → Notwithstanding section (1), should the traffic on the local public roadway be expected to exceed 1,000 vehicles per day, the Development Authority, in consultation with the City Engineer, may require construction of a second public access.
- (3) → Notwithstanding section (1)(a), the distance from the centre line of the primary local access road to the closest point of the access route at a front property line may exceed 200.00 m, at the discretion of the Development Authority, for the following properties:
- (a) → A portion of the SW-21-54-24-W4M (3, 54307 Highway 2), as shown on Figure 3-14; and
 - (b) → Plan 142-3673, Block 1B, Lot 1 (200 Giroux Road), as shown on Figure 3-15;
 - (c) → A portion of the SE-17-54-25-W4M (40 City Annex North), as shown on Figure 3-16; and
 - (d) → A portion of the SE-17-54-25-W4M and Plan 182-2885, Block 10, Lot 2 (40 City Annex North and 180 Villeneuve Road) as shown on Figure 3-16;
- Including any future revisions to these legal descriptions based on a subdivision or condominium plan.
- (4) → Notwithstanding section (1)(b), the number of dwelling units may exceed 100, at the discretion of the Subdivision Authority, for the following properties:
- (a) → Plan 142-3673, Block 1B, Lot 1 (200 Giroux Road), as shown on Figure 3-15;
- Including any future revisions to these legal descriptions based on a subdivision or condominium plan.

Figure 3-14: Lot Exception, Erin Ridge North

3.79 → CREMATORIUM

- (1) → A crematorium shall include equipment designed and intended to control odour and emissions prior to discharge from the building, thereby limiting any adverse effects on adjacent lots.

3.80 → DESIGN, CHARACTER, AND APPEARANCE OF NON-RESIDENTIAL BUILDINGS

- (1) → In addition to the requirements in section 3.12 'Design, Character, And Appearance Of A Building', all buildings must be finished as follows:
- (a) → Exterior finishing materials on façades visible from a public right-of-way, Residential District, residential use, natural area, or park shall be of a higher quality appearance, as determined by the Development Authority; and
 - (b) → The use of two or more colours or materials is required to enhance the building exterior and to create design accents. Building and architectural details (including flashing and downspouts) shall have a colour that complements the principal building, as determined by the Development Authority.
- (2) → Large expanses of uninterrupted wall planes are prohibited where visible from a public right-of-way, Residential District, residential use, natural area, or park.
- (3) → When a building has a large expanse of uninterrupted wall planes:
- (a) → The use of a fascia, canopy (attached), and other multi-dimensional exterior features is encouraged in order to break up the façade.
 - (b) → Multi-dimensional features shall be in proportion to the wall heights and building mass; and
 - (c) → Landscaping may be required to address blank walls in accordance with section 3.99 'Blank Wall'.

3.81 → DUGOUT

- (1) → The minimum setback distance that shall be maintained between a new dugout and a lot line is:
- (a) → For a front yard, 40.00 m;
 - (b) → For a side yard, 15.00 m or 40.00 m if abutting a public roadway; and
 - (c) → For a rear yard, 15.00 m.
- (2) → Notwithstanding section (1), where a dugout existed prior to February 22, 2022, the dugout will not be subject to the prescribed setbacks.

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- (i) → Notwithstanding section (d), all outdoor storage shall be screened from the public right-of-way, Residential District, residential use, natural area, or park by a sight-obscuring screen of at least 2.00 m in height.¶
- (e) → An outdoor storage area shall not be used to satisfy on-site parking requirements; and¶
- (f) → Outdoor storage shall not exceed a maximum height of:¶
 - (i) → 2.50 m in a Commercial District or the ~~PSI~~ ~~PP~~ or BP2 Districts;¶
 - (ii) → 5.00 m in the ICS District; and¶
 - (iii) → 6.00 m in the IND District.¶

3.92 → **POTENTIALLY HAZARDOUS DEVELOPMENT**¶

- (1) → No primary or accessory use shall be conducted as to cause the discharge of any potentially hazardous or harmful waste materials:¶
 - (a) → Into or upon the ground;¶
 - (b) → Into or within any sanitary or storm sewer system;¶
 - (c) → Into or within any water system or water body; or¶
 - (d) → Into the atmosphere.¶
- (2) → No use or activity shall be conducted or permitted that is potentially hazardous:¶
 - (a) → To persons or property by reason of the creation of a fire, explosion, or other physical hazard; or¶
 - (b) → By reason of air pollution, odour, smoke, noise, vibration, radiation, or fumes.¶

3.93 → **RETAIL (CANNABIS)**¶

- (1) → The closest point of a retail (cannabis) store must be located a minimum of:¶
 - (a) → 100.00 m from the closest point of another retail (cannabis) store;¶
 - (b) → 100.00 m from the nearest property line of a lot upon which a provincial health care facility is located;¶
 - (c) → 150.00 m from the nearest property line of a lot upon which a school (elementary or secondary) is located; or¶
 - (d) → 150.00 m from the nearest property line of a lot upon which a future school (elementary or secondary) will be located, including lands designated as school reserve, or municipal and school reserve, under the MGA.¶

Landscaping and Grading

3.97 → APPLICATION

- (1) → Sections 3.98 through 3.102 apply to all Districts under this Bylaw.

3.98 → GENERAL LANDSCAPING REGULATIONS

- (1) → *Landscaping* shall not be permitted if, in the opinion of the Development Authority, it would obstruct traffic sight lines either on the site or on a public roadway.
- (2) → Unless otherwise required by a development agreement or by the Development Authority, landscaping of a site subject to a Development Permit shall be completed within two years of approval of the Development Permit.
- (3) → The Development Authority may require additional landscaping or fencing between:
- (a) → The exterior wall of any habitable room and the closest edge of a private roadway or parking space; and
 - (b) → The property line and the closest edge of a private roadway or parking space.

3.99 → BLANK WALL

- (1) → For a Non-Residential District or non-residential use, or for a dwelling (apartment), dwelling unit above a non-residential use, supportive living accommodation (above 13.00 m in height), or transitional accommodation (above 13.00 m in height), any development that has a blank wall facing a park, natural area, or public roadway (except a lane), must be landscaped in accordance with the following:
- (a) → If deciduous trees are planted, they must be planted along the blank wall at regular intervals and, if coniferous trees are planted, they must be planted in clusters of three.
 - (b) → The trees required under section (a) must be a minimum of 6.00 m in height at maturity; and
 - (c) → Shrubs may be planted between the trees, provided they reach a minimum height of 2.00 m at maturity.

3.100 → PERIMETER LANDSCAPING

- (1) → Subject to section 3.10 'Corner Lots -- Traffic Sight Lines,' a development located in the MID (Area C), NHC, TCC, BP1, BP2, IND, ICS, ICC (areas A, B, and C), RCC, MDR, HDR, MU1, MU2, or PSIPPI Districts that adjoins a public roadway (except a lane) must be landscaped in accordance with the following:
- (a) → There must be a landscaped area at least 3.50 m wide around the perimeter of the private lot adjacent to the public roadway.

- (b) → If deciduous trees are planted, they must be planted at regular intervals and, if coniferous trees are planted, they must be planted in clusters of three.¶
- (c) → Trees must be located a minimum of 2.00 m from the *property line*; and¶
- (d) → Trees must be a minimum of 6.00 m in height at maturity.¶
- (2) → A *Residential District* or *residential use* located adjacent to a *Major Roadway* (Schedule B) must have a *berm* or *fencing*, or both, to the satisfaction of the *Development Authority*, in consultation with *Engineering Services*.¶
 - (a) → Notwithstanding section (2), a *berm* and *fencing* does not apply to the *Midtown (MID) District*.¶
- (3) → For the *berm* under section (2), planting requirements shall be determined by the *Development Authority*, taking into consideration *site characteristics* and this *Bylaw*.¶

3.101 → LANDSCAPED BUFFER¶

- (1) → A *landscape buffer*:¶
 - (a) → Must include a mix of deciduous trees and coniferous trees comprised of at least 60% coniferous trees, unless otherwise determined by the *Development Authority* in consultation with *Engineering Services*.¶
 - (b) → Must include trees that, in the opinion of the *Development Authority* in consultation with *Engineering Services*, would be sufficient to screen the proposed use or *District* from the adjacent lot.¶
 - (c) → Must have trees that are a minimum of 6.00 m in height at maturity; and¶
 - (d) → May, at the discretion of the *Development Authority*, include shrubs in addition to trees in the *landscaped buffer*, provided that the shrubs have a minimum height at maturity of 2.00 m.¶
- (2) → In a *Non-Residential District*, a *landscape buffer* must be provided when adjacent to a *Residential District*, *park*, *natural area*, or *public utility lot*. The minimum *landscape buffer* width is specified for each *District* below:¶

Districts	Width of Landscaped Buffer	α
(a) → NHC, MID Area C (commercial and mixed-use only), MU1, <u>PSIPP</u> α	3.50 mα	α
(b) → TCC, RCC, BP1, BP2, ICS, IND, ICC (Area B), MU2α	6.00 mα	α
(c) → All other Districtsα	As determined by the <i>Development Authority</i> to provide a suitable buffer between the respective land uses.α	α

Part 4

Parking

This part outlines parking regulations that apply throughout St. Albert.

4.1 → APPLICATION

- (1) → This part applies to all Districts under this Bylaw.

4.2 → GENERAL PARKING PROVISIONS

- (1) → If a parking calculation results in a fractional number, the number shall be rounded upwards to the next whole number.
- (2) → When a parking stall, loading space, or electric vehicle charging station is required, it shall be located on the same lot as the building or use in respect of which it is required, unless this Bylaw or the Development Authority otherwise permits.
- (3) → No portion of a required parking stall shall be encroached into by any obstruction, including a pillar, stairway, landing, cantilever, chimney, or storage unit.
- (4) → When a development falls within two or more use definitions, parking requirements shall be provided in accordance with the parking space requirements for each individual use that forms a part of the development.
- (5) → Where a use is not listed in this section, on-site parking shall be provided as required by the Development Authority.
- (6) → Where this Bylaw states that parking is "as required by the Development Authority," a transportation or parking study may be required, in accordance with section 2.5 'Additional Plans And Information.'
- (7) → All parking spaces shall be hard surfaced and accessible by a permanent vehicle access. Parking vehicles either permanently or temporarily on turf, dirt, gravel, lawn, or other non-hard surfaced area is prohibited.
- (a) → Notwithstanding section (7), in the FUD and TRN Districts, on-site parking material may be determined by the Development Authority, in consultation with Engineering Services, having regard for the characteristics of the site or development in the vicinity.
- (8) → The Development Authority, at its discretion, may require additional parking having consideration for the intensity of the use, existing building occupancy, adjacent development, and on-site parking availability.

(a) → Notwithstanding section 4.2(8), the Development Authority, at its discretion, may consider ~~differring/reduced~~ parking requirements when supported by an approved parking and/or transportation study.

4.3 → RESIDENTIAL ON-SITE PARKING REQUIREMENTS

On-site parking shall be provided as follows:

Residential Developments	Minimum Parking Requirements
(1) → Congregate housing (level two)	(a) → One parking stall per two sleeping units.
(2) → Dwelling (apartment) Dwelling unit above a non-residential use Dwelling (studio unit) Dwelling (loft unit)	<p>(a) → In DTN District:</p> <p>(i) → 0.80 stalls per dwelling unit, or dwelling (loft unit).</p> <p>(ii) → 0.00 stalls per dwelling (studio unit) for the first 10% of dwelling (studio units) within a building, and then 0.60 stalls per dwelling (studio unit) thereafter.</p> <p>(iii) → 0.60 stalls per affordable non-market housing dwelling unit.</p> <p>(A) → Notwithstanding section (iii), the parking ratio shall be 0.35 stalls per affordable non-market housing dwelling unit for the following properties:</p> <p>(I) → Plan 212-1125, Block 3, Lot 58 (22 St. Thomas Street)</p> <p>Including any future revisions to this legal description based on a subdivision or condominium plan.</p> <p>(iv) → One stall per seven dwelling units for visitor parking.</p> <p>(iv)(v) → One stall per ten dwelling units for visitor parking for affordable non-market housing dwelling units.</p> <p>(A) → Notwithstanding sections (iv) and (v), the parking ratio shall</p>

Residential Developments	Minimum Parking Requirements
	<p>be one stall per ten dwelling units for visitor parking for the following properties:</p> <p>(l) → Plan 212-1125, Block 3, Lot 58 (22 St. Thomas Street)</p> <p>Including any future revisions to this legal description based on a subdivision or condominium plan; and</p> <p>(b) → In all other Districts:</p> <p>(i) → One 0.9 stalls per dwelling unit, or dwelling (loft unit)</p> <p>(ii) → 0.00 stalls per dwelling (studio unit), for the first 10% of dwelling (studio units) within a building, and then 0.60 stalls per dwelling (studio unit) thereafter.</p> <p>(iii) → 0.60 stalls per affordable non-market housing dwelling unit; and</p> <p>(iv) → One stall per seven dwelling units for visitor parking; and</p> <p>(iv)(v) → One stall per ten dwelling units for visitor parking for affordable non-market housing dwelling unit.</p>
<p>(3) → Dwelling (duplex) Dwelling (manufactured) Dwelling (semi-detached) Dwelling (single detached) Dwelling (townhouse - plex)</p>	<p>(a) → Two stalls per dwelling unit.</p>
<p>(4) → Dwelling (townhouse - plex)</p>	<p>(a) → One stall per dwelling unit.</p>
<p>(4)(5) → Dwelling (townhouse - single)</p>	<p>(a) → For a lot equal to or greater than 5.18 m in width, two stalls per dwelling unit, or</p>

Residential Developments	Minimum Parking Requirements
	(b) → For a lot less than 5.18 m in width, one stall per dwelling unit.
(5)(6) → Dwelling (townhouse or complex)	(a) → 1.50 stalls per dwelling unit; and (b) → One stall per seven dwelling units for visitor parking.
(6)(7) → Secondary suite (internal) Secondary suite (garage) Secondary suite (garden)	(a) → Zero stalls required per suite; or (b) → One stall required when there are two secondary suites on a lot in the LDR District.
(7)(8) → Live/work unit	(a) → One stall per dwelling unit for the residential component; and (b) → One stall per 50.00 m ² of gross floor area for the commercial component.
(8)(9) → Farm help accommodation	(a) → As required by the Development Authority.
(9)(10) → Home-based business (level two) Home-based business (level three)	(a) → The Development Authority shall determine the required parking for a home-based business, (level two or three), exclusive of any non-resident employees, having consideration for the proposed number of visitors/students/clients; plus (b) → In the DTN District: (i) → Zero stalls per non-resident employee required during the maximum working shift; and (c) → In all other Districts: (i) → One stall per non-resident employee required during the maximum working shift.
(10)(11) → Group homes	(a) → One parking stall per three sleeping units; and (b) → One parking stall per employee required during the maximum working shift.
(11)(12) → Transitional accommodation	(a) → One parking stall per five sleeping units; and

Residential Developments	Minimum Parking Requirements
	(b) → One parking stall per employee required during the maximum working shift.
(12)(13) → Supportive living accommodation	(a) → One stall per three dwelling units. (b) → One stall per five sleeping units. (c) → One stall per seven dwelling units or sleeping units for visitor parking; and (d) → One stall per employee required during the maximum shift.

4.4 → RESIDENTIAL GARAGE INTERNAL DIMENSIONS

- (1) → Parking accommodated within private garage spaces will be counted as part of the minimum parking requirement calculations providing the following is met:
- (a) → Within a single-width vehicle garage there exists an unobstructed space with a minimum depth of 5.80 m and a minimum width of 3.00 m (measured from the finished interior dimensions).
 - (b) → Within a double-width vehicle garage there exists an unobstructed space with a minimum depth of 5.80 m and a minimum width of 5.80 m (measured from the finished interior dimensions); and
 - (c) → Within a tandem garage there exists an unobstructed space with a minimum depth of 11.60 m and a minimum width of 3.00 m (measured from the finished interior dimensions).

4.5 → RESIDENTIAL PARKING PAD

- (1) → If a garage is not constructed at the same time as the principal dwelling, a hard-surfaced parking pad shall be provided, which accommodates the on-site parking requirements.
- (2) → In the LLR and FBR Districts, the minimum width and depth of a parking pad shall include an allowance for the support of a future garage, including wall thickness, and be in conformance with the minimum interior width and depth clear space requirements of section 4.4 'Residential Garage Internal Dimensions'.
- (3) → In LDR, LLR, FBR, and MDR Districts, a parking pad must be set back from the rear property line a minimum of 1.50 m, when accessed via a lane.

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- (ii) → *Multi-tenant building*;
- (iii) → *Hotel*; or
- (iv) → *Standalone warehouse store (retail), hospital, school, or government service*;
- (b) → Provided at a rate of 3% of the minimum *on-site parking* requirements, to a maximum of 20 charging stations for the following uses:
 - (i) → *Dwelling (apartment)*; or
 - (ii) → *Dwelling unit above a non-residential*;
- (c) → Provided at a rate of 1% of the minimum *on-site parking* requirements, to a maximum of 10 charging stations for the following uses:
 - (i) → *Dwelling (townhouse – complex)*;
- (d) → Notwithstanding section (c), the minimum number of electric vehicle charging stations only applies to a dwelling (townhouse – complex) with more than twelve dwelling units.
- (2) → An application for an addition or expansion of an existing *building* shall be required to provide electric *vehicle* charging stations based on the increased *parking* required, but not exceeding the maximum charging stations set in section (1).
- (a) → Notwithstanding section (2), an application for a change of use within an existing *building* shall not be required to provide any electric *vehicle* charging stations.
- (3) → Electric *vehicle* charging stations are included as part of and not in addition to the applicable minimum *on-site parking* requirement.

4.14 → LOADING SPACES

- (1) → One *loading space* per *loading dock* is required in all Districts.
- (2) → A *loading space* shall:
 - (a) → Be at least 3.00 m wide and 9.00 m deep; and
 - (b) → Have overhead clearance of at least 4.00 m.

4.15 → QUEUING SPACES

- (1) → Queuing spaces shall be provided in accordance with the following:
 - (a) → A *drive-through* with a *drive-up* service window must provide a minimum of three in-bound and one out-bound queuing spaces per service window.

- (b) → An *automotive (service) or automotive (specialty) with a drive-through* must provide a minimum of three in-bound and one out-bound queuing spaces per service *bay*.
- (c) → A *car wash* must provide a minimum of six in-bound and one out-bound queuing spaces; and
- (d) → A *parking structure* must provide a minimum of one in-bound and one out-bound queuing spaces.
- (2) → Notwithstanding section (1), additional queuing spaces may be required at the discretion of the *Development Authority*.
- (3) → For any use not listed in section (1), queuing spaces shall be at the discretion of the *Development Authority*.
- (4) → Queuing spaces must be a minimum of 6.00 m long and 3.00 m wide.
- (5) → Queuing spaces must allow for *vehicle* turning and maneuvering.
- (6) → A queuing space does not include any space occupied by a motor *vehicle* during the provision of service.

4.16 → BICYCLE PARKING

- (1) → For any new *development*, or where any such existing *development* is substantially enlarged or increased in capacity, *on-site bicycle parking* shall be provided that is:
 - (a) → Secure, safe, convenient, visible, and illuminated; and
 - (b) → Compatible with the design of the surrounding *development*.
- (2) → For a *dwelling (apartment) or dwelling unit above a non-residential use*:
 - (a) → The minimum number of private *bicycle parking* spaces shall be one *bicycle parking space* per seven *dwelling units*; and
 - (b) → The minimum number of public *bicycle parking* spaces shall be no less than six per *building*.
- ~~(3) → In the MDR District, the minimum number of public *bicycle parking* spaces shall be no less than three per *building*.~~
- ~~(3)(4) → In the LDR, SLR, LLR, FBR, FUD, and TRN Districts, no *bicycle parking* is required.~~
- ~~(4)(5) → In the ICS, IND, PRK, and CON Districts, the required number of public *bicycle parking* spaces shall be at the discretion of the *Development Authority*.~~
- ~~(5)(6) → For all other Districts and non-residential uses, the minimum number of public *bicycle parking* spaces shall be six spaces per *building*.~~

- ~~(6)(7)~~ → Notwithstanding sections (2), (3), and (6), the *Development Authority*, at its discretion, may require additional *bicycle parking* spaces, having consideration for the intensity of the use, existing building occupancy, and adjacent *development*.

4.17 → **PARKING OF RECREATION VEHICLES OR RECREATION EQUIPMENT**

- (1) → The *parking of recreation vehicles or recreation equipment* which do not fall under section 2.2 'Development Not Requiring A Development Permit,' may be allowed at the discretion of the *Development Authority*.
- (2) → In considering a *Development Permit* under section (1), the *Development Authority* shall take into account safety, sightlines, impact on adjoining lots, and any other *site factors*.

4.18 → **PARKING STRUCTURE**

- (1) → The internal and external design of a *parking structure* shall have consideration for:
- (a) → Visibility and surveillance.
 - (b) → *On-site* lighting; and
 - (c) → User safety.
- (2) → The *building frontage* of a *parking structure*, when adjacent to a *public roadway*, *park*, or *natural area*, shall:
- (a) → Be integrated with the building design and finishing materials; and
 - (b) → Complement the *streetscape*.
- (3) → Notwithstanding any other provision in this Bylaw, for a below-grade *parking structure*, a lesser building *setback* for the below-grade portions only may be permitted at the discretion of the *Development Authority*.
- (4) → Venting for an above-grade *parking structure* or *parking structure (underground)*, shall be integrated into *landscaping*, the building design, or *hard-surface* areas with limited impact on pedestrian rights-of-way, *amenity areas*, or the visible building *façade*.

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(b) → The area comprising gross floor area must be enclosed, but does not require interior finishing.

(9) → **BUILDING HEIGHT**

(a) → The maximum building height of the *principal building* is:

(i) → 12.00 m for a *walkout building*, a *building with a drive-under garage*, or a *building with a roof-mounted solar collector (attached)*; and

(ii) → 11.00 m in all other cases.

(10) → **PRINCIPAL BUILDING SETBACKS**

(a) → *Front yard setback*

(i) → The minimum front yard setback is 6.00 m.

(b) → *Side yard setback*

(i) → Side yard setbacks shall be provided on each side or portion of a side of a *principal building* as follows:

Lot Width	Building Side Yard Setback	Walkout-Basement Side Yard Setback
≤12.50 m	1.25 m	1.25 m
>12.50 m	1.80 m	1.80 m

(ii) → Notwithstanding section (i),

(A) → A development without an attached garage must have a minimum side yard building setback of 3.00 m on one side, to provide unobstructed vehicle access to the rear yard, if there is no lane;

(B) → On a *corner lot*, the side of the lot that adjoins a flanking *public roadway* must have a minimum side yard building setback of:

(I) → 4.00 m, or

(II) → 6.00 m from the edge of the sidewalk nearest the property line to the face of the garage where a garage faces the flanking *public roadway*, excluding a lane; or

(III) → 6.00 m from the closest edge of the roadway where there is no sidewalk to the face of the garage, where a garage faces the flanking *public roadway*, excluding a lane;

(IV) Notwithstanding sections (II) and (III), the minimum side yard setback is 4.00 m in all other cases.

(8) → **BUILDING HEIGHT**

(a) → The maximum building height of the *principal building* is:

- (i) → 12.00 m for a walkout building, a building with a drive-under garage, or a building with a roof-mounted solar collector (attached); and
- (ii) → 11.00 m in all other cases.

(9) → **PRINCIPAL BUILDING SETBACK**

(a) → Front-yard setback

- (i) → The minimum front-yard building setback is 6.00 m.

(b) → Side-yard setback

- (i) → Side-yard setbacks shall be provided on each side or portion of a side of a *principal building*, or on one side of a *dwelling (single detached)* developed with a *zero lot line*, as follows:

Lot Width	Building Side-Yard Setback	Walkout-Basement Side-Yard Setback	Zero-Lot-Line Side-Yard Setback
≤12.50 m	1.25 m	1.25 m	1.50 m
>12.50 m	1.80 m	1.80 m	1.50 m

(ii) → Notwithstanding section (i):

- (A) → A development without an attached garage, must have a minimum side-yard building setback of 3.00 m on one side to provide unobstructed vehicle access to the rear yard.
- (B) → On a corner lot, the side of the lot that adjoins a flanking public roadway must have a minimum side-yard building setback of:
 - (I) → 3.00 m;
 - (II) → 6.00 m from the edge of the sidewalk nearest the property line to the face of the garage where a garage faces the flanking public roadway, excluding a lane; or
 - (III) → 6.00 m from the closest edge of the roadway where there is no sidewalk, to the face of the garage, where a garage faces the flanking public roadway, excluding a lane.
- ~~(III)~~(IV) Notwithstanding sections (II) and (III), the minimum side-yard setback is 3.00 m in all other cases.
- (C) → Dwelling (semi-detached) units and any associated decks may develop to a 0.00 m setback along the property line (common).

(c) → Rear yard setback

(i) → The minimum rear yard setback is:

(A) → 6.00 m if an attached garage or a carport is located on the lot; and

(B) → 10.00 m in all other cases.

(10) → DESIGN, CHARACTER, AND APPEARANCE

(a) → In addition to the requirements in sections 3.12 'Design, Character, And Appearance Of A Building' and 3.52 'Design, Character, And Appearance Of Residential Buildings,' all buildings in this district must be finished as follows to the satisfaction of the Development Authority:

(i) → Building exteriors shall be stucco, vinyl siding, fiber cement siding, wood siding, glass, brick, brick veneer, natural stone, wood timber, or metal accents.

(A) → Notwithstanding section (i) alternative building materials may be considered if, in the opinion of the Development Authority, the proposed materials meet the overall character of the District.

(11) → DWELLING MIX

(a) → Any dwelling (single detached) or dwelling (semi-detached) located on a lot less than 10.00 m in width must be located at least 90.00 m away from any lot that was registered prior to February 5, 2018.

(12) → ZERO LOT LINE

(a) → Zero lot line dwellings with front vehicle access shall not exceed 25% of the total number of dwellings on lands governed by an ASP, ARP, or Neighbourhood Plan, provided that:

(i) → If an ASP or ARP contemplates more than one phase the 25% zero lot line maximum will be calculated per phase; and

(ii) → For an ASP originally passed prior to 2021, the 25% zero lot line maximum will be based on the remaining undeveloped residential land at the time of subdivision application.

¶

(a)(b) → A dwelling (single detached) developed with a zero lot line shall only be permitted where:

(i) → All roof drainage from the dwelling, garage, and accessory buildings, shall be directed away from buildings and towards a public roadway, including a lane, or to a drainage swale;

Figure 5-3: Grouping of Vehicular Access on Adjacent Lots for a Block of Dwelling (Semi-Detached)

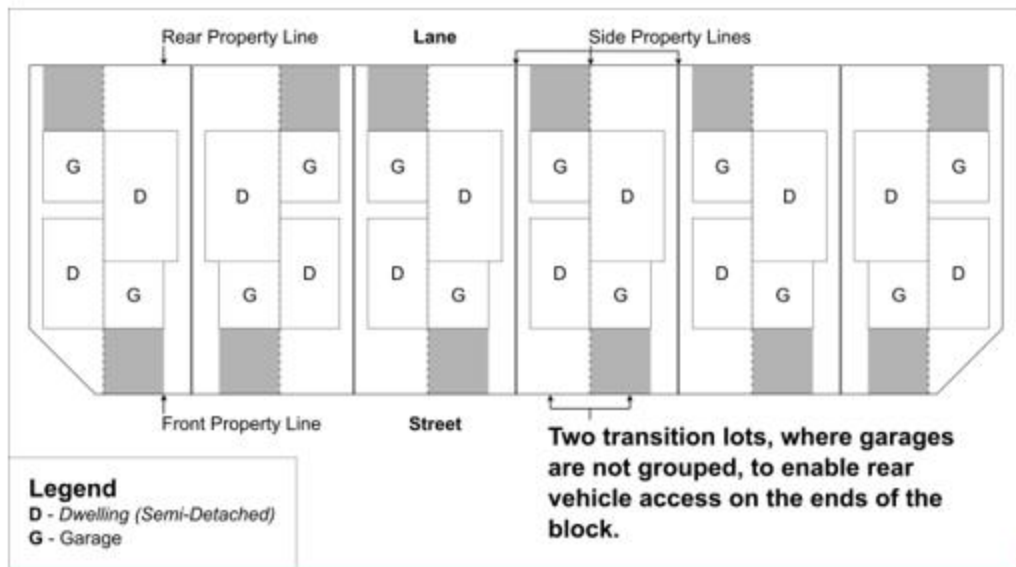
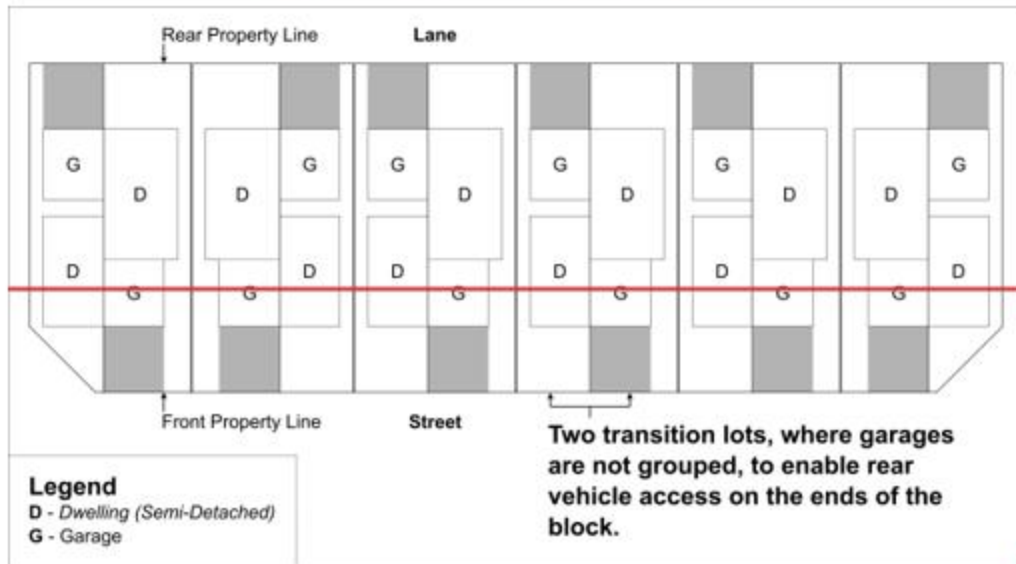


Figure 5-4: Grouping of Vehicular Access on Adjacent Lots for a Block of Dwelling (Duplex)

5.7 → HDR -- HIGH-DENSITY RESIDENTIAL DISTRICT ¶

(1) → APPLICATION ¶

This section applies to the areas designated as High-Density Residential (HDR) District on the Land Use District Map, [Schedule A](#) of this Bylaw. ¶

(2) → PURPOSE ¶

The purpose of the HDR District is to provide an area that allows for a mix of high-density housing options, and other developments that are compatible with the residential nature of the [District](#). ¶

(3) → PERMITTED AND DISCRETIONARY USES ¶

¶	PERMITTED USES ¶	DISCRETIONARY USES ¶	¶
(i) →	(a) Community garden ¶	(b) Home-based business (level two) ¶	¶
(ii) →	(a) Dwelling (apartment) ¶	(b) Public utility building ¶	¶
(iii) →	(a) Dwelling unit above a non-residential use ¶	(b) Residential sales centre ¶	¶
(iv) →	(a) Group home ¶	(b) The following use, if it is accessory to a dwelling (apartment) dwelling unit above a non-residential use and integrated within the lower level(s) of the building: ¶ ... (i) Art gallery/studio ¶ ... (ii) Daycare facility ¶ ... (iii) Establishment (restaurant) ¶ ... (iv) Health service ¶ ... (v) Personal service ¶ ... (vi) Retail (general) ¶	¶
(v) →	(a) Park ¶	(b) Accessory Development to a Permitted Use or Discretionary Use ¶	¶
(vi) →	(a) Supportive living accommodation ¶	¶	¶

(4) → LOT AREA ¶

[\(a\) →](#) The minimum lot area is 0.075 ha. ¶

(5) → LOT FRONTAGE ¶

[\(a\) →](#) The minimum lot frontage is 25.00 m. ¶

(6) → SITE DENSITY ¶

(a) → The minimum site density for the site is 100 dwelling units per net hectare and cannot exceed a maximum of 140 dwelling units per net hectare. ¶

5.11 → BP1 -- BUSINESS-PARK-1-DISTRICT

(1) → APPLICATION

This section applies to the areas designated as Business Park 1 (BP1) District on the Land-Use District Map, [Schedule A](#) of this Bylaw.

(2) → PURPOSE

The purpose of the BP1 District is to provide an ~~mixed-use~~ employment area that accommodates light industrial, office, and other commercial uses that benefit from being in proximity to ~~one another~~, and include businesses that require easy ~~public access~~ and no ~~outdoor storage or outdoor display area~~. Buildings shall be oriented and designed to encourage pedestrian ~~activity~~, and may include retail or other active uses on the ground floor.

(3) → PERMITTED-AND-DISCRETIONARY-USES

	PERMITTED-USES	DISCRETIONARY-USES
(i) →	(a) Animal grooming	(b) Car wash (as accessory to a service station use only)
(ii) →	(a) Animal health	(b) Conference and banquet facility
(iii) →	(a) Art gallery/studio	(b) Construction service
(iv) →	(a) Catering service	(b) Daycare facility
(v) →	(a) Equipment service	(b) Drive-through
(vi) →	(a) Establishment (brew/pub)	(b) Equipment rental
(vii) →	(a) Establishment (restaurant)	(b) Establishment (drinking)
(viii) →	(a) Government service	(b) Establishment (entertainment)
(ix) →	(a) Health service	(b) Funeral home
(x) →	(a) Personal service	(b) Hotel
(xi) →	(a) Professional office	(b) Industrial (level one)
(xii) →	(a) Public utility building	(b) Parking lot, for off-site parking only
(xiii) →	(a) Retail (general)	(b) Recreation (indoor)
(xiv) →	(a) School (commercial)	(b) Religious assembly
(xv) →	(a) School (post-secondary)	(b) Retail (adult)
(xvi) →		(b) Retail (cannabis)
(xvii) →		(b) Service station
(xviii) →		(b) Accessory Development to a Permitted Use or Discretionary Use

(4) → BUILDING-HEIGHT

(a) → Maximum building height is 18.00 m.

(i) → Notwithstanding section (a), on a lot adjacent to the intersection of two Major Roadways ([Schedule B](#)), the maximum building height is 22.00 m.

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5.14 → IND--INDUSTRIAL-DISTRICT

(1) → APPLICATION

This section applies to the areas designated as Industrial (IND) District on the Land-Use District Map, [Schedule A](#) of this Bylaw.

(2) → PURPOSE

The purpose of the IND District is to provide for industrial development that may present impacts in the form of noise, vibration, odour, or any other adverse condition. The intent is to allow for a broad range of industrial and office uses that support employment growth. This District should be applied on sites that are separated from residential and natural areas by a buffer.

(3) → PERMITTED AND DISCRETIONARY USES

	PERMITTED USES	DISCRETIONARY USES
(i)	(a) Automotive (service)	(b) Agriculture accessory building
(ii)	(a) Automotive (specialty)	(b) Agriculture (general) on a site greater than 8.00 ha
(iii)	(a) Bulk fuel sales depot	(b) Animal service
(iv)	(a) Bulk oil and chemical storage	(b) Auction (general)
(v)	(a) Construction service	(b) Broadcasting studio
(vi)	(a) Crematorium	(b) Chemical processing
(vii)	(a) Equipment rental	(b) Establishment (adult)
(viii)	(a) Government service	(b) Fleet service
(ix)	(a) Heavy vehicle and equipment (sales and service)	(b) Industrial (level three)
(x)	(a) Industrial (level one)	(b) Recreation (indoor)
(xi)	(a) Industrial (level two)	(b) Storage facility (indoor), if greater than one storey
(xii)	(a) Professional office	(b) Surveillance suite
(xiii)	(a) Public utility building	(b) Warehouse store (industrial)
(xiv)	(a) Recycling depot	(b) Accessory Development to a Permitted Use or Discretionary Use
(xv)	(a) School (commercial)	
(xvi)	(a) School (post-secondary)	
(xvii)	(a) Transmitting station	
(xviii)	(a) Warehouse	

(4) → DISTRICT PLACEMENT

(a) → The IND District shall not be applied to a lot, that is within 150.00 m of a lot with a residential district, or the CON, PRK, or PSIPPI District applied.

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Mixed-Use Districts

5.15 → MU1 -- MIXED-USE LEVEL 1 DISTRICT

(1) → APPLICATION

This section applies to the areas designated as Mixed-Use Level 1 (MU1) District on the Land Use District Map, [Schedule A](#) of this Bylaw.

(2) → PURPOSE

The purpose of the MU1 District is to allow suburban mixed-use development that provides access to compact, pedestrian-friendly sites, and a variety of commercial, institutional, and residential uses. This District allows medium-density built forms where multiple-unit dwellings can be arranged side-by-side or stacked, while permitting lower-storey non-residential uses. This District promotes a range of small-scale commercial uses that support the day-to-day needs of residents and the surrounding area.

(3) → PERMITTED AND DISCRETIONARY USES

	PERMITTED USES	DISCRETIONARY USES
(i) →	(a) Animal grooming	(b) Animal health without outdoor kennels, pens, runs, or other similar enclosures
(i) (ii) →	(a) Art gallery/studio	(b) Broadcasting studio
(ii) (iii)	(a) Catering service which uses up to three vehicles	(b) Conference and banquet facility
(iii) (iv)	(a) Community garden	(b) Daycare facility
(iv) (v)	(a) Dwelling (apartment)	(b) Equipment service
(v) (vi)	(a) Dwelling (townhouse -- complex)	(b) Establishment (brew/pub)
(vi) (vii)	(a) Dwelling unit above a non-residential use	(b) Establishment (drinking)
(vii) (viii)	(a) Establishment (restaurant)	(b) Establishment (entertainment)
(viii) (ix)	(a) Government service	(b) Home-based business (level two)
(ix) (x)	(a) Group home	(b) Hotel
(x) (xi)	(a) Health service	(b) Parking structure
(xi) (xii)	(a) Live/work unit	(b) Public utility building
(xii) (xiii)	(a) Personal service	(b) Recreation (indoor)
(xiii) (xiv)	(a) Professional office	(b) Recreation (outdoor)
(xiv) (xv)	(a) Residential sales centre	(b) Religious assembly
(xv) (xvi)	(a) Retail (general)	(b) Retail (cannabis)
(xvi) (xvii)	(a) School (commercial)	(b) Accessory Development to a Permitted Use or Discretionary Use
(xvii) (xviii)	(a) School (post-secondary)	
(xviii) (xix)	(a) Shopping centre	
(xix) (xx)	(a) Supportive living accommodation	

¶
¶

5.16 → MU2--MIXED-USE-LEVEL-2-DISTRICT

(1) → APPLICATION

This section applies to the areas designated as Mixed-Use Level 2 (MU2) District on the Land-Use District Map, [Schedule A](#) of this Bylaw.

(2) → PURPOSE

The purpose of the MU2 District is to provide for a mixture of commercial, institutional, and medium- to high-density residential land uses. Such areas should be compact, attractive, pedestrian-friendly, and reasonably compatible with surrounding developments. Development within this District should provide a variety of housing options, the provision of commercial and residential uses within the same building, and an appropriate ratio of non-residential uses to create a community where residents can live and work.

(3) → PERMITTED AND DISCRETIONARY USES

	PERMITTED USES	DISCRETIONARY USES
(i) →	(a) Animal grooming	(b) Animal health without outdoor kennels, pens, runs, or other similar enclosures
(i)(ii) →	(a) Art gallery/studio	(b) Broadcasting studio
(ii)(iii) →	(a) Catering service which uses up to three vehicles	(b) Community garden
(iii)(iv) →	(a) Dwelling (apartment)	(b) Conference and banquet facility
(iv)(v) →	(a) Dwelling (townhouse - complex)	(b) Daycare facility
(v)(vi) →	(a) Dwelling unit above a non-residential use	(b) Equipment service
(vi)(vii) →	(a) Establishment (restaurant)	(b) Establishment (brew/pub)
(vii)(viii) →	(a) Government service	(b) Establishment (drinking)
(viii)(ix) →	(a) Group home	(b) Establishment (entertainment)
(ix)(x) →	(a) Health service	(b) Home-based business (level two)
(x)(xi) →	(a) Live/work unit	(b) Hotel
(xi)(xii) →	(a) Personal service	(b) Parking structure
(xii)(xiii) →	(a) Professional office	(b) Religious assembly
(xiii)(xiv) →	(a) Recreation (indoor)	(b) Retail (cannabis)
(xiv)(xv) →	(a) Residential sales centre	(b) School (commercial)
(xv)(xvi) →	(a) Retail (general)	(b) Accessory Development to a Permitted Use or Discretionary Use
(xvi)(xvii) →	(a) School (post-secondary)	
(xvii)(xviii) →	(a) Shopping centre	
(xviii)(xix) →	(a) Supportive living accommodation	

¶

¶

(4) → APPLICATION REQUIREMENTS

- (a) → In addition to the plans and information required under section 2.4, an Applicant for a Development Permit within a MU2 District must submit, to the satisfaction of the Development Authority:

- (iv) → Pedestrian orientation; and¶
- (v) → Well-designed amenity areas.¶

(7) → FLOOR AREA¶

(a) → The maximum gross floor area for any building is 3.21 times the site area. In determining this calculation, the Development Authority may consider the total site area for multiple sites that comprise an integrated, mixed-use development inclusive of public roadways conveyed to the City.¶

(i) → Notwithstanding section (a), the maximum gross floor area for any building is 1.90 times the site area for the following properties:¶

(A) → Lot 9, Block 1, Plan^o232°0303 (230°Bellerose Drive)¶

Including any future revisions to this legal description based on a subdivision or condominium plan.¶

(b) → A minimum of ~~25~~15% of the total gross floor area shall be used for commercial (non-residential) purposes. In determining this calculation, the Development Authority may consider the total commercial gross floor area for all buildings on multiple sites that comprise an integrated, mixed-use development.¶

(i) → Notwithstanding section (b), a minimum of 11.60% of the total gross floor area shall be used for commercial (non-residential) purposes for the following properties:¶

(A) → Units 1-321, Plan 162-4279 (5 St. Louis Street)¶

(B) → Units 1-172, Plan 162-4296 (1 Goodman Drive); and¶

(C) → Lot 69, Block 1, Plan 152-4029 (22 Sir Winston Churchill Avenue)¶

Including any future revisions to these legal descriptions based on a subdivision or condominium plan.¶

(ii) → Notwithstanding sections (b) and (i), a minimum of 5% of the total gross floor area shall be used for commercial (non-residential) purposes for the following properties:¶

(A) → Lot 9, Block 1, Plan^o232°0303 (230°Bellerose Drive)¶

Including any future revisions to this legal description based on a subdivision or condominium plan.¶

¶

(8) → BUILDING HEIGHT¶

(a) → The maximum building height is 25.00 m.¶

- (iii) → *Building exteriors shall be stamped concrete, cementitious boards or panels, exposed aggregate, stucco, vinyl siding, fiber cement siding, wood siding, glass, brick, brick veneer, natural stone, wood timber, or metal accents.*
- (A) → *Notwithstanding section (iii) alternative building materials may be considered if, in the opinion of the Development Authority, the proposed materials meet the overall character of the District.*
- (iv) → *Use of a step-back 7.50 m or greater in height along a façade facing a public roadway; and*
- (v) → *Use of clear glazing on the ground floor to facilitate pedestrian interaction and safety.*

(11) → RESIDENTIAL DEVELOPMENT

(a) → Residential development must:

- (i) → *Provide an amenity area (private) as required in section 3.47 'Amenity Area (Private)';*
- (ii) → *Not be located below any storey used for commercial purposes within a mixed-use building;*
- (iii) → *Have an entrance separate from the entrance to any commercial component of the building within a mixed-use building; and*
- (iv) → *All dwelling (townhouse complex) developments in a MU2 District must comply with the following requirements for development in section 3.56 'Dwelling (Townhouse)':*
 - (A) → *Building separation distance;*
 - (B) → *Amenity area (private);*
 - (C) → *Amenity area (common);*
 - (D) → *Vehicular access;*
 - (E) → *Setbacks;*
 - (F) → *Lot area; and*
 - (G) → *Lot frontage; and*
 - (H) → *Density.*

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	PERMITTED USES	DISCRETIONARY USES
(v) →	(a) Dwelling unit above a non-residential use	(b) Daycare facility
(vi) →	(a) Establishment (brew/pub)	(b) Dwelling (townhouse – complex)
(vii) →	(a) Establishment (restaurant)	(b) Equipment service
(viii) →	(a) Government service	(b) Establishment (drinking)
(ix) →	(a) Group home	(b) Establishment (entertainment)
(ix)(x) →	(a) Health service	(b) Establishment (entertainment) (b) Home-based business (level two)
(x)(xi) →	(a) Live/work unit	(b) Home-based business (level two) (b) Hotel
(xi)(xii) →	(a) Parking lot at finished grade	(b) Hotel (b) Religious assembly
(xii)(x) →	(a) Parking structure	(b) Religious assembly (b) Residential sales centre
(xiii)(x) →	(a) Personal service	(b) Residential sales centre (b) Retail (cannabis)
(xiv)(x) →	(a) Professional office	(b) Retail (cannabis) (b) School (commercial)
(xv)(x) →	(a) Public utility building	(b) School (commercial) (b) Accessory Development to a Permitted Use or Discretionary Use
(xvi)(x) →	(a) Recreation (indoor)	(b) Accessory Development to a Permitted Use or Discretionary Use
(xvii)(x) →	(a) Retail (general)	
(xviii)(x) →	(a) Shopping centre	
(xix)(x) →	(a) Supportive living accommodation	

(b) → No non-residential use is allowed above a residential use.

(5) → APPLICATION REQUIREMENTS

(a) → In addition to the plans and information required under section 2.4, an Applicant for a Development Permit must submit to the satisfaction of the Development Authority:

(i) → An overall conceptual site development plan for:

(A) → The area designated as MID-District; or

(B) → If the Applicant is only developing a portion of the area designated as MID-District, a site development plan showing the area to be developed and illustrating how the development will be integrated with the entire area designated as MID-District.

(ii) → The overall conceptual site development plan, considered to be non-binding, must identify the proposed building types and locations, development phasing, density calculations, vehicular and pedestrian routes, and amenity areas, in accordance with the purpose of this District.

RESIDENTIAL LAND-USE	MINIMUM PARKING REQUIREMENT
(b) → Dwelling (duplex) Dwelling (semi-detached)	(i) → Two stalls per dwelling unit, plus (ii) → One stall per seven dwelling units for visitor parking.
(c) → Dwelling (townhouse complex)	(i) → For a dwelling unit equal to or greater than 5.18 m in width, 1.5 stalls per dwelling unit. (ii) → For a dwelling unit less than 5.18 m in width, one stall per dwelling unit, plus (iii) → One stall per seven dwelling units for visitor parking.
(d) → Dwelling (apartment) Dwelling (loft unit) Dwelling (studio unit) Dwelling unit above a non-residential use	(i) → One 0.9 stalls per dwelling unit or dwelling (loft unit). (ii) → 0.00 stalls per dwelling (studio unit), for the first 10% of dwelling (studio units) within a building, and then 0.60 stalls per dwelling (studio unit) thereafter. (iii) → 0.60 stalls per affordable non-market housing dwelling unit, and (iv) → One stall per seven dwelling units for visitor parking, and (v) → One stall per ten dwelling units for visitor parking for affordable non-market housing dwelling units.
(e) → Group home	(i) → One stall per three sleeping units, plus (ii) → One stall per resident staff member.
(f) → Live/work unit	(i) → 1.50 stalls for the residential components; and (ii) → One stall per 45.00 m ² of gross floor area for the commercial component. (iii) → Notwithstanding sections (i) and (ii), a Development Authority may, at its discretion, vary the parking requirements based upon the number of bedrooms in the residential component, or the provision of adjacent parking on a public roadway or in a common parking area accessible to the public.

(4) → PERMITTED AND DISCRETIONARY USES – DOWNTOWN TRANSITION

	PERMITTED USES	DISCRETIONARY USES
(i) →	(a) Art gallery/studio	(b) Daycare facility
(ii) →	(a) Community garden	(b) Dwelling (apartment)
(iii) →	(a) Dwelling unit above a non-residential use	(b) Establishment (drinking) with up to 50 seats
(iv) →	(a) Establishment (restaurant) with equal to or less than 50 seats	(b) Establishment (restaurant) with greater than 50 seats
(v) →	(a) Government service	(b) Home-based business (level two)
(vi) →	(a) Group home	(b) Hotel
(vii) →	(a) Health service	(b) Live/work unit
(viii) →	(a) Personal service with a gross floor area equal to or less than 120.00 m ²	(b) Public utility building
(ix) →	(a) Professional office	(b) Retail (cannabis) with a gross floor area of equal to or less than 120.00 m ²
(x) →	(a) Residential sales centre	(b) Retail (general) with a gross floor area greater than 120.00 m ²
(xi) →	(a) Retail (general) with a gross floor area equal to or less than 120.00 m ²	(b) School (commercial)
(xii) →	(a) Supportive living accommodation	(b) School (post-secondary)
(xiii) →		(b) Accessory Development to a Permitted Use or Discretionary Use

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(5) → APPLICATION REQUIREMENTS

- (a) → In addition to the plans and information required under section 2.4, an Applicant for a multiple site or a multiple building development must submit, to the satisfaction of the Development Authority:
- (i) → An overall conceptual site development plan for:
- (A) → The entire proposed development area; or
- (B) → If the Applicant is only developing a portion of the proposed development area, a site development plan showing the area to be developed, illustrating how the development will be integrated with the adjacent area.
- (b) → The overall conceptual site development plan, considered to be non-binding, must identify the proposed building types and locations, development phasing, density calculations, vehicular and pedestrian routes, and amenity areas in accordance with the purpose of this District.

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(I) → The minimum side yard building setback is 1.80 m; and

(C) → Rear yard setback

(I) → The minimum rear yard building setback is 0.00 m.

(13) → DESIGN, CHARACTER, AND APPEARANCE

(a) → In addition to the requirements of in sections 3.12 'Design, Character, And Appearance Of A Building,' 3.52 'Design, Character, And Appearance Of Residential Buildings,' and 3.80 'Design, Character, And Appearance Of Non-Residential Buildings,' all buildings in this district must be finished as follows, to the satisfaction of the Development Authority:

(i) → Windows

(A) → The fenestration area for a non-residential use, on a ground-storey building frontage facing a public roadway, shall provide transparent glazing for a minimum of 50% to a maximum of 70% of the fenestration area.

(B) → Notwithstanding section (A), the Development Authority may permit a lesser amount of transparent glazing on the side or rear of a building, for the following properties:

(I) → Plan 212-1125, Block 3, Lot 58 (22 St. Thomas Street)

Including any future revisions to this legal description based on a subdivision or condominium plan.

(C) → The fenestration area shall be transparent glazing that allows interior activity to be seen from the street.

(D) → Windows shall have window frame members of substantial depth, and recessed from the building frontage to provide architectural interest in the streetscape.

(E) → A building must provide windows on each floor of a façade which faces a public roadway, park, natural area, or PSIPPI District; and

(F) → A ground-storey façade of a building that faces a surface parking lot, lane, or pedestrian walkway must provide a transparent window that provides full viewing of the area.

(ii) → Doors and entries

(A) → All non-residential ground-storey units facing a public roadway shall have, at minimum, one direct functioning public entrance from that public roadway.

(6) → APPLICATION REQUIREMENTS

- (a) → In addition to the plans and information required under section 2.4, an Applicant for a *Development Permit* must submit to the satisfaction of the *Development Authority*:
 - (i) → An overall *conceptual site development plan* for the area designated as ICC-District:
 - (A) → Notwithstanding section (i), if the Applicant is only developing a portion of the area designated as ICC-District, a *site development plan*, which illustrates how the *development* will be integrated into the remainder of the area.
 - (ii) → The overall *conceptual site development plan*, considered to be non-binding, must identify the proposed building types and locations, *development phasing*, vehicular and pedestrian routes, and *amenity areas*, in accordance with the purpose of this District.
 - (iii) → A traffic impact assessment that demonstrates that traffic impacts are compatible with the purpose of the ICC-District, and do not prejudice safety and traffic movements within the ICC-District or on adjacent *public roadways*; and
 - (iv) → Design drawings illustrating the colour scheme and building materials in accordance with section (11).

(7) → SITE DENSITY

- (a) → Regulations applicable to areas A and B:
 - (i) → The maximum *site density* is 115 sleeping or *dwelling units* per hectare for *supportive living accommodation*, dwelling (apartment), or a dwelling unit above a non-residential use; and
 - (ii) → For the purpose of calculating the maximum *site density*, 27.50 m² may be added to the *lot area* for every *parking stall* which is constructed underground, if the *Development Authority* considers this to be appropriate given *site constraints*.

(8) → BUILDING HEIGHT

- (a) → The maximum building height is 15.00 m.
- (b) → Notwithstanding section (a), the building height shall not exceed 10.50 m for any portion of the *building* located within 10.00 m of a *property line* adjacent to Erin Ridge Road or Erin Ridge Drive (*Figure 5-12*).

5.22 → **PSIPPI -- PUBLIC, PRIVATE, AND INSTITUTIONAL SERVICE DISTRICT**

(1) → APPLICATION

This section applies to the areas designated as Public, Private, and Institutional Service (PSIPPI) District on the Land-Use District Map, [Schedule A](#) of this Bylaw.

(2) → PURPOSE

The purpose of the PSIPPI District is to provide areas for the location and establishment of facilities which, under public franchise, ownership, or private enterprises — operating for the public convenience and necessity — provide public services such as education, community services, health care, recreation, and utilities.

(3) → PERMITTED AND DISCRETIONARY USES

	PERMITTED USES	DISCRETIONARY USES
(i) →	(a) Community garden	(b) Cemetery
(ii) →	(a) Government service	(b) Conference and banquet facility
(iii) →	(a) Park	(b) Daycare facility
(iv) →	(a) Public market	(b) Dwelling (dormitory)
(v) →	(a) School (elementary or secondary)	(b) Health service
(vi) →	(a) School (post-secondary)	(b) Hospital
(vii) →	(a) Supportive living accommodation	(b) Parking lot, for off-site parking only
(viii) →	(a) Transitional accommodation	(b) Parking structure
(ix) →		(b) Public utility building
(x) →		(b) Recreation (indoor)
(xi) →		(b) Recreation (outdoor)
(xii) →		(b) Religious assembly
(xiii) →		(b) Accessory Development to any Permitted Use or Discretionary Use

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(4) → BUILDING HEIGHT

- (a) → The maximum building height is 15.00 m.
- (b) → For an accessory building, the minimum building height shall be determined by the Development Authority.

(5) → BUILDING SETBACKS

- (a) → The minimum principal building setback is 6.00 m from any property line.
- (i) → Notwithstanding section (a), all developments must provide a minimum building setback of 10.00 m from any property line which adjoins a residential use or Residential District.

- (b) → For an accessory building, the minimum setback shall be determined by the Development Authority.

(6) → DESIGN, CHARACTER, AND APPEARANCE

- (a) → In addition to the requirements in sections 3.12 'Design, Character, And Appearance Of A Building' and 3.80 'Design, Character, And Appearance Of Non-Residential Buildings,' all buildings in this district must be finished as follows to the satisfaction of the Development Authority.
- (i) → Building exteriors shall be concrete, cementitious boards or panels, exposed aggregate, stucco, glass, brick, brick veneer, natural stone, wood, or metal accents.
- (A) → Notwithstanding section (i) alternative building materials may be considered if, in the opinion of the Development Authority, the proposed materials meet the overall character of the District.

Section Break (Next Page)

5.23 → ALT--ALTERNATE JURISDICTION DISTRICT¶

(1) → APPLICATION¶

This section applies to the areas designated as Alternate Jurisdiction (ALT) District on the Land-Use District Map, [Schedule A](#) of this Bylaw.¶

(2) → PURPOSE¶

The purpose of the ALT District is to provide for lands that do not require a *Development Permit* when falling under the jurisdiction of federal or provincial legislation.¶

(3) → ~~PERMITTED AND~~ DISCRETIONARY USES¶

Any use ~~that is~~ shall be consistent with those uses, activities, and operations prescribed in the appropriate superior legislation. ~~When a Development Permit is determined to be required, any use shall be considered a discretionary use.~~¶

(4) → DEVELOPMENT REGULATIONS¶

- (a) → A *Development Permit* is not required under the ALT District if the development is exempted from this Bylaw by reason of provisions in federal or provincial legislation, or the developer being the crown, a crown agency, or a federal industry.¶
- (b) → If development of the lands within the ALT District no longer satisfies the requirement of section (a), a *Development Permit* is required.¶
- (c) → If for any reason, including a change in ownership or legislation, the lands to which this District originally applies, but subsequently become subject to the City's jurisdiction, the lands shall be redistricted to an appropriate District.¶

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5.24 → **FUD--FUTURE-URBAN-DEVELOPMENT-DISTRICT**

(1) → **APPLICATION**

This section applies to the areas designated as Future Urban Development (FUD) District on the Land-Use District Map, [Schedule A](#) of this Bylaw.

(2) → **PURPOSE**

The purpose of the FUD District is to control land areas which are undeveloped or developed to low intensity, which may include agricultural and rural land-use activities of a limited nature, and to ensure their orderly transformation to future urban expansion or intensification of development.

(3) → **DISCRETIONARY USES**

	DISCRETIONARY USES	
(i) →	(a) Agriculture (general)	
(ii) →	(a) Agriculture accessory building	
(iii) →	(a) Animal grooming	
(iv) →	(a) Animal service	
(v) →	(a) Community garden	
(vi) →	(a) Congregate housing (level two)	
(vii) →	(a) Construction service	
(viii) →	(a) Dugout	
(ix) →	(a) Dwelling (single detached)	
(x) →	(a) Greenhouse and plant nursery	
(xi) →	(a) Group home	
(xii) →	(a) Home-based business (level two)	
(xiii) →	(a) Home-based business (level three)	
(xiv) →	(a) Public utility building	
(xv) →	(a) Recreation (outdoor)	
(xvi) →	(a) Religious assembly	
(xvii) →	(a) Secondary suite (garage)	
(xviii) →	(a) Secondary suite (garden)	
(xvii)(x)	(a) Secondary suite (internal)	
(xviii)(x)	(a) Sod farm	
(xix)(x)	(a) Topsoil processing and sales	
(xx)(xx)	(a) Accessory Development to any Discretionary Use	

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(4) → USE REGULATIONS

- (a) → Each of the land uses listed in the following table shall comply with the regulations set out for that use in the applicable District as follows:

Land Use	Applicable District
(i) → Animal service	ICS
(ii) → Construction service	ICS
(iii) → Dwelling (single detached)	LDR
(iv) → Public utility building	PSIPPI
(v) → Religious assembly	PSIPPI
(vi) Regulations for all other uses not listed in section (a), but listed in section (3), will be at the discretion of the Development Authority.	

¶

- (b) → Notwithstanding section (a), the Development Authority may refer to a corresponding conventional District or any part of the Land Use Bylaw to determine land use regulations that may be applied to a prospective Development Permit.
- (c) → The Development Authority may refer to a corresponding conventional Land Use District, or any part of the Land Use Bylaw, to determine development regulations that may be applied to a Development Permit referenced in section (vi).

(5) → SUBDIVISION REGULATIONS

- (a) → Multi-lot residential subdivision (greater than one additional lot per quarter section) shall be prohibited.
- (i) → Notwithstanding section (a), multi-lot residential subdivisions (greater than one additional lot per quarter section) are permitted in accordance with the applicable ASP, ARP, or Neighbourhood Plan.

(6) → DEVELOPMENT REGULATIONS

- (a) → The Development Authority shall not approve a Discretionary Use that would prejudice the future subdivision, servicing, or development of the subject lands for future urban expansion or intensification development.
- (b) → The Development Authority may specify the length of time a use is permitted in the FUD District having regard for the subdivision, staging, and development of the subject lands for urban expansion or intensification.

(7) → DWELLINGS AND DRIVEWAYS

- (a) → The size of a site for a dwelling (single detached) shall be between 0.40 ha and 1.00 ha.
- (b) → No driveway shall be located closer than 100.00 m from the intersection of two municipal roadways, or as otherwise determined by the Development Authority in consultation with the City Engineer.

5.25 → **TRN -- TRANSITIONAL DISTRICT**

(1) → **APPLICATION**

This section applies to the areas designated as Transitional (TRN) on the Land-Use District Map, [Schedule A](#) of this Bylaw.

(2) → **PURPOSE**

The purpose of the TRN District is to regulate land areas which are undeveloped or developed to low intensity, and to accommodate traditional agricultural operations and the supportive services they use, which do not compromise the ability for future urban intensity development to occur in an orderly and efficient manner.

(3) → **PERMITTED USES**

#	PERMITTED USES	
(i) →	(a) Agriculture (general)	
(ii) →	(a) Agriculture accessory building	
(iii) →	(a) Animal health (rural)	
(iv) →	(a) Dugout	
(v) →	(a) Dwelling (manufactured home)	
(vi) →	(a) Dwelling (single detached)	
(vii) →	(a) Farm help accommodation (for lots with an area over 4.00 ha)	
(viii) →	(a) Group home	
(ix) →	(a) Home-based business (level two)	
(x) →	(a) Secondary suite (garage)	
(xi) →	(a) Secondary suite (garden)	
(xii) →	(a) Secondary suite (internal)	
(xiii) →	(a) Supportive living accommodation	
(xiv) →	(a) Accessory Development to any Permitted Use	

(4) → **DISCRETIONARY USES**

#	Discretionary uses for lots with an area of 16.00 ha and greater	Discretionary uses for lots with an area of 4.00 ha to 15.99 ha	Discretionary uses for lots with an area less than 4.00 ha	
(i) →	(a) Agricultural support service	(b) Agricultural support service	(c) Agricultural support service	
(ii) →	(a) Agriculture (intensive)	(b) Agriculture (intensive)	(c) Animal grooming	
(iii) →	(a) Animal grooming	(b) Animal grooming	(c) Animal health	
(iv) →	(a) Animal health	(b) Animal health	(c) Animal service	
(v) →	(a) Animal service	(b) Animal service	(c) Cannabis production and distribution (micro)	
(vi) →	(a) Auction (agriculture)	(b) Cannabis production and distribution (micro)	(c) Community garden	
(vii) →	(a) Auction (general)	(b) Community garden	(c) Construction service	
(viii) →	(a) Cannabis production and distribution (micro)	(b) Construction service Congregate housing (level two)	(c) Event venue (rural)	

□	Discretionary uses for lots with an area of 16.00 ^{ha} and greater [□]	Discretionary uses for lots with an area of 4.00 ^{ha} to 15.99 ^{ha} [□]	Discretionary uses for lots with an area less than 4.00 ^{ha} [□]
(ix) [□]	(a) Community garden [□]	(b) Equestrian facility Construction service [□]	(c) Farm help accommodation [□]
(x) [□]	(a) Congregate housing (level two) [□]	(b) Congregate housing (level two) Equestrian facility [□]	(c) Congregate housing (level two) [□]
(xi) [□]	(a) Construction service [□]	(b) Event venue (rural) [□]	(c) Home-based business (level three) [□]
(xii) [□]	(a) Dwelling (secondary) on a lot 32.40 ^{ha} and greater [□]	(b) Home-based business (level three) [□]	(c) Religious assembly Public utility building [□]
(xiii) [□]	(a) Equestrian facility [□]	(b) Public utility building [□]	(c) Sod farm Religious assembly [□]
(xiv) [□]	(a) Event venue (rural) [□]	(b) Religious assembly [□]	(c) Accessory Development to a Discretionary Use Sod farm [□]
(xv) [□]	(a) Home-based business (level three) [□]	(b) Sod farm [□]	(c) Accessory Development to a Discretionary Use [□]
(xvi) [□]	(a) Public utility building [□]	(b) Storage facility (recreation vehicle and equipment) [□]	□
(xvii) [□]	(a) Sod farm [□]	(b) Topsoil processing and sales [□]	□
(xviii) [□]	(a) Storage facility (recreation vehicle and equipment) [□]	(b) Accessory Development to a Discretionary Use [□]	□
(xix) [□]	(a) Topsoil processing and sales [□]	□	□
(xx) [□]	(a) Accessory Development to a Discretionary Use [□]	□	□

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(5) → LOT COVERAGE ¶

- (a) → The maximum lot coverage is 15% for lots equal to or less than 15.99^{ha}. ¶
- (b) → The maximum lot coverage for lots 16.00^{ha} or greater is at the discretion of the Development Authority. ¶

(6) → SITE DENSITY ¶

- (a) → The maximum dwelling unit density shall be as follows: ¶
 - (i) → Two principal dwelling units on a lot 32.40^{ha} and greater; and ¶
 - (ii) → One dwelling unit on all other lots. ¶

(7) → SUBDIVISION REGULATIONS ¶

- (a) → Single lot subdivision: ¶
 - (i) → Single lot subdivision may be allowed when subdivided from a parent lot with an area: ¶

6.5 → THIRD-PARTY ADVERTISING

- (1) → *Third-party advertising is not permitted.*
- (a) → *Notwithstanding section (1), third-party advertising is allowed to be displayed on billboards or freestanding signs with a digital display.*
- (i) → *Notwithstanding section (1)(a), in a **PS|PPI** District, a freestanding sign with digital display shall not display third-party advertising.*
- (2) → *At the determination of the Development Authority, in a Commercial or Industrial District where abutting lots have the appearance and function of a single site by virtue of having mutual access agreements, shared parking, private roadway, or access points, a sign that relates to a use on any of the associated lots may not be considered third-party advertising when placed on another lot, but excludes a billboard.*

6.6 → SIGNS WITH A DIGITAL DISPLAY

- (1) → *Signs containing a digital display shall meet the following requirements:*
- (a) → *Unless otherwise stated in Part 6, a digital display may only be approved in the TCC, ICS, IND, or **PS|PPI** Districts; digital displays are prohibited in all other Districts.*
- (b) → *Subject to approval, a digital display is only permitted on a billboard, fascia sign, or freestanding sign. A digital display is not permitted on any other sign type.*
- (c) → *A sign with a digital display located on or attached to the roof of a building is prohibited.*
- (d) → *Unless otherwise stated in Part 6, a digital display must be located a minimum of 30.50 m from a roadway intersection.*
- (e) → *Landscaping required under an approved Development Permit may be removed or altered to accommodate the placement or visibility of a sign with a digital display, subject to the approval of an updated landscaping plan.*
- (f) → *A digital display sign face may be mounted on one or two sides of a sign only. If a digital display is two-sided, each side must be parallel with the other. Triple-sided, multi-sided, V-shaped, curved digital displays, or any other configurations are not permitted.*
- (g) → *All digital displays must be enclosed to the satisfaction of the Development Authority.*
- (h) → *A sign with a digital display shall not face a Residential, PRK or CON District.*
- (i) → *The Development Authority shall be satisfied that the sign:*
 - (i) → *Does not physically obstruct the sightlines or view of a traffic control device or traffic control signal for oncoming vehicular traffic.*

- (ii) → Is not located in the field-of-view near or past a *traffic control device* or traffic control signal in the sightlines of oncoming vehicular traffic; and
- (iii) → Is not located in the field-of-view near or past other traffic conflict points such as intersections, merge points, exit ramps, or curved roadways.
- (j) → All signs containing a *digital display* must be equipped with an ambient light sensor, in accordance with the following:
 - (i) → The ambient light sensor shall automatically adjust the brightness level of the *copy* area based on ambient light conditions; and
 - (ii) → Brightness levels of the *digital display* shall not exceed 0.3 foot-candles above ambient light conditions when measured from the *digital display* face at its maximum brightness.
- (k) → In the ~~PSIPPI~~ District, a sign with *digital display* shall only be illuminated and operational between the hours of 7 a.m. and 10 p.m.
- (l) → *Copy* shall be static and remain in place for a minimum of six seconds before switching to the next copy.
- (m) → The transition time between each *digital display copy* shall be instantaneous and without any digital effects, including action, motion, fading in or out, dissolving, blinking, intermittent or flashing light, or the illusion of such effects.
- (n) → *Copy* shown in a manner requiring the intended message to be viewed over multiple *copy* transitions is not permitted.
- (o) → If an electrical power supply is provided to a *digital display*, it shall be provided underground unless otherwise allowed by the *Development Authority*.
- (p) → Existing *digital displays* (previously known as *electronic message signs*) approved prior to the effective date of this Bylaw amendment shall be bound by their original *Development Permit approval*.
- (q) → An Applicant with a valid existing *Development Permit approval* for a *digital display* which permits static text only *copy* may apply for a new *Development Permit* to allow the addition of static images to the display. All regulations for *digital displays*, including the design guidelines, must be achieved.
- (r) → At any time, if the *Development Authority* determines that the brightness or light level of a *digital display* exceeds the limits set out in section (j)(ii), the *Development Authority* may direct the *Development Permit* holder to change the settings in order to bring the *digital display* into compliance with this Bylaw, and, if that direction is not complied with, the *Development Authority* may undertake enforcement in accordance with Part 1 of this Bylaw.
- (s) → If any component of the *sign* fails or malfunctions in any way, and fails to operate as indicated on the approved *Development Permit* plans, the *sign* owner shall

- (g) → *Development directional sign*;
- (h) → ~~*Election sign*~~ *Intentionally deleted*;
- (i) → *Lawn sign*;
- (j) → *Portable sign*;
- (k) → *Promotional advertising sign*; and
- (l) → *Real estate sign*.

¶

6.9 → A-BOARD SIGN

(1) → District ^α	(a) → Commercial (NHC, CTC ICC, RCC, ICC-Area B) (b) → Industrial (BP1, BP2, ICS, IND) (c) → Mixed-Use (DTN, MID-Area C)	Permitted ^α	α
(2) → <i>Development Permit requirement</i> ^α	(a) → <i>No Development Permit required</i> ^α	α	α
(3) → <i>Sign dimensions</i> ^α	(a) → Maximum area is 0.80-m ² (b) → Maximum height is 1.00-m ^α	α	α

¶

- (4) → Maximum number of A-board signs per site is one per business, per site frontage.
- (5) → An A-board sign must maintain a minimum separation distance of 3.00-m from another A-board sign.
- (6) → An A-board sign must:

- (a) → Not be located on a *public utility lot*;
- (b) → Be displayed during business hours of operation; and
- (c) → When located in the DTN District, be placed in line with the public street furniture.

¶

Figure 6-1: A-Board Sign



6.10 → AWNING AND CANOPY SIGN

(1) → District	(a) → Residential (MDR, HDR) for on-site name and address only (b) → Commercial (NHC, TCC, RCC, ICC Area B) (c) → Industrial (BP1, BP2, ICS, IND) (d) → Mixed-Use (DTN, MU1, MU2, and MID Area C) (e) → Special (PSIPPI)	Permitted	
(2) → Development Permit requirement	(a) → Development Permit required		
(3) → Sign dimensions	(a) → Maximum vertical dimension is 1.50 m		

¶ (4) → An awning or canopy sign must:

- (a) → On a one-storey building, not extend more than 0.30 m above the roof or parapet.
- (b) → On a building with more than one storey, not extend more than 0.75 m above the floor of the second storey.
- (c) → Not extend over the bottom of any second-storey window sill.
- (d) → Provide a minimum vertical clearance of 2.50 m from *finished grade* to the bottom of the sign; and
- (e) → Not extend beyond the width of the building *frontage*, except where the sign is wrapped around a corner, in which case it must extend for a distance that is equal to the outward projection of the sign.

Figure 6-2: Awning and Canopy Sign



¶

6.11 → BALLOON SIGN

(1) → District	(a) → Commercial (TCC, NHC, RCC) (b) → Industrial (ICS, IND)	Discretionary	
----------------	---	---------------	--

(2) → Development Permit requirement	(a) → Development Permit required		
(3) → Sign dimensions	(a) → Mounted on the ground, the maximum height is 8.00 m (b) → Mounted on a building, the maximum height is the combined total height of the building and the sign, which shall not exceed the maximum building height allowance in the district		
(4) → Setbacks	(a) → Minimum setbacks are: (i) → 30.00 m from a Residential District (ii) → 1.50 m from all property lines when located on the ground (iii) → 6.00 m on a corner lot		

¶

(5) → Maximum number of signs per site is one.¶

(6) → A balloon sign must maintain a minimum separation distance of 150.00 m from another balloon sign.¶

(7) → A balloon sign must not interfere with the access to or from a site.¶

(8) → A Development Permit for a balloon sign is valid for a maximum of 60 consecutive days. Following the expiration of the Development Permit, the site shall remain free of balloon signs for a minimum of 30 consecutive days. Balloon signs may be displayed on a site for a maximum of 180 days in a calendar year.¶

¶

6.12 → BANNER SIGN

(1) → District	(a) → Commercial (NHC, TCC, RCC, ICC Area B) (b) → Industrial (ICS, IND) (c) → Special (PRK, PSIPPI) (d) → Mixed-Use (MU1, MU2)	Permitted	
(2) → Development Permit requirement	(a) → Sign for non-profit or charity event ≤ 72 hours per month	No Development Permit required	
	(b) → Sign for non-profit or charity event > 72 hours per month	Development Permit required	

	(c) → Sign for commercial or industrial uses	
(3) → Sign dimensions	(a) → Maximum area is 50.00 m ² or 20% of a building or unit face, whichever is less, when attached to a building	

¶

- (4) → Unless otherwise noted in section (2), a Development Permit for a banner sign is valid for a maximum of 60 consecutive days. Following the expiration of the Development Permit, the site shall remain free of banner signs for a minimum of 30 consecutive days. Banner signs can be displayed on a site for a maximum of 180 days in a calendar year.

6.13 → BILLBOARD (WITHOUT A DIGITAL DISPLAY)

(1) → District	(a) → When located adjacent to but not on the roadways that are shown on the Billboard Sign Locations Map in Figure 6-4: (i) → Commercial (TCC) (ii) → Industrial (BP1, BP2, ICS, IND) (iii) → Special (TRN)	Discretionary
(2) → Development Permit requirement	(a) → Development Permit required	
(3) → Sign dimensions	(a) → Maximum area is 30.00 m ² (b) → Maximum height is 8.00 m	
(4) → Setbacks	(a) → Minimum setbacks are: (i) → 30.50 m from a roadway intersection (ii) → 3.00 m from a property line (iii) → 100.00 m from a Residential, Mixed-Use, PRK, CON or PSIPPI District	

¶

- (5) → A billboard must maintain a minimum separation distance of:

- (a) → 150.00 m from another billboard; and
- (b) → 25.00 m from a freestanding sign.

- (6) → A billboard must be self-supported.

- (7) → A billboard may not be combined with any other sign.

(3) → Sign dimensions	(a) → Maximum area is 1.50 m ²	α	α
	(b) → Maximum height is 3.00 m		
(4) → Setbacks	(a) → Minimum 30.50 m from a roadway/intersection	α	α

¶

(5) → Maximum number of signs per site is one.¶

(6) → A development directional sign must maintain a minimum separation distance of 150.00 m from another development directional sign.¶

(7) → A development directional sign must be a self-supported sign.¶

¶

6.17 → DEVELOPER MARKETING SIGN

(1) → District	(a) → Residential (LDR, MDR, HDR, ICC Area A, MID areas A and B)¶	Permitted	α
	(b) → Commercial (NHC, TCC, RCC, ICC Area ¶		
	(c) → Industrial (BP1, BP2, ICS, IND)¶		
	(d) → Mixed-Use (DTN, MU1, MU2, MID Area C)α		
	(e) → Special (PSIPPI)α	Discretionary	α
(2) → Development Permit requirements	(a) → For section (1)(a) through (1)(d)α	No Development Permit required	α
	(b) → For section (1)(e)α	Development Permit required	α
(3) → Sign dimensions	(a) → Maximum area is:¶	α	α
	(i) → 3.00 m ² for a frontage < 30.00 m¶		
	(ii) → 9.00 m ² for a frontage of 30.00 m to 100.00 m¶		
	(iii) → 18.00 m ² for a frontage > 100.00 m and minimum site area of 1.00 ha¶		
	(b) → Maximum height is:¶		
	(i) → 3.00 m for a frontage < 30.00 m¶		
	(ii) → 3.70 m for a frontage of 30.00 m to 100.00 m¶		

	(iii) → 4.90 m for a <i>frontage</i> > 100.00 m and minimum <i>site area</i> of 1.00 ha ^α	α
--	--	---

- ¶
- (4) → Maximum number of *signs* per *site* is two. ¶
- (5) → The *frontage* along which a *sign* is located shall be deemed the applicable *frontage* length. Multiple *frontages* shall not be combined. ¶
- (6) → A *developer marketing sign* must: ¶
- (a) → Be a *self-supported sign*. ¶
 - (b) → Not be illuminated; and ¶
 - (c) → Be located upon the *site* that the *developer marketing sign* advertises. ¶
- (7) → In the case of a *developer marketing sign* in the **PSIPPI** District, the *Development Authority* may specify the period of time the *sign* is displayed. ¶

¶

6.18 → DEVELOPER-MARKETING-FENCE-SIGN ¶

(1) → District ^α	(a) → Residential (LDR, MDR, HDR, ICC Area A, MID areas A and B) ¶ (b) → Commercial (NHC, TCC, RCC, ICC Area B) ¶ (c) → Industrial (BP1, BP2, ICS, IND) ¶ (d) → Mixed-Use (DTN, MID Area C, MX) ¶ (e) → Special (PRK, PSIPPI , ICC Area C) ^α	Discretionary ¶ ¶ α	α
(2) → Development Permit requirements ^α	(a) → Development Permit required ^α	α	α
(3) → Sign dimensions ^α	(a) → Minimum length is 20.00 m ¶ (b) → Maximum length is at the discretion of the <i>Development Authority</i> ¶ (c) → Maximum height is 2.50 m ^α	α	α

- ¶
- (4) → A *developer marketing fence sign* must: ¶
- (a) → Be located on a *site* with more than 30.00 m of *frontage*; and ¶
 - (b) → Be located along the perimeter of the *site*. ¶

- (5) → A Development Permit for a developer marketing fence sign may be issued for a maximum initial period of two years. Upon application, the Development Authority may issue a subsequent Development Permit for a specified time period thereafter.

¶

6.19 → DIRECTIONAL SIGN

(1) → District	(a) → Residential (MID Area A, MID Area B, MDR, HDR) (b) → Commercial (NHC, TCC, RCC) (c) → Industrial (BP1, BP2, ICS, IND) (d) → Mixed-Use (DTN, MU1, MU2, MID Area C) (e) → Special (PRK, PSIPPI)	Permitted	
(2) → Development Permit requirement	(a) → Development Permit required		
(3) → Sign dimensions	(a) → Maximum area is 3.00 m ² (b) → Maximum height is 3.00 m		
(4) → Setbacks	(a) → Minimum 30.50 m from a roadway intersection		

¶

- (5) → A directional sign must be a self-supported or wall-mounted sign.
- (6) → In the MID (Area C), ICC, DTN, MU1, and MU2 Districts, pedestrian-oriented signage may be utilized to clearly delineate pedestrian walkways, to provide directions, or to provide control where vehicular and pedestrian conflicts are deemed likely to occur.

¶

6.20 → ELECTRONIC MESSAGE SIGN

(1) → District	(a) → Commercial (NHC, TCC, RCC)	Permitted	
	(b) → Industrial (ICS, IND)		
	(c) → Industrial (BP1, BP2)	Discretionary	
	(d) → Mixed-Use (DTN, MU1, MU2, MID Area C)		
	(e) → Special (PSIPPI)		

(2) → <i>Development Permit requirement</i>	(a) → For sections (1)(a) and (1)(b), no <i>Development Permit</i> required, provided the sign is located in a window (b) → For sections (1)(c) through (1)(e), a <i>Development Permit</i> is required, provided the sign is located in a window	α	α
---	--	---	---

¶

(3) → An electronic message sign area shall not exceed 0.50 m². ¶

¶

6.21 → ELECTION SIGN ¶

(1) → <i>District</i>	(a) → <i>All Districts</i>	<i>Permitted</i>	α
(2) → <i>Development Permit requirement</i>	(a) → <i>No Development Permit required</i>	α	α
(3) → <i>Sign dimensions</i>	(a) → <i>In a Residential District: ¶</i> (i) → <i>Maximum area is 3.00 m² ¶</i> (ii) → <i>Maximum height is 3.00 m ¶</i> (b) → <i>On any site adjacent to St. Albert Trail: ¶</i> (i) → <i>Minimum 1.22 m x 1.22 m</i>	α	α
(4) → <i>Setbacks</i>	(a) → <i>Minimum 30.50 m from a roadway intersection</i>	α	α

¶

(5) → An election sign shall be posted: ¶

(a) → With respect to municipal and school board elections, only between 12 p.m. on nomination day and 48 hours after the closing of polling stations; and ¶

(b) → With respect to provincial and federal elections, only between 12 p.m. on the day when an election writ is handed down and 48 hours after the closing of polling stations. ¶

(6) → In a Residential District, an election sign must be self-supported or wall-mounted. ¶

(7) → An election sign may not be posted on or within any City-owned or occupied facility, or on or within any site upon which a City-owned facility is situated. ¶

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6.226.21 → ENTRY FEATURE SIGN

(1) → District ^α	(a) → Residential (LDR, MDR, HDR, ICC Area A, MID areas A and B) [¶] (b) → Commercial (NHC, TCC, RCC, ICC Area B) [¶] (c) → Industrial (BP1, BP2, ICS, IND) [¶] (d) → Mixed-Use (DTN, MU1, MU2, MID Area C) [¶] (e) → Special (PRK, PSIPPI , ICC Area C) ^α	Permitted ^α	^α
(2) → Development Permit requirement ^α	(a) → Development Permit required ^α	^α	^α
(3) → Sign dimensions ^α	(a) → Maximum area is 2.50 m ² [¶] (b) → Maximum height is 2.00 m ^α	^α	^α
(4) → Setbacks ^α	(a) → Minimum setbacks are: [¶] (i) → 1.50 m from a property line [¶] (ii) → 30.50 m from a roadway intersection. ^α	^α	^α

¶

(5) → Maximum number of signs per vehicular access point is two.¶

(6) → An entry feature sign must be located at the vehicular access points to a site.¶

¶

6.236.22 → FASCIA SIGN (WITHOUT A DIGITAL DISPLAY)

(1) → District ^α	(a) → All Non-Residential Districts: [¶] (i) → Notwithstanding section (a), in the MDR and HDR Districts, for commercial uses only [¶] (ii) → Notwithstanding sections (a) and (i), in the MDR and HDR Districts, for residential uses -- on-site name and address only ^α	Permitted * [¶]	^α
(2) → Development Permit requirement ^α	(a) → ≤ 0.50 m ² ^α	No Development Permit required ^α	^α

	(b) → > 0.50 m ²	Development Permit required
(3) → Sign dimensions	(a) → Maximum 50.00 m ² or 20% of a building or unit face, whichever is less	

¶

(4) → A fascia sign without a digital display must:

- (a) → Be limited to individual letters or shapes when the fascia sign is greater than 25.00 m² in sign area.
- (b) → Not extend more than 0.30 m in height above a building or parapet.
- (c) → Not extend more than 0.40 m outward from the supporting building's frontage; and
- (d) → In the MID Area C, ICC, MU2, and DTN Districts must:
 - (i) → Not be above the roof line, except where the sign forms part of an architectural feature designed to the satisfaction of the Development Authority.
 - (ii) → Be similar in proportion, construction materials and placement to that of other fascia signs located on a building's façade; and
 - (iii) → Not obscure architectural elements of the building.

¶

6.246.23 → FASCIA SIGN (WITH A DIGITAL DISPLAY)

(1) → District	(a) → Commercial (TCC) (b) → Industrial (ICS, IND)	Discretionary
(2) → Development Permit requirement	(a) → Development Permit required	
(3) → Sign dimensions	(a) → Maximum 5.00 m ² or 20% of a building or unit face, whichever is less	

¶

(4) → A fascia sign with a digital display must:

- (a) → Have a minimum vertical clearance of 2.50 m from finished grade to the bottom of the sign.
- (b) → Not extend more than 0.30 m in height above a building or parapet; and

- (c) → Not extend more than 0.40 m outward from the supporting building's frontage.

¶

6.256.24 → FREESTANDING SIGN (WITHOUT A DIGITAL DISPLAY)

(1) → District	(a) → Commercial (NHC, TCC, RCC, ICC Area B) (b) → Industrial (BP1, BP2, ICS, IND) (c) → Mixed-Use (DTN, MU1, MU2, MID Area C) (d) → Special (PRK, PSIPPI , FUD, TRN)	Permitted	
(2) → Development Permit requirement	(a) → Development Permit required		
(3) → Sign dimensions	(a) → Maximum area is: (i) → 7.50 m ² for a frontage ≤ 30.00 m (ii) → 7.50 m ² plus 1.20 m ² for each additional 10.00 m of frontage > 30.00 m (b) → Notwithstanding section (a), the maximum area is 2.50 m ² in the BP1 and BP2 Districts (c) → Maximum height is 10.00 m (d) → Notwithstanding section (c), the maximum height is 2.00 m in the BP1 and BP2 Districts		
(4) → Setbacks	(a) → Minimum setbacks are: (i) → 3.00 m from a property line (ii) → 30.50 m from a roadway intersection		

¶

- (5) → Maximum number of signs per site:

- (a) → One on a site measuring less than 0.50 ha;
- (b) → Two on a site measuring between 0.50 and 1.00 ha, or if the site consists (at least partially) of a commercial building that measures at least 4,000.00 m² in floor area, provided that:
- (i) → The site is located in a NHC, TCC, RCC, or Industrial District; and
- (ii) → At least one of the signs is a multiple tenant sign; and

(c) → Three on a site measuring at least 1.00 ha, or if the site consists (at least partially) of a commercial building that measures at least 10,000.00 m² in floor area, provided that:

(i) → The site is located in a NHC, TCC, RCC, or Industrial District; and

(ii) → At least one of the signs is a multiple-tenant sign.

~~(6) → The frontage along which a sign is located shall be deemed the applicable frontage length. Multiple frontages shall not be combined.~~

~~(6)(7) → Minimum separation distance for a freestanding sign:~~

(a) → In a Mixed-Use, Commercial, or Industrial District, is 25.00 m from any other freestanding sign or a billboard; and

(b) → In the ICC District, is 75.00 m from another freestanding sign or a billboard.

~~(7)(8) → In the ICC District, up to 25% of the sign area of a freestanding sign (as determined by the Development Authority) must employ changeable copy.~~

¶

6.266.25 → FREESTANDING SIGN (WITH A DIGITAL DISPLAY)

(1) → District ^α	(a) → Commercial (TCC)¶ (b) → Industrial (ICS, IND)¶ (c) → Special (PSIPPI) ^α	Discretionary ^α	α
(2) → Development Permit requirement ^α	(a) → Development Permit required ^α	α	α
(3) → Sign dimensions ^α	(a) → The maximum digital display area shall not:¶ (i) → Exceed 10.00 m ² in TCC, ICS, and IND Districts¶ (ii) → Exceed 4.00 m ² in the PSIPPI District¶ (b) → Maximum height is:¶ (i) → 10.00 m in the TCC, ICS, and IND Districts; and¶ (ii) → 4.00 m in the PSIPPI District ^α	α	α
(4) → Setbacks ^α	(a) → Minimum setbacks are:¶	α	α

	<p>(i) → 30.00 m from a roadway intersection</p> <p>(ii) → 3.00 m from a property line</p> <p>(iii) → 20.00 m from a Residential or PRK District when the sign is located on a PSI District lot</p> <p>(iv) → 75.00 m from a Residential, PRK, or PSI District when the sign is located on a TCC, ICS, or IND District lot</p>	
--	--	--

¶
(5) → Maximum number of signs per site is one.¶

- (a) → Notwithstanding section (5), in the TCC, ICS, or IND Districts a maximum of two freestanding signs with a digital display may be permitted on a site measuring at least 1.00 ha, or consisting (at least partially) of a commercial building that measures at least 10,000.00 m² in floor area, provided that at least one of the signs is a multiple tenant sign.¶
- (b) → Notwithstanding section (5), in the ~~PSI~~ District, a maximum of one freestanding sign with a digital display may be permitted per school, at the discretion of the Development Authority.¶
- (6) → A freestanding sign with a digital display must maintain a minimum separation distance of:¶
- (a) → 25.00 m from a freestanding sign without a digital display.¶
- (b) → 150.00 m from a freestanding sign with a digital display facing the same oncoming traffic.¶
- (c) → 25.00 m from a billboard without a digital display; and¶
- (d) → 150.00 m from a billboard with a digital display facing the same oncoming traffic.¶
- (7) → Section (6) does not apply to a digital display with copy that only displays a motor vehicle fuel price or a drive-through menu board.¶

¶

6.276.26 → LAWN SIGN

(1) → District	<p>(a) → Residential (LDR, SLR, LLR, MDR, HDR)</p> <p>(b) → Mixed-Use (DTN)* for Residential only</p> <p>(c) → Special (FUD, TRN)</p>	Permitted
----------------	---	-----------

(2) → <i>Development Permit requirement</i>	(a) → <i>No Development Permit required</i>	α	α
(3) → <i>Sign dimensions</i>	(a) → <i>Maximum area is 0.30 m²</i> (b) → <i>Maximum height is 1.00 m</i>	α	α
(4) → <i>Setbacks</i>	(a) → <i>Minimum 1.00 m from a property line</i>	α	α

¶
(5) → *Maximum number of signs per dwelling unit is one.*¶

(6) → *A lawn sign must be a self-supported sign or attached to a balcony.*¶

¶

6.296.27 → NEIGHBOURHOOD IDENTIFICATION SIGN

(1) → <i>District</i>	(a) → <i>All Districts</i>	Permitted	α
(2) → <i>Development Permit requirement</i>	(a) → <i>Development Permit required</i>	α	α
(3) → <i>Sign dimensions</i>	(a) → <i>Maximum area is 6.00 m²</i> (b) → <i>Maximum height is 3.00 m</i>	α	α

¶
(4) → *A neighbourhood identification sign must:*¶

(a) → *Be a self-supported sign.*¶

(b) → *In accordance with City policy, incorporate the neighbourhood name specified by the relevant plans or bylaw.*¶

(5) → *A neighbourhood identification sign may incorporate the logo of the developer.*¶

¶

6.296.28 → PORTABLE SIGN

(1) → <i>District</i>	(a) → <i>Commercial (NHC, TCC, CRC, ICC Area B)</i> ¶	Permitted	α
	(b) → <i>Industrial (ICS, IND)</i>		
	(c) → <i>Special (PRK, <u>PSIPPI</u>, FUD, TRN)</i> α	Discretionary	α
(2) → <i>Development Permit requirement</i>	(a) → <i>Development Permit required</i>	α	α

(3) → Sign dimensions	(a) → Maximum area is 5.00 m ² (b) → Maximum height is 2.50 m	□	□
(4) → Setbacks	(a) → Minimum 1.50 m from property line	□	□

¶
(5) → In the NHC, TCC, and RCC Districts, the maximum number of portable signs is:

(a) → One sign on sites with frontages less than or equal to 30.00 m; and

(b) → Two signs on sites with frontages greater than 30.00 m.

(6) → A portable sign must maintain a minimum separation distance of 30.00 m from another portable sign.

(7) → No more than one sign per business is allowed.

(8) → A Development Permit for a portable sign shall be valid for 90 days, 180 days, or one year.

¶

6.306.29 → PROJECTING SIGN

(1) → District	(a) → Residential (HDR) (b) → Commercial (NHC, TCC, RCC) (c) → Industrial (BP1, BP2, ICS, IND) (d) → Mixed-Use (DTN, MU1, MU2, MID Area C) (e) → Special (PSIPPI, FUD, TRN)	Permitted	□
(2) → Development Permit requirement	(a) → Development Permit required	□	□
(3) → Sign dimensions	(a) → Maximum area is 0.50 m ²	□	□

¶

(4) → A projecting sign must:

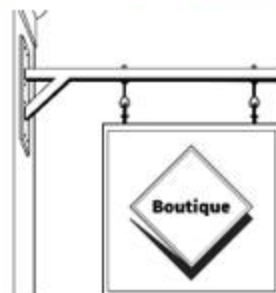
(a) → Extend at least 0.50 m outward from a building;

(b) → Be placed so that the distance between the nearest edge of the sign and the building to which it is attached does not exceed 0.35 m;

(c) → Provide a minimum vertical clearance of 2.50 m from finished grade to the bottom of the sign.

- (d) → Have clearance from any electrical power lines or other utilities, and provide for safe pedestrian movement or any other activities or use underneath the projecting sign.
- (e) → Except for corner locations, be located at right angles to the building facade.
- (f) → Complement the architecture, and coordinate with other streetscape improvements and development.
- (g) → On a one-storey building, not extend more than 0.30 m above the roof or parapet; and
- (h) → On a building with more than one storey, not extend more than 0.75 m above the floor of the second storey.
- (i) → Notwithstanding section (h), a projecting sign must not extend over the bottom of any storey window sill.

Figure 6-5: Projecting Sign



¶

6.346.30 → PROMOTIONAL ADVERTISING SIGN

(1) → District	(a) → Commercial (NHC, TCC, RCC)	Permitted	
	(a) → Industrial (ICS, IND)		
(2) → Development Permit requirement	(a) → No Development Permit required		
(3) → Sign dimensions	(a) → Maximum area is 2.50 m ²		
	(b) → Maximum height is 2.00 m		
(4) → Setbacks	(a) → Minimum 1.50 m from a property line		

¶

- (5) → No more than two signs per 30.00 m of site frontage is allowed (up to a maximum of four signs per site).
- (6) → A promotional advertising sign shall only advertise an event, service, or product available on the site.

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6.326.31 → REAL ESTATE SIGN

(1) → District	(a) → All Districts	Permitted	
(2) → Development Permit requirement	(a) → No Development Permit required		
(3) → Sign dimensions	<p>(a) → Maximum area is:</p> <p>(i) → 1.50 m² in the LDR, SLR, LLR, and FBR Districts</p> <p>(ii) → in the MDR, HDR, Mixed-Use, and ICC Area A Districts:</p> <p>(A) → 3.00 m²</p> <p>(B) → 0.17 m² per panel for a consolidated post sign (maximum 10 panels)</p> <p>(iii) → 3.00 m² in all other Districts</p> <p>(b) → Maximum height is:</p> <p>(i) → 1.80 m in the LDR, SLR, LLR, and FBR Districts</p> <p>(ii) → In the MDR, HDR, Mixed-Use, and ICC Area A Districts:</p> <p>(A) → 3.00 m</p> <p>(B) → 1.80 m for a consolidated post sign</p> <p>(iii) → 3.00 m in all other Districts</p>		

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¶
(4) → Maximum number of signs per site is two.¶

Figure 6-6: Real Estate Sign

(5) → A real estate sign:¶

- (a) → Shall be self-supported or wall-mounted.¶
- (b) → Shall only advertise the site upon which the sign is located; and¶
- (c) → In the LDR, SLR, LLR, or FBR Districts, shall not be illuminated.¶



¶

6.336.32 → ROOF SIGN¶

(1) → District ^α	(a) → Commercial (TCC, RCC)¶ (b) → Industrial (ICS, IND) ^α (c) → Special (FUD) ^α	Permitted ^α Discretionary ^α	^α ^α
(2) → Development Permit requirement ^α	(a) → Development Permit required ^α	^α	^α
(3) → Sign dimensions ^α	(a) → Maximum area is 8.00 m ² ¶ (b) → Maximum height is 3.00 m, provided the combined total height of the building and the sign does not exceed the maximum building height allowance in the District ^α	^α	^α

¶

(4) → Maximum number of signs per building is one.¶

(5) → A roof sign shall not overhang a building.¶

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- **AMENITY AREA (COMMON)** means any portion of a *development* intended for active or passive recreation that is designed for the common usage of the owners and residents within a *development*. These areas may include one or more of the following: *plazas*, *courtyards*, *recreation areas*, *swimming pools*, *tennis courts*, *bike storage rooms*, *common gathering rooms*, *gardens*, *private parks*, and *open spaces*, including elements such as *street furnishings*, *hard surfacing*, *plantings*, and *architectural features* that create a strong sense of communal gathering space.¶
- **AMENITY AREA (PRIVATE)** means a *balcony*, *patio*, *deck*, or other similar structure which is attached to and has a private entrance from the interior of a *dwelling unit*.¶
- **AMENITY AREA (PUBLIC)** means any portion of a *development* intended for active or passive recreation, gathering, and enjoyment of the public, located and designed to maximize the accessibility and use of the area by the public during the hours that the surrounding *development* is open to the public. An *amenity area (public)* shall be owned and maintained by the owners of the *development* or in common. Access shall be at no cost to the public.¶
- **ANIMAL GROOMING** means a *development* entirely located within an enclosed *building* for the grooming of a *domestic pet*. This does not include *animal service*.¶
- **ANIMAL HEALTH** means a *development* used for the medical care, treatment, and incidental overnight accommodation of a *domestic pet*, but not *livestock*. Typical *development* includes a *veterinary clinic* or *animal hospital*, not including *animal service*.¶
- **ANIMAL HEALTH (RURAL)** means a *development* used for the medical care, treatment, and incidental overnight accommodation of a *domestic pet* and *livestock*. Typical *development* includes a *veterinary clinic* or *animal hospital*, not including *animal service*.¶
- **ANIMAL SERVICE** means a *development* primarily located within an enclosed *building* used for the accommodation, boarding, breeding, impoundment, training, and sale of a *domestic pet*, not including *agriculture (intensive)*, *animal grooming*, or *animal health*.¶
- **ARCHITECTURAL PROJECTION** means a building feature that is mounted on and/or extends from the surface of an exterior building wall or *façade*, typically above *finished grade*. Examples of *architectural projections* include *balconies*, *bay windows*, or *cantilevered wall sections*, not including *eaves* or *chimneys*.¶
- **AREA STRUCTURE PLAN (ASP)** means a statutory plan, as provided for in the *MGA*, which provides direction through policies on future *development* areas.¶
- **AREA REDEVELOPMENT PLAN (ARP)** means a statutory plan, in accordance with the *MGA*, which provides direction through policies on the redevelopment of existing areas.¶
- **ART GALLERY/STUDIO** means a public or private facility which is used for the production or sale of or as a repository of works of individual art pieces not mass produced, including *paintings*, *photographs*, *drawings*, *etchings*, *pottery*, or *sculptures*.¶
- **AUCTION (AGRICULTURE)** means a *development* used for the auctioning of *livestock* and *agricultural equipment*, including the temporary storage of such *livestock* and *equipment*, not including *auction (general)*.¶
- **AUCTION (GENERAL)** means a *development* used for the auctioning of goods, *vehicles*, and *equipment*, including the temporary storage of such goods and *equipment*, not including *auction (agriculture)*.¶

(3) → Cooking or eating facilities.

- Typical development includes rooming houses, but does not include a *bed and breakfast*, *congregate housing (level one)*, *congregate housing (level two)*, or *short-term rental*.
- **BREEZEWAY** means a roofed structure that connects two buildings and provides pedestrian access only.
- **BROADCASTING STUDIO** means a development used for the production or broadcast of audio or visual programming including radio, music, television, and movie programs.
- **BUILDING** includes anything constructed or placed on, in, over, or under land, but does not include a highway or bridge that forms part of a highway.
- **BUILDING CODE** means the *National Building Code – Alberta Edition*.
- **BUILDING ENVELOPE** means the three-dimensional space within which a building can be constructed.
- **BUILDING FRONTAGE** means a wall or façade on the exterior of a building which faces a public roadway, other than a lane.
- **BUILDING MASS** means the height, width, and depth of a building.
- **BUILDING RECESS** means a recessed area at finished grade that is created by an overhanging upper part of a building at the building frontage or by setting a portion of a building back from the front property line.
- **BULK FUEL SALES DEPOT** means a development used for the bulk storage, distribution, and sale of petroleum products, and may include card lock sales.
- **BULK OIL AND CHEMICAL STORAGE** means a development where refined or crude oil, or liquid or solid chemicals, are stored outdoors. Typical uses include tank farms.
- **BYLAW ENFORCEMENT OFFICER** means an individual appointed as such in accordance with Bylaw 21/2003, the *Bylaw Enforcement Officer Bylaw*.
- **CAMPGROUND** means a development used to provide outdoor spaces to the public for temporary accommodation in tents or recreation vehicles. For the purposes of this definition, a recreation vehicle is considered to be an accessory building when utilized for the purpose of a dwelling for security and maintenance of the campground.
- **CANNABIS** has the meaning given to it in the *Cannabis Act*, S.C. 2018, c. 16.
- **CANNABIS PRODUCTION AND DISTRIBUTION FACILITY** means a development where federally approved medical or non-medical (recreational) cannabis plants are grown, processed, packaged, tested, destroyed, stored, or loaded for distribution — with a plant canopy area of equal to or greater than 200.00 m² — that meets all federal or provincial requirements and all requirements of this Bylaw. This may include a portion of the facility, as accessory to the principal production and distribution use, to be use for the retail sale of cannabis. This does not include retail (cannabis).

- **CANNABIS PRODUCTION AND DISTRIBUTION FACILITY (MICRO)** means a development where federally approved medical or non-medical (recreational) cannabis plants are grown, processed, packaged, tested, destroyed, stored, or loaded for distribution — with a plant canopy area of less than 200.00 m² — or as otherwise defined by the *Federal Cannabis Regulations SOR/2018-144*. This may include a portion of the facility, as accessory to the principal production and distribution use, to be used for the retail sale of cannabis. This does not include retail (cannabis).¶
- **CANOPY (ATTACHED)** means a fixed structure that provides overhead shelter comprised of a roof and supporting structure that are attached to and extend from a building, and may include a theatre marquee.¶
- **CANOPY (FREESTANDING)** means a fixed structure made of rigid materials that provides overhead shelter comprised of a roof and supporting posts, and is not attached to any other building.¶
- **CANTILEVERED WALL SECTION** means a projection of part of an exterior wall of a building not supported by a foundation wall for the purpose of accommodating a bow or bay window, shelving units, closets, a fireplace, or a portion of a room.¶
- **CARPORT** means a structure, with a minimum 40% of its perimeter open and unobstructed, used to provide overhead shelter for a vehicle.¶
- **CAR WASH** means a development used for the cleaning of vehicles.¶
- **CATERING SERVICE** means a development where food and beverages, to be served off the premises, are prepared for sale to the public.¶
- **CEMETERY** means a development where the entombment of the deceased occurs and may include such facilities as a columbarium, mausoleum, memorial park or garden, or interment ground.¶
- **CHEMICAL PROCESSING** means a development used for processing, manufacturing, and any accessory storing or warehousing of chemicals and petrochemicals.¶
- **CHIEF ADMINISTRATIVE OFFICER** means the individual appointed by Council to the position of Chief Administrative Officer under section 205 of the MGA, and pursuant to the Chief Administrative Officer Bylaw 13/2002.¶
- **CITY** means the City of St. Albert.¶
- **CITY STANDARDS** means a City document including a bylaw, municipal engineering standard, public participation standard, *Neighbourhood Plan*, Concept Plan, or Council policy, that specifies how development is to be designed or completed.¶
- **COMMERCIAL DISTRICT** includes the NHC, TCC, ICC (Area B), and RCC Districts.¶
- **COMMUNITY GARDEN** means an area on a whole site or part of a site where flowers, vegetables, or fruit are cultivated for consumption or distribution on a not-for-profit basis.¶
- **CONGREGATE HOUSING (LEVEL ONE)** means a group of up to six individuals living together communally in a dwelling (single detached), dwelling (semi-detached), or dwelling (duplex). This does not include *congregate housing (level two)*, *short-term rental*, or a *boarding house*.¶
- **CONGREGATE HOUSING (LEVEL TWO)** means a group of seven to 10 individuals living together communally in a dwelling (single detached). This does not include *congregate housing (level one)*, *short-term rental*, or a *boarding house*.¶

- **CONFERENCE AND BANQUET FACILITY** means a *development* that provides auditorium, banquet, exhibition, gymnasium, meeting, or seminar facilities. This use does not include *establishment (gaming)*.¶
- **COMPLIANCE CERTIFICATE** means a document that may be issued by the *Development Authority* indicating that a *building*, as shown on documentation provided to the *City*, is located in accordance with the building setback requirements in this Bylaw at the time the certificate is issued or in compliance with the yard or building setbacks specified in any *Development Permit* which may have been issued.¶
- **CONCEPTUAL SITE DEVELOPMENT PLAN** means a *development plan* for a *site* or *lot*, which identifies how a proposed *development* will fit into the larger *development area*, including the proposed building types and location, *development phasing*, vehicular and pedestrian routes, connectivity, *parks*, *amenity areas*, and *on-site signage*.¶
- **CONSTRUCTION SERVICE** means a *development* used to provide *landscaping*, electrical, plumbing, heating, painting, woodworking, or similar contractor services to households or to general contractors. This use does not include *equipment rental*.¶
- **CORNER LOT** means a *lot* located at the intersection of two or more *public roadways*, but not the intersection of a street and a rear *lane*, or a *lot* that has two public road *frontages*.¶
- **COUNCIL** means the *Council* of the *City* of St. Albert.¶
- **CPTED (CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN)** means the broad study and design of environments to encourage desirable behaviour and functionality, and decrease undesirable behaviour and criminal actions.¶
- **CREMATORIUM** means a *development* with one or more chambers used for the reduction of the deceased. This use does not include *cemetery* or *funeral home*.¶
- **CUL-DE-SAC** means a *non-through roadway*, that terminates in one or more *bulbs*.¶
- **DAY CARE FACILITY** means a *development* used to provide care and supervision to seven or more children or adults. Typical *development* includes a day-care centre, preschool, kindergarten, and adult support programs.¶
- **DANGEROUS OR HAZARDOUS GOODS** means a product, substance, or organism listed in the *Dangerous Goods Transportation and Handling Act, RSA 2000, c. D-4* and by the *Major Industrial Accidents Council of Canada (MIACC)*.¶
- **DECK** means a raised platform, normally attached to a *dwelling unit*, which projects beyond the *principal building*, including *balconies*.¶
- **DECK (COVERED)** means a *deck* that has a roof over it and has more than 50% of its perimeter open to the outside.¶
- **DECK (ENCLOSED)** means a *deck* that has a roof over it and has less than 50% of its perimeter open to the outside.¶
- **DECORATIVE POND** means any *decorative pond*, whether above or below the ground. This does not include a *private pool*.¶
- **DENSITY** means the number of *dwelling units* and *live/work units* on a *lot*, expressed in units per hectare or in units per *lot*, not including *secondary suites*.¶

- **DWELLING (TOWNHOUSE)** means a building comprised of three or more dwelling units, where each unit has a separate, direct entrance from the exterior to grade, and includes dwelling (townhouse – single), dwelling (townhouse – plex), and dwelling (townhouse – complex). Typical examples include back-to-back townhouses, stacked townhouses, and street-oriented townhouses.¶
- **DWELLING (TOWNHOUSE – SINGLE)** means a building comprised of three or more dwelling units, where each dwelling unit is on its own lot and each unit has a separate, direct entrance from the exterior to grade.¶
- **DWELLING (TOWNHOUSE – PLEX)** means a single building constructed in a low-density residential district, containing three to four dwelling units all on a lot, where each unit has a separate, direct entrance from the exterior to grade.¶
- **DWELLING (TOWNHOUSE – COMPLEX)** means a development comprised of more than one building, each containing three or more dwelling units, all on a lot, where each unit has a separate, direct entrance from the exterior to grade. This may also include a development of a mixed form, including townhousing incorporated with a dwelling (apartment) or dwelling unit above a non-residential use means a development comprised of one or more buildings, each containing three or more dwelling units, all on a lot, where each unit has a separate, direct entrance from the exterior to grade. No dwelling (townhouse – complex) shall have less than five dwelling units total. This may also include stacked townhousing, or a development of a mixed form, including townhousing incorporated with a dwelling (apartment) or dwelling unit above a non-residential use.¶
- **DWELLING UNIT ABOVE A NON-RESIDENTIAL USE** means a dwelling unit, located in a mixed-use building, which is located above any non-residential use.¶
- **ENVIRONMENTAL RESERVE** is as defined in the MGA.¶
- **EQUESTRIAN FACILITY** means a development used for the training of riders or horses, and may include the boarding of horses.¶
- **EQUIPMENT RENTAL** means a development used to rent household equipment or light machinery to the public. This use does not include fleet service.¶
- **EQUIPMENT SERVICE** means a development that provides repair services for household goods, equipment, and appliances. Typical uses include radio, television, and appliance repair shops, and furniture refinishing and upholstery shops.¶
- **ESTABLISHMENT (ADULT)** means a development of:¶
 - (a) → adult theaters or erotic dance clubs, which are any premises wherein live performances, motion pictures, video tapes, digital video discs, slides or similar electronic photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are performed, shown, or conducted on the premises; or¶
 - (b) → massage service establishment (for adult use only) that is distinguished or characterized by its emphasis on, or the provision of services, which are sexually explicit in nature.¶
- **ESTABLISHMENT (BREW PUB)** means a development where food and beverages are prepared and served for consumption by the public, and alcoholic beverages, excluding spirits, are brewed on the premises as an accessory use. This use may include accessory retail sales on or off the premises. This use does not include establishment (drinking) or establishment (restaurant).¶

- **GROSS FLOOR AREA** means the total area of all floors of a *building* located totally or partially above *finished grade*, and the total area of all mechanical equipment areas. The area comprising the *gross floor area* must be enclosed or have a roof over the area, but does not require interior finishing. *Gross floor area* shall be measured.¶
 - (1) → To the outside surface of the exterior walls; or¶
 - (2) → Where *buildings* are separated by firewalls, to the centre line of the common firewalls.¶
- **GROSS VEHICLE WEIGHT** means the licensed maximum weight of the *vehicle*, as set out on the *vehicle's* certificate of registration.¶
- **GROUND COVER** means low-profile vegetation commonly used for *landscaping*, and includes herbaceous perennials and flowers, but does not include grass.¶
- **HABITABLE ROOM** means a *bedroom*, *dining room*, *family room*, or *living room*.¶
- **HARD SURFACED** or **HARD SURFACING** means the provision of durable, dust-free material constructed and maintained to the satisfaction of the *Development Authority*, in consultation with the Engineering Department. Typical materials include concrete, asphalt, or similar material. For vehicle parking, including *parking pads*, *driveways*, and *parking lots*, materials that are capable of withstanding expected vehicle loads.¶
- **HEALTH SERVICE** means a *development* used for the provision of physical and mental out-patient health care, and social or counseling services. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical *development* includes medical and dental offices, health and physiotherapy clinics, or massage therapy clinics.¶
- **HEAVY VEHICLE AND EQUIPMENT (SALES AND SERVICE)** means a *development* used for the sale, service, and rental of heavy vehicles, machinery, or mechanical equipment, and may include vehicles and equipment used for farming, construction, or oilfield operations. This use does not include automotive (sales), automotive (service), or automotive (specialty).¶
- **HIGH-DENSITY RESIDENTIAL DISTRICT** includes the HDR District.¶
- **HIGHWAY** is as defined in the *Traffic Safety Act RSA 2000, c. T-6*.¶
- **HISTORIC RESOURCE** means a *building*, group of *buildings*, District, landscape, archaeological site, or other place that has been formally recognized by the *City*, provincial, and/or federal government for its heritage value.¶
- **HEAVY VEHICLE AND EQUIPMENT (SALES AND SERVICE)** means a *development* used for the sale, service, and rental of heavy vehicles, machinery, or mechanical equipment, and may include vehicles and equipment used for farming, construction, or oilfield operations. This use does not include automotive (sales), automotive (service), or automotive (specialty).¶
- **HOME-BASED BUSINESS (LEVEL ONE)** means an *Accessory Development* contained within one room in a *dwelling unit* or an *accessory building*, for a business that is operated by a permanent resident of the *dwelling unit*, and involves office functions only. No on-site employees, except the resident, are permitted for a *home-based business (level one)*.¶

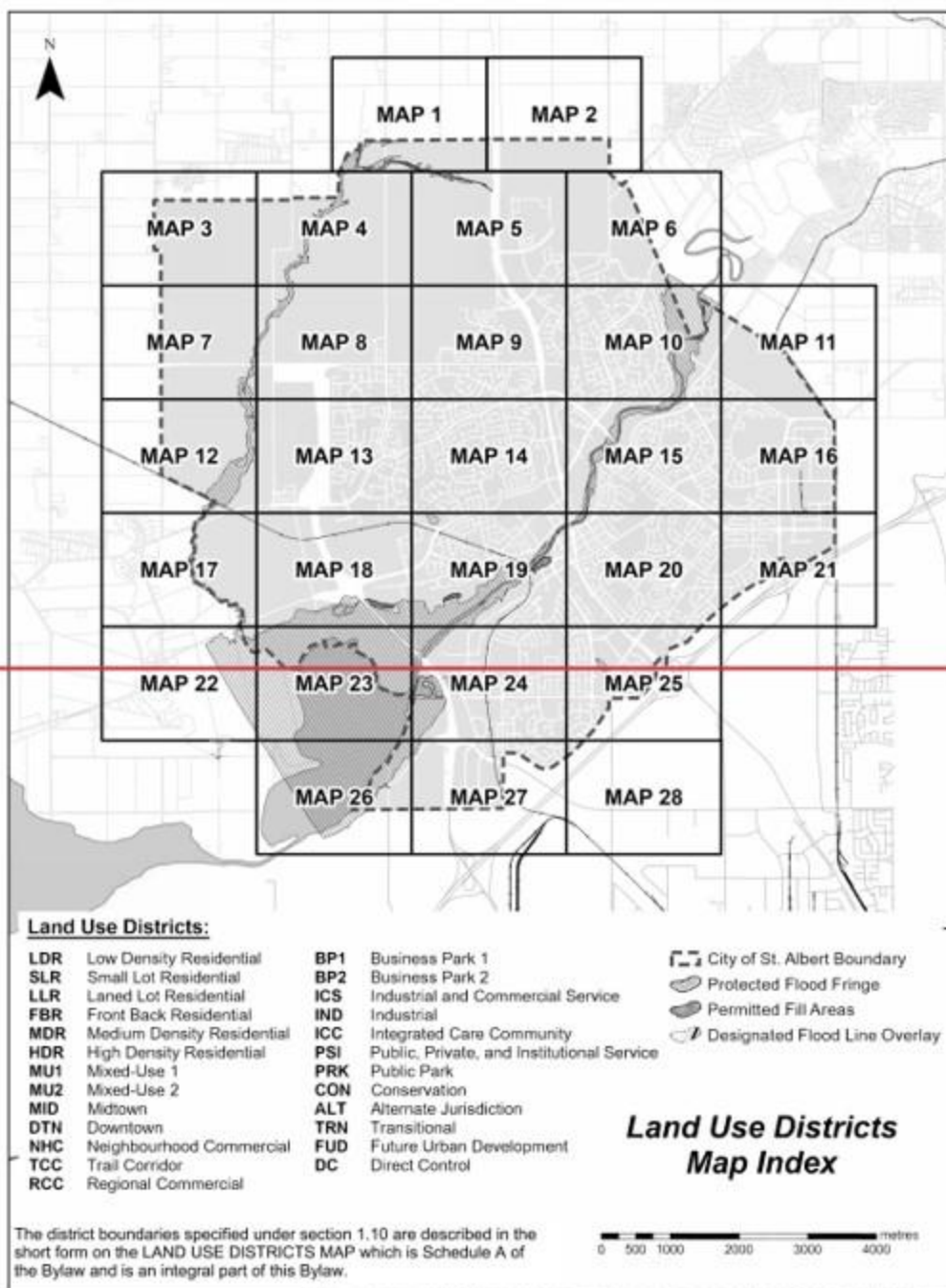
- **HOME-BASED-BUSINESS-(LEVEL-TWO)** means an *Accessory Development* in a dwelling unit or an accessory building, for a business that is operated by a permanent resident of the dwelling unit, and may include one employee who does not reside on the property. This use does not include animal service, automotive (service), automotive specialty, fleet service, or a dry cleaner.¶
- **HOME-BASED-BUSINESS-(LEVEL-THREE)** means an *Accessory Development* in a dwelling unit or an accessory building, for a business that is operated by a permanent resident of the dwelling unit, which may have four employees who do not reside on the property, with limited outdoor storage. Typical activity includes contractor services, landscape supplies, commercial vehicles parking, automotive and auto body repair, and on-site light fabrication.¶
- **HOSPITAL** means an institutional development used to provide in-patient and out-patient health care to the public, which is recognized, authorized, licensed, or certified by a public authority. Typical development includes a provincial health care facility, community health centre, hospital, palliative care, long-term care, auxiliary hospital, mental health facility, detoxification, or addictions treatment.¶
- **HOT-TUB** means an accessory development that is a heated tub full of water used for hydrotherapy or relaxation, located either above or below grade. This does not include a private pool or decorative pond.¶
- **HOTEL** means a commercial development used to provide temporary sleeping accommodation to the public, and which may also contain a restaurant, drinking establishment, or conference and banquet facility. Typical development includes a hotel, hostel, or motel.¶
- **ILLUMINATION** means lighting by artificial means.¶
- **INDIRECT-LIGHTING** means illumination not focused on a specific area, which spills over onto an adjacent lot or site.¶
- **INDUSTRIAL-(LEVEL-ONE)** means a development where any actual or potential nuisance factor generated by the development is contained within an enclosed building, which may include manufacturing, product testing, and warehousing. This use does not include bulk oil and chemical storage, or chemical processing.¶
- **INDUSTRIAL-(LEVEL-TWO)** means a development where any actual or potential nuisance factor generated by the development is contained within the boundaries of the site, which may include processing of raw (transported to the site), semi, or finished material; assembling goods; cleaning, servicing, and repairing of goods and equipment; product testing, warehousing and distribution; and training of personnel in general industrial operations. This use does not include the removal and extraction of raw materials, automotive wrecker, or chemical processing.¶
- **INDUSTRIAL-(LEVEL-THREE)** means a development where any actual or potential nuisance factor generated by the development may extend beyond the boundaries of the site, and may have impact on the land and neighbouring lots. This use shall not require a high level of servicing capacity. This use does not include the removal and extraction of raw materials, refineries, upgraders, animal rendering, or automotive wrecker.¶
- **INDUSTRIAL-(LEVEL-FOUR)** means a development where any actual or potential nuisance factor generated by the development will extend beyond the boundaries of the site, and may have impact on the safety, use, amenity, and enjoyment of adjacent sites. This use may consume large quantities of land or require a high level of servicing capacity. This use may include the removal and extraction of raw materials, refineries, upgraders, or animal rendering.¶

- **INDUSTRIAL DISTRICT** includes the BP1, BP2, ICS, and IND Districts.¶
- **INFILL DEVELOPMENT** means the process of developing vacant or underused sites, or redeveloping existing or underused structures.¶
- **INTERIOR LOT** means any lot other than a corner lot.¶
- **LAND AND PROPERTY RIGHTS TRIBUNAL (LPRT)** means a quasi-judicial tribunal established under the *Land and Property Rights Tribunal Act, SA 2020, c L-2.3*.¶
- **LANDSCAPE BUFFER** means a landscaped area with dense landscaping, intended to separate and screen adjacent differing land uses.¶
- **LANDSCAPED AREA** means that portion of a site which is required to be landscaped.¶
- **LANDSCAPING** means preserving, enhancing, or incorporating vegetative and other materials in a development, and includes combining new or existing vegetative materials with architectural elements, existing site features, or other development features—including fences or walls.¶
- **LAND-USE DISTRICT** means an area of the City established as a *Land Use District* by this Bylaw.¶
- **LAND-USE MAP** means the *Land Use Map*.¶
- **LANE** means an alley as defined in the *Traffic Safety Act, RSA 2000, c. T-6*.¶
- **LIVE/WORK UNIT** means a unit designed to be used concurrently as a dwelling unit and as a commercial use.¶
- **LIVESTOCK** includes horses, cattle, pigs, sheep, goats, llamas, ostriches, bison, roosters, turkeys, ducks, geese, ~~fowl~~ pigeons, foxes, mink, ~~rabbits~~, skunks, insects, and all other animals; ~~fowl and birds~~, whether of a domestic nature or wild; but does not include hens that are kept pursuant to a valid and subsisting Hen ~~License~~ Licence issued under the *Hen Bylaw*, or bees that are kept pursuant to a valid and subsisting Urban Beekeeping License issued under the *Urban Beekeeping Bylaw*. This does not include a domestic pet.¶
- **LOADING DOCK** means a door used in connection with a loading space.¶
- **LOADING SPACE** means a space that accommodates a vehicle while it is being loaded or unloaded.¶
- **LODGER** means someone who pays for a place to sleep, which may include meals, but does not include the purchase of a room in a hotel.¶
- **LOT** means:¶
 - (1) → A quarter section.¶
 - (2) → A river lot shown on an official plan, as defined in the *Surveys Act, RSA 2000, c. S-26*, that is filed or lodged in a land titles office.¶
 - (3) → A settlement lot shown on an official plan, as defined in the *Surveys Act, RSA 2000, c. S-26*, that is filed or lodged in a land titles office.¶
 - (4) → A part of a lot described in a certificate of title, if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision.¶
 - (5) → A part of a lot described in a certificate of title, if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.¶

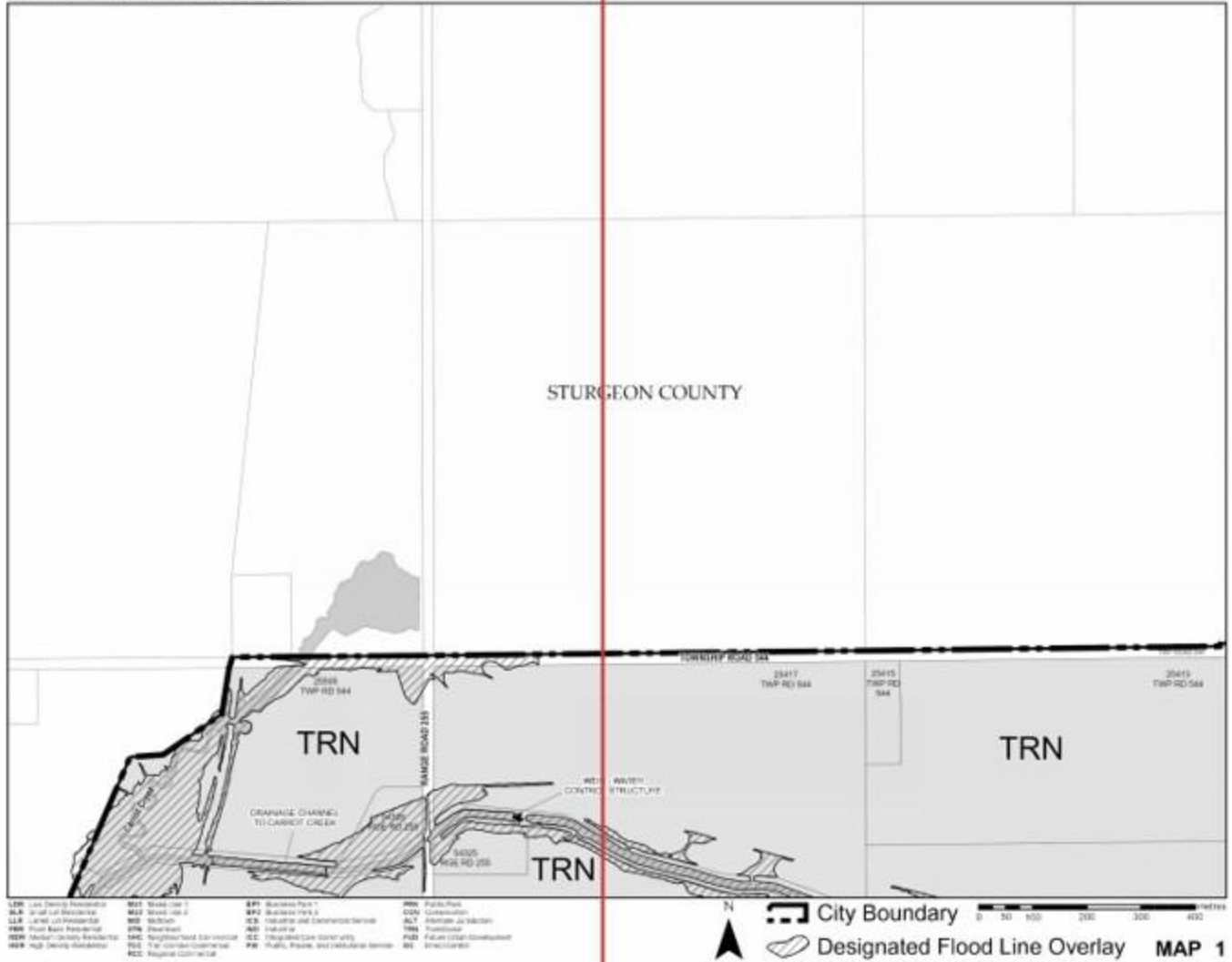
- **LOT AREA** means the area of a *lot*, including any area dedicated to an easement or a right-of-way, as shown on a plan of subdivision or described in a copy of a certificate of title.¶
- **LOT COVERAGE** means percentage of *lot area* covered by *buildings*.¶
- **LOT DEPTH** means the distance between the front and rear *property lines* of the *lot*, as measured perpendicularly or radially from the mid-point of the front *property line* to the mid-point of the rear *property line* of the *lot*.¶
- **LOT FRONTAGE** means the width of a *lot* or *site* at the front *property line* adjoining a *public roadway*.¶
- **LOT WIDTH** means the distance between the side *property lines*, as measured along the minimum front yard building *setback*, unless otherwise specified in this Bylaw.¶
- **LOW-DENSITY-RESIDENTIAL-DISTRICT** includes the LDR, SLR, LLR, and FBR Districts.¶
- **MANAGER-OF-THE-DEVELOPMENT-BRANCH** means the means the person appointed to that position by the CAO.¶
- **MAXIMUM-WORKING-SHIFT** means the period of time that the greatest number of employees are required to be present at the *development*.¶
- **MEDIUM-DENSITY-RESIDENTIAL-DISTRICT** includes the MDR District.¶
- **MIXED-USE-BUILDING** means the *development* of a *building* with a variety of complementary and integrated uses, which includes a residential component and a non-residential component, in a compact, urban form. The non-residential component may include office, retail, *government service*, restaurant, or entertainment in a compact urban form.¶
- **MIXED-USE-DISTRICT** includes the MID (Area C), MU1, MU2, and DTN Districts.¶
- **MOVING-POD/REFUSE-BIN** means an *accessory development* that is placed to assist with the temporary storage of goods related to a move, or disposal of waste materials during renovations. This does not include a *shipping container*.¶
- **MULTI-TENANT** means three or more non-residential units separated by partition walls that separate one tenant's space from another or from the *building's* common area such as a public corridor, as shown on a submitted floor plan.¶
- **MUNICIPAL-DEVELOPMENT-PLAN (MDP)** means a statutory plan, as provided for in the MGA, which provides direction on the future land use and development of the City.¶
- **MUNICIPAL-GOVERNMENT-ACT (MGA)** means the MGA.¶
- **MUNICIPAL-RESERVE** is as defined in the MGA.¶
- **NATURAL-AREA** means land or water, identified as environmentally sensitive, that require protection and stewardship. Examples include wetlands, watercourses, ravines, forests, meadows, grasslands, and riparian areas.¶
- **NEIGHBOURHOOD-PLAN (NP)** means a non-statutory plan whose plan area must be located within an approved *Area Structure Plan*.¶
- **NET-FLOOR-AREA** means the *gross floor area* of a *building*, less the area of stairways, elevators, mechanical floors or rooms, vertical service shafts, common corridors, lobbies, public washrooms, internal garbage storage, and internal vehicular areas.¶

- **PARKING PAD** means a *hard-surfaced area* intended to accommodate the required *on-site parking*, but does not include a *driveway*.¶
- **PARKING STRUCTURE** means a *building* or portion thereof used for the *parking of vehicles*, and may be located either below, at, or above *finished grade*.¶
- **PARKING STRUCTURE (UNDERGROUND)** means a *building* or portion thereof used for the *parking of vehicles*, where *the majority of the parking structure* is contained below *finished grade*.¶
- **PATIO** means an at-grade concrete slab or other *hard-surface* that adjoins a *dwelling unit* for the purpose of outdoor gathering.¶
- **PEACE OFFICER** is as defined in the *Provincial Offences Procedures Act, RSA 2000, c. P-34*.¶
- **PEDESTRIAN-ORIENTED DEVELOPMENT** means a *development* designed, scaled, and located to provide priority to pedestrians and non-motorized modes of travel.¶
- **PERSONAL SERVICE** means a *development* used to provide services related to the care and appearance of an individual, including the cleaning and repair of clothing, but does not include *health service or establishment (adult)*. Typical *development* includes dry cleaner, hair salon, tanning salon, laundromat, tailor, shoe repair, and aesthetician services.¶
- **PLAZA** means an open space that provides opportunity for community gathering, events, and social interactions.¶
- **PRINCIPAL BUILDING** means a *building* that accommodates the *principal use of a lot or site*.¶
- **PRINCIPAL USE** means the primary or main purpose for which a *building or lot* is used.¶
- **PRIVATE POOL** means any private swimming pool *or hot tub*, whether above or below the ground. This does not include a *decorative pond or a hot tub*.¶
- **PRIVATE PROPERTY** means property that is not defined as *public property*.¶
- **PRIVATE ROADWAY** means a *vehicle thoroughfare* created for the purpose of vehicular access and circulation. It may include common property pursuant to the *Condominium Property Act, RSA 2000, c. C-22*, or be part of a *lot* subject to a mutual access agreement. *Private roadways* include drive aisles.¶
- **PROFESSIONAL OFFICE** means an office use providing professional services. Typical *development* includes offices providing accounting, architectural, employment, engineering, insurance, investment, legal, real estate, planning, secretarial, *broadcasting studios*, and travel agent services. This use does not include *health service or government service*.¶
- **PROPERTY LINE** means a line of record bounding a *lot* that divides one *lot* from another *lot*, a *public roadway*, or any other public space.¶
- **PROPERTY LINE (COMMON)** means the shared *property line* between *dwelling (semi-detached)* or *dwelling (townhouse)* units.¶
- **PROVINCIAL HEALTH CARE FACILITY** means an approved *hospital* as defined in the *Hospitals Act, RSA 2000, c. H-12*.¶

- **SOLAR-COLLECTOR (FREESTANDING)** means a non-reflective accessory structure not attached to a building, used to collect sunlight, that is part of a system used to convert radiant energy from the sun into thermal or electrical energy.
- **SOLAR-COLLECTOR (ATTACHED)** means a non-reflective accessory structure attached to a building, used to collect sunlight, that is part of a system used to convert radiant energy from the sun into thermal or electrical energy.
- **SPECIAL-DISTRICT** includes the ALT, PRK, CON, ICC (Area C), ~~PSIPPI~~, FUD, TRN, and DC Districts.
- **STADIUM** means a building, containing an athletic field, which is used primarily for spectator sporting events. The building can be fully enclosed or built without a roof.
- **STEP-BACK** means a horizontal recess to a building façade from the vertical façade immediately below it.
- **STOREY** means the space between the top of any floor above finished grade, and the top of the next floor above it and, if there is no floor above it, the part between the top of the floor and the ceiling above it. The bottom storey of a building located at street level is commonly referred to as the ground storey. For the purposes of calculating a storey, walkout basements are not included.
- **STREETSCAPE** means the area that lies between the street curb and the building frontage of the adjacent buildings, the role of which is to define the pedestrian corridor and the distinguishing character of a particular street, including landscaping, trees, lawns, sidewalks and other surfacing, lighting, street furniture, and signage.
- **STRIPPING** means any activity that removes or significantly disturbs vegetated or otherwise stabilized soil surface, including clearing and grubbing operations. This does not include grading or excavation.
- **STORAGE-FACILITY (INDOOR)** means a development containing non-portable storage units constructed within a single, wholly enclosed building with a common entrance to the exterior.
- **STORAGE-FACILITY (MINI)** means a development of storage units where each unit contains a separate access from the exterior of the building.
- **STORAGE-FACILITY (RECREATION-VEHICLE-AND-EQUIPMENT)** means a development where the primary use is the storage of unoccupied recreation vehicles or recreation equipment.
- **SUBDIVISION-AUTHORITY** means the authority established by the City of St. Albert Subdivision Authority Bylaw 19/95.
- **SUBDIVISION-AND-DEVELOPMENT-APPEAL-BOARD (SDAB)** means the body established by the City of St. Albert Subdivision and Development Appeal Board Bylaw.
- **SUPPORTIVE-LIVING-ACCOMMODATION** means a development, in a multiple dwelling or sleeping unit form, that provides residents with access to on-site professional care and daily living support, and is recognized, authorized, licensed, or certified by a public authority.
- **SURVEILLANCE-SUITE** means a dwelling unit or sleeping unit, that is accessory to the principal use, and which is used solely to accommodate a person or persons whose function is to provide surveillance, maintenance, and security of the principal use.



Land Use Districts Map



STURGEON COUNTY

ST. ALBERT TRAIL

20371 TRP RD 544

20371 TRP RD 544

25311 TRP RD 544

20371 TRP RD 544

25311 TRP RD 544

TRN

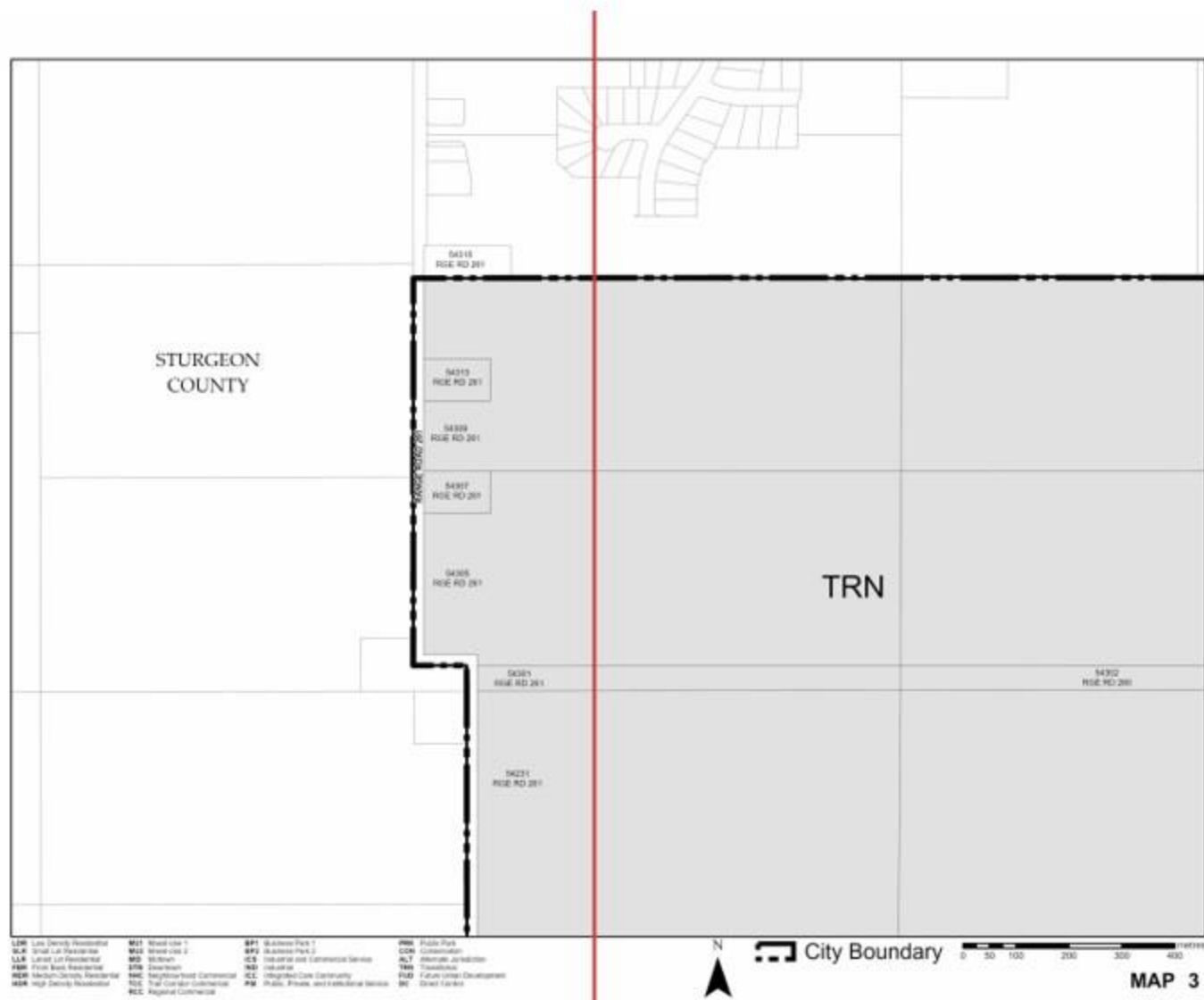
City Boundary

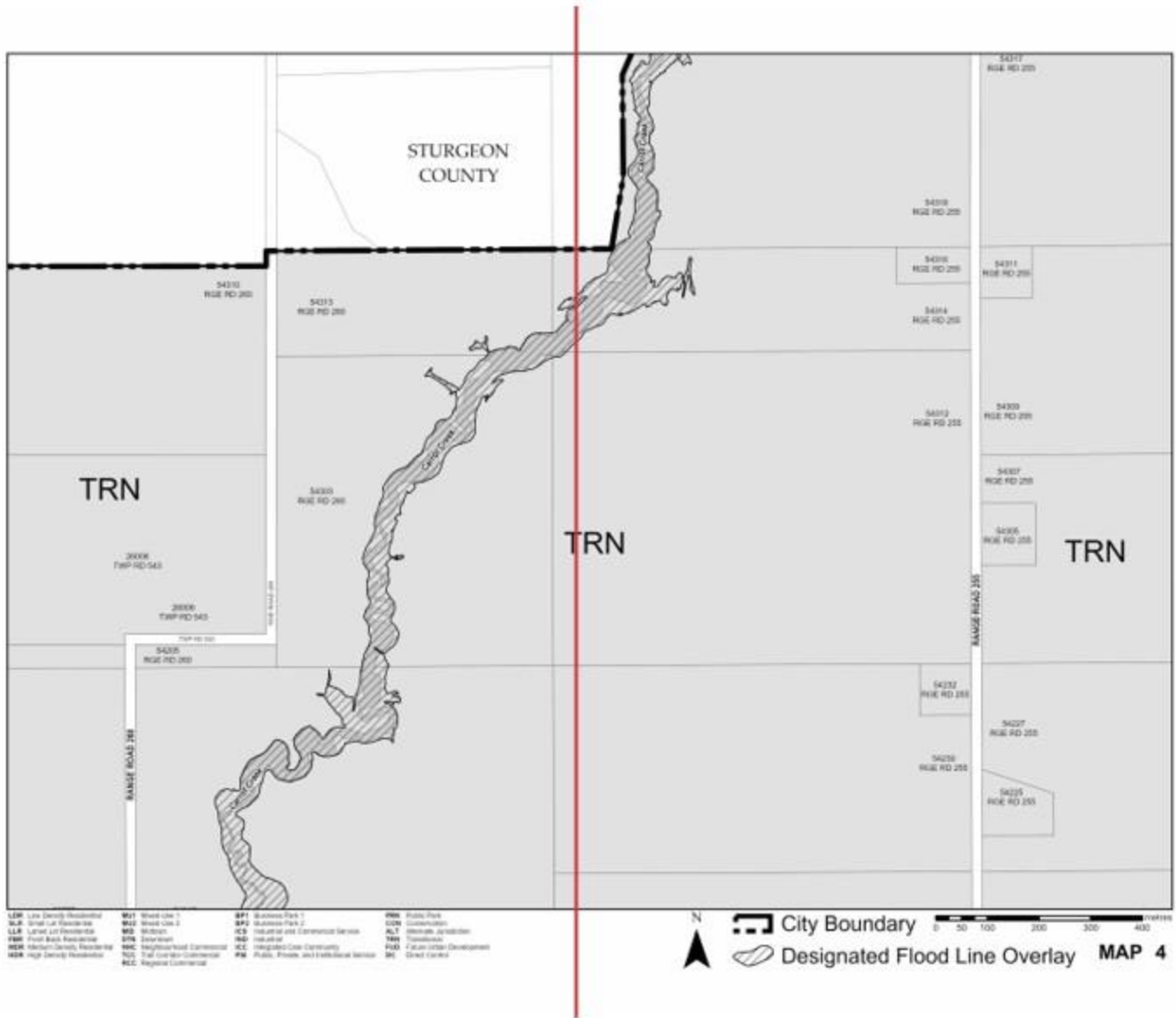
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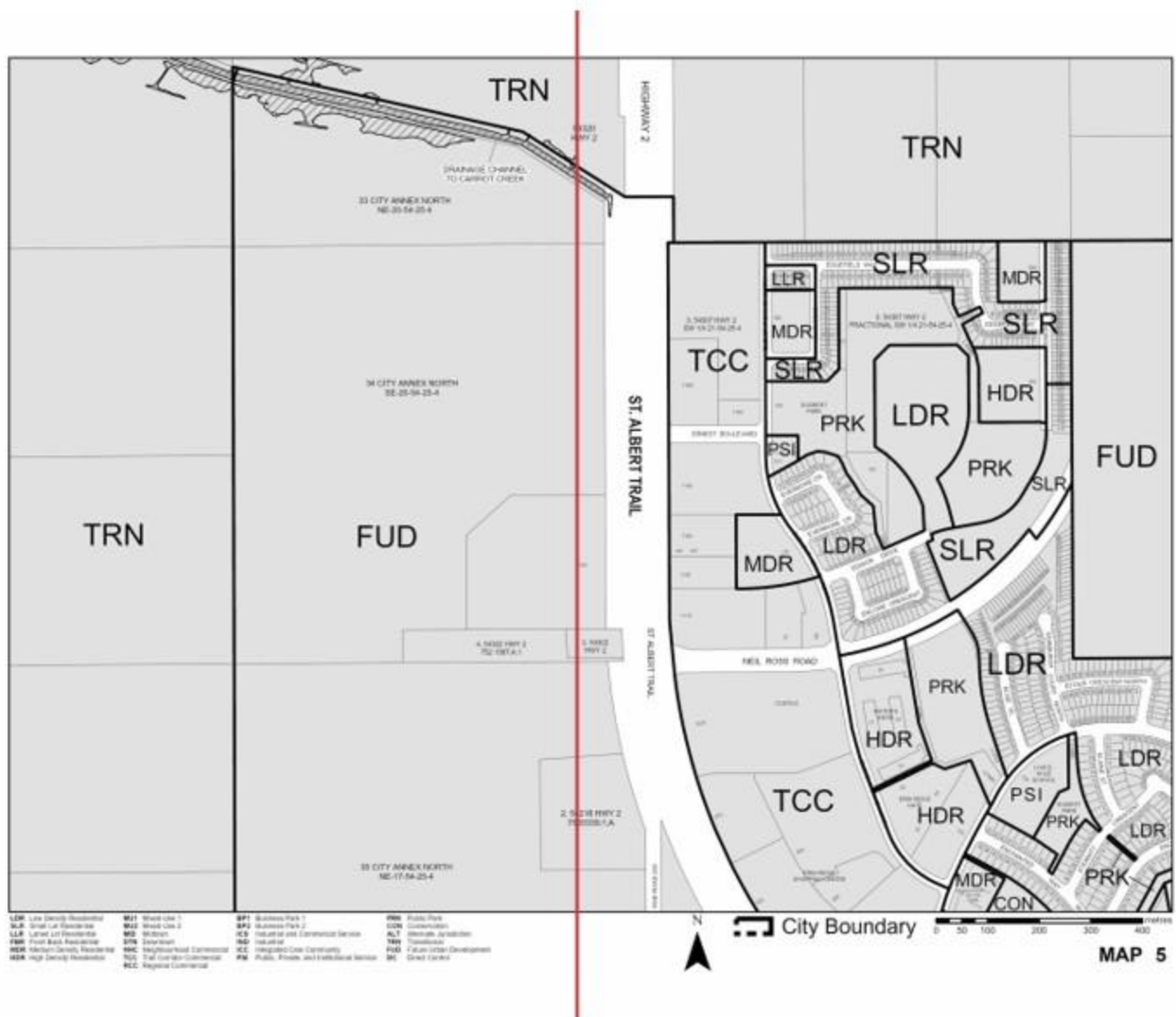
MAP 2

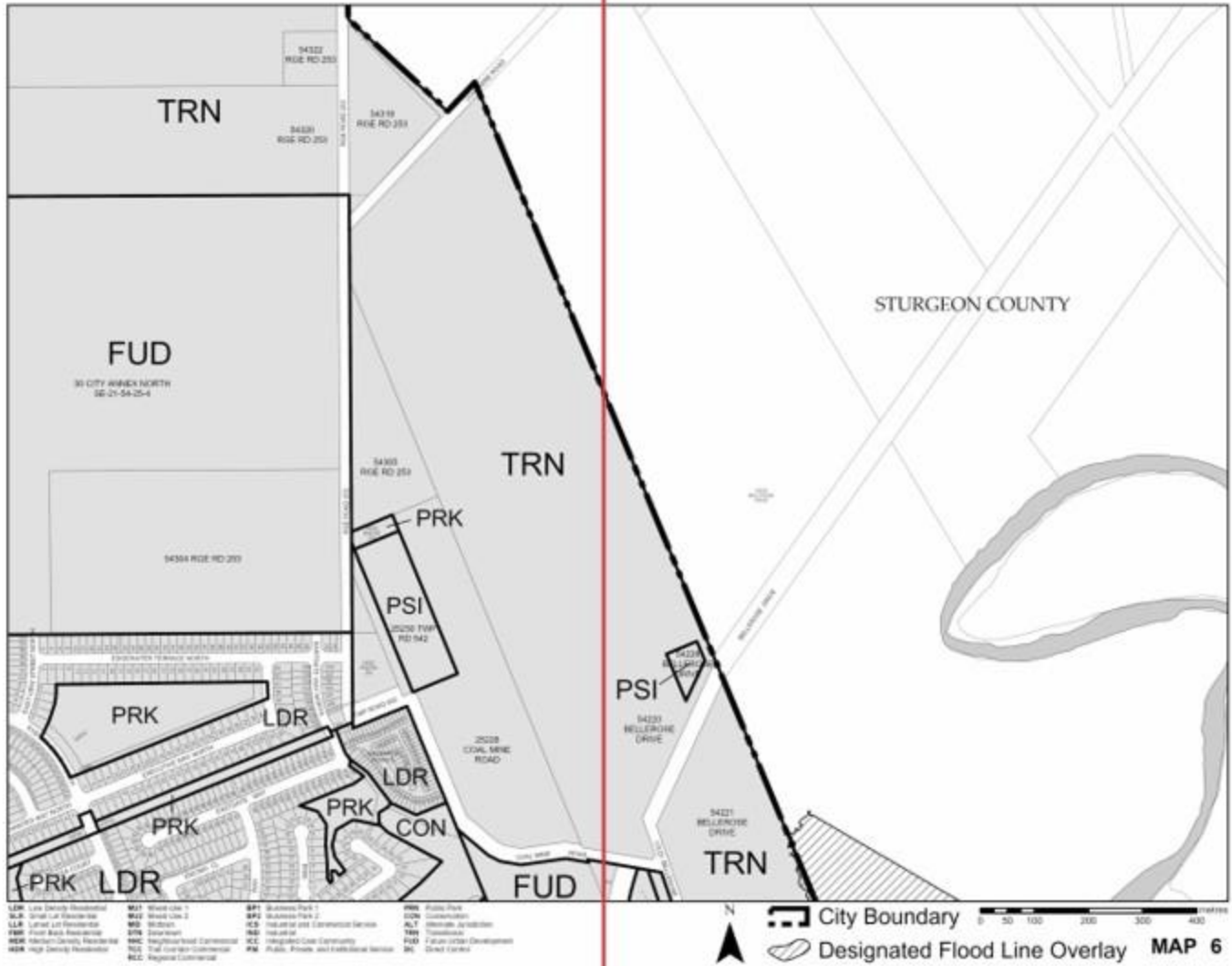
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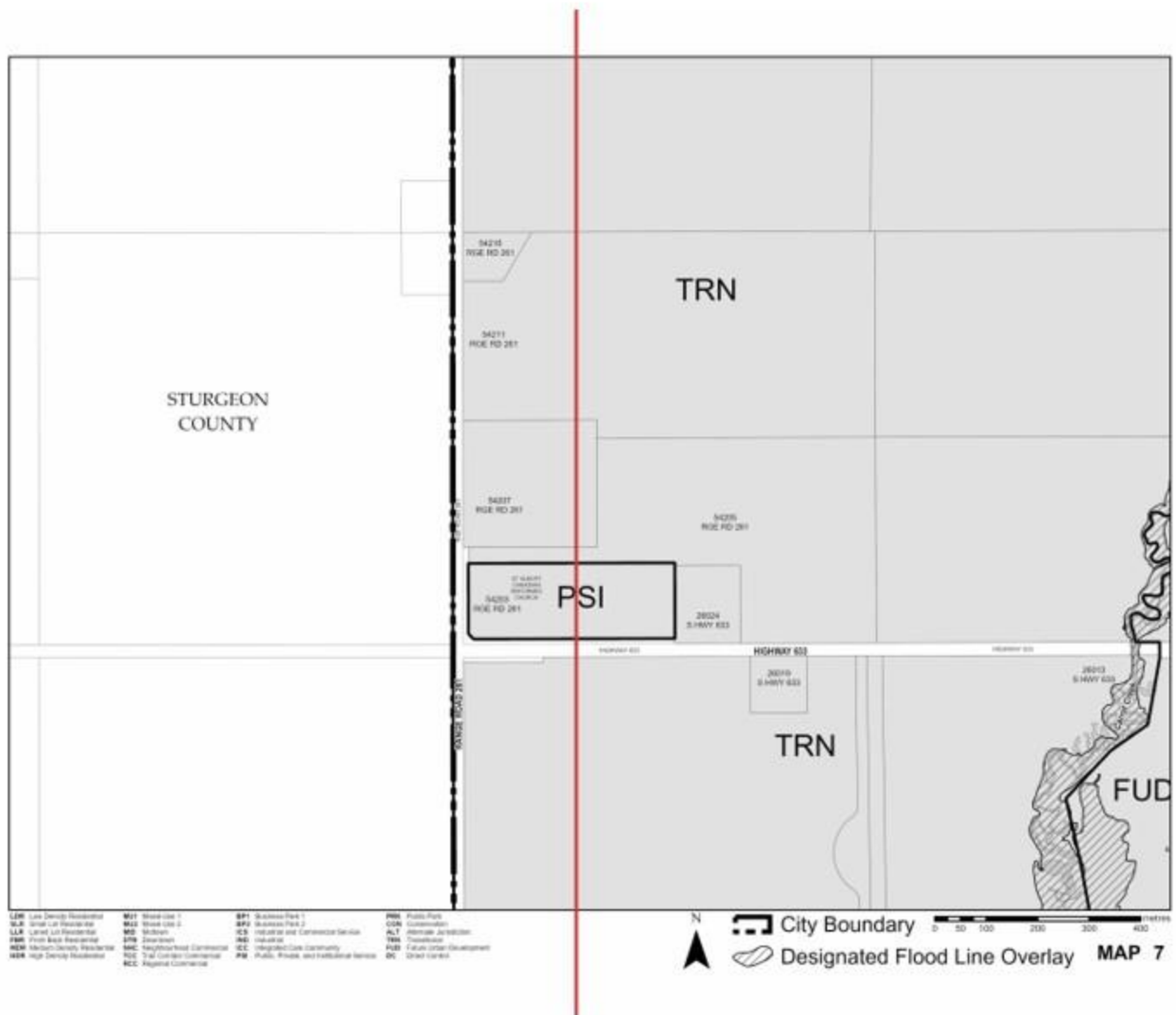
- LDN: Low Density Residential
- SLD: Small Lot Residential
- LLR: Large Lot Residential
- FRD: Rural Residential
- MDR: Medium Density Residential
- HRD: High Density Residential
- WU1: Wood Use 1
- WU2: Wood Use 2
- WU3: Wood Use 3
- WU4: Wood Use 4
- WU5: Wood Use 5
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- WU216: Wood

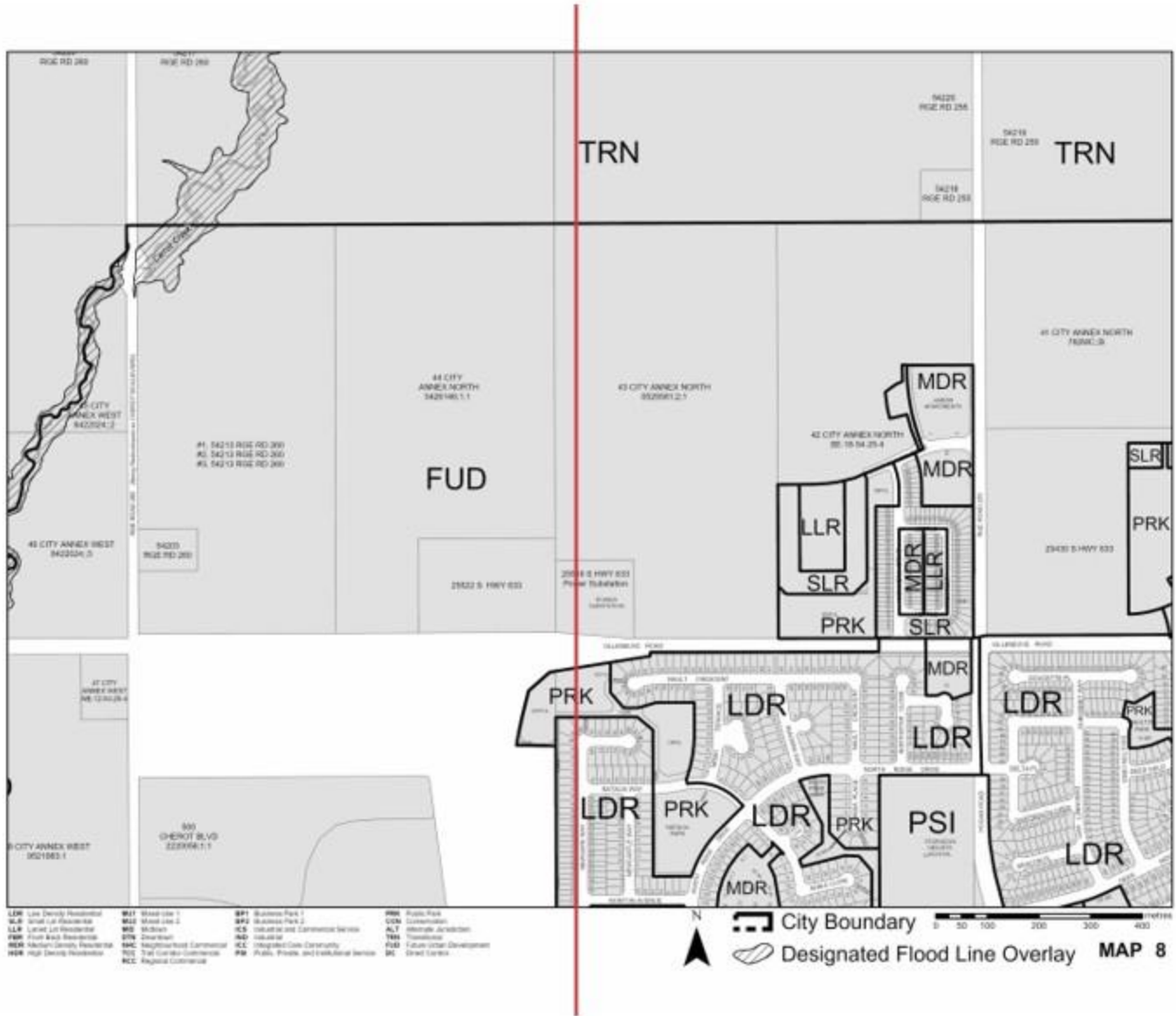


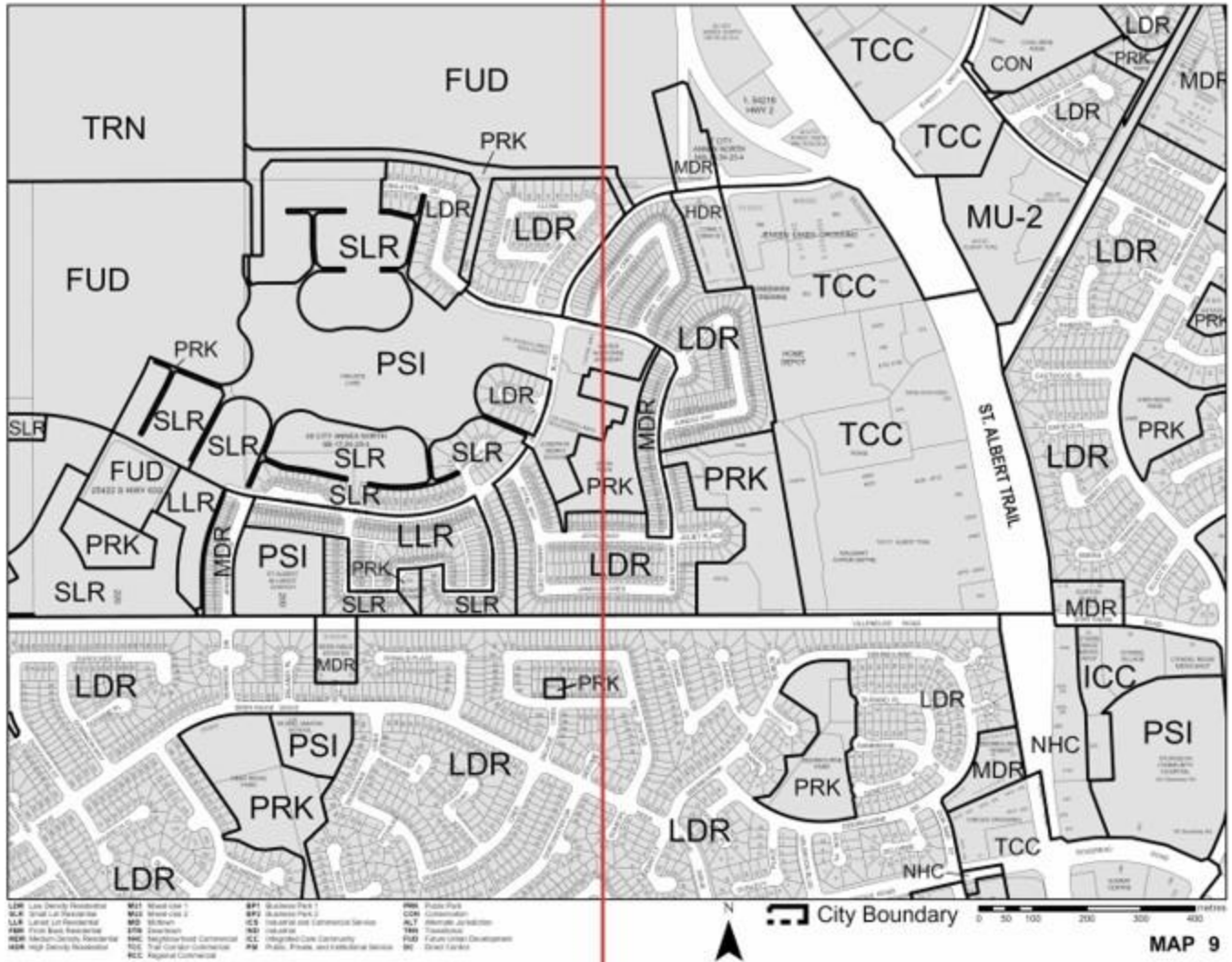


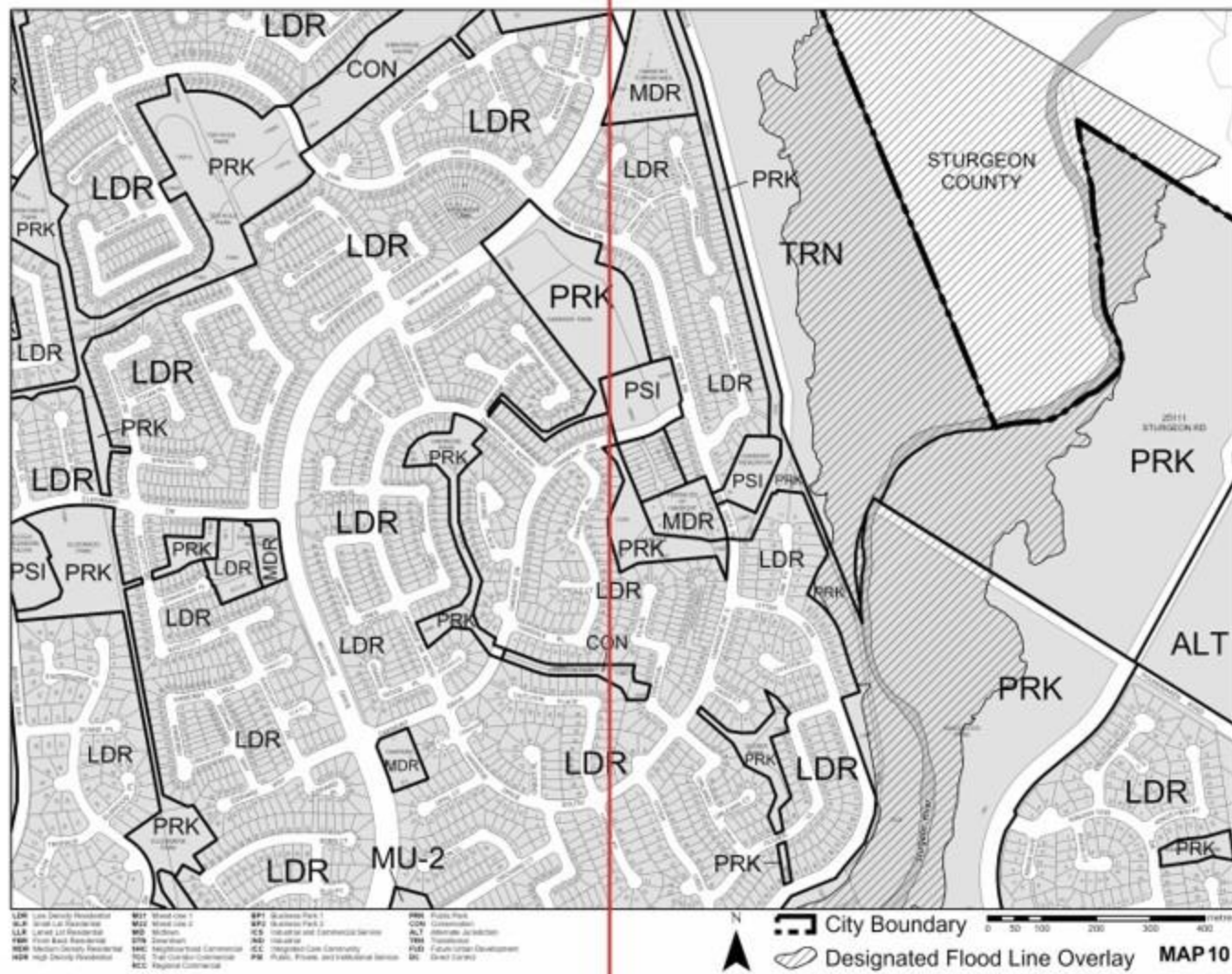


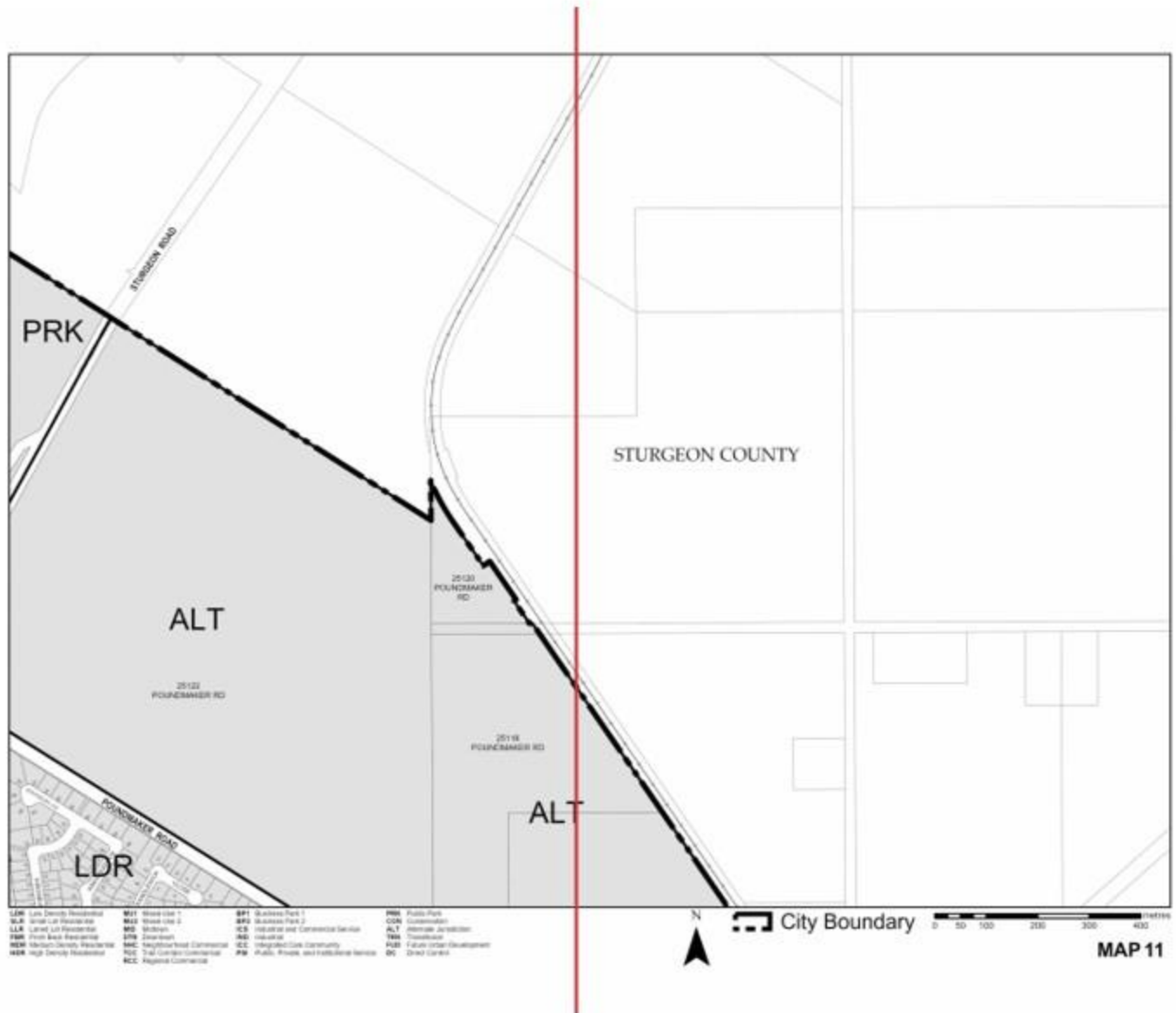


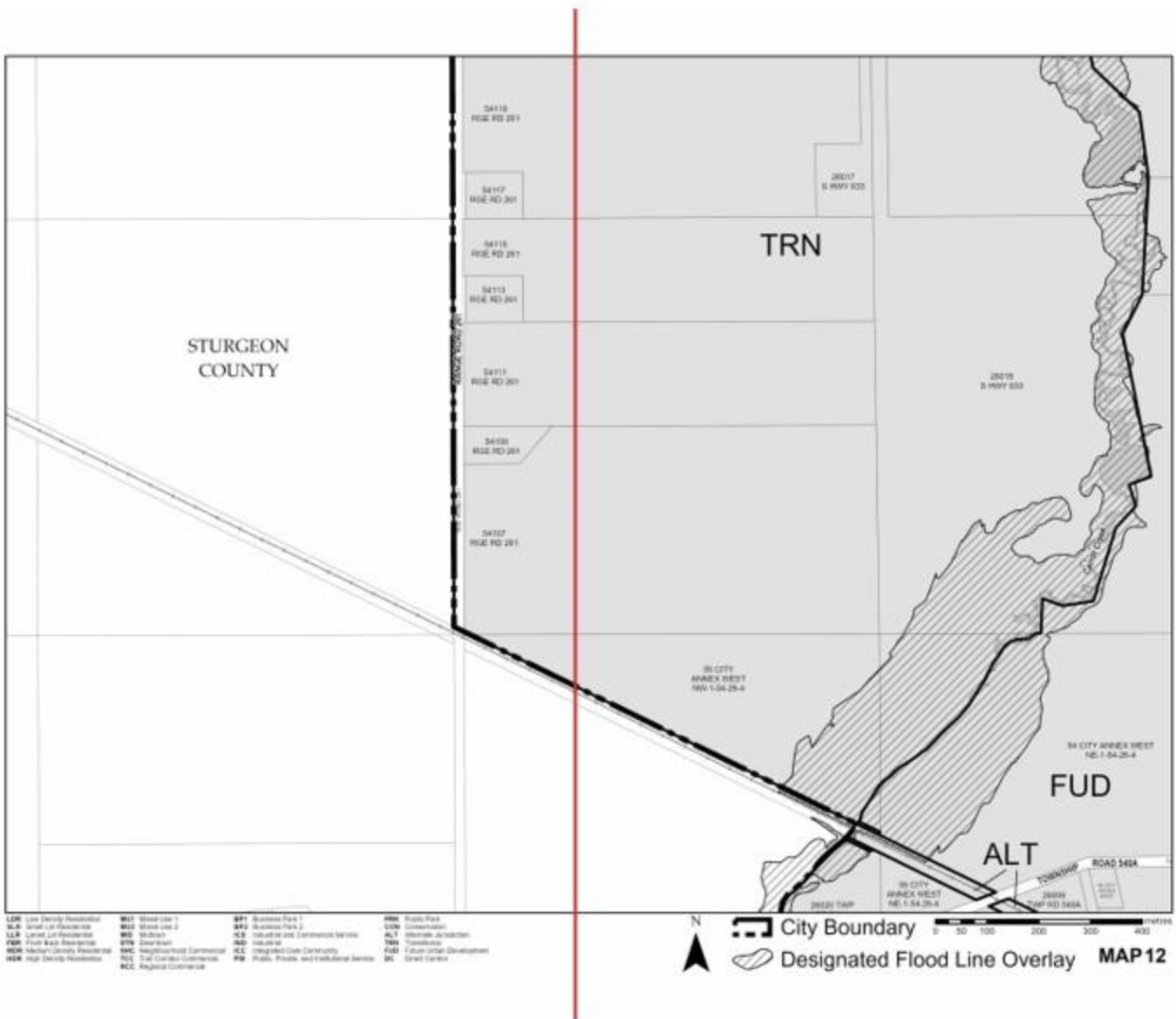


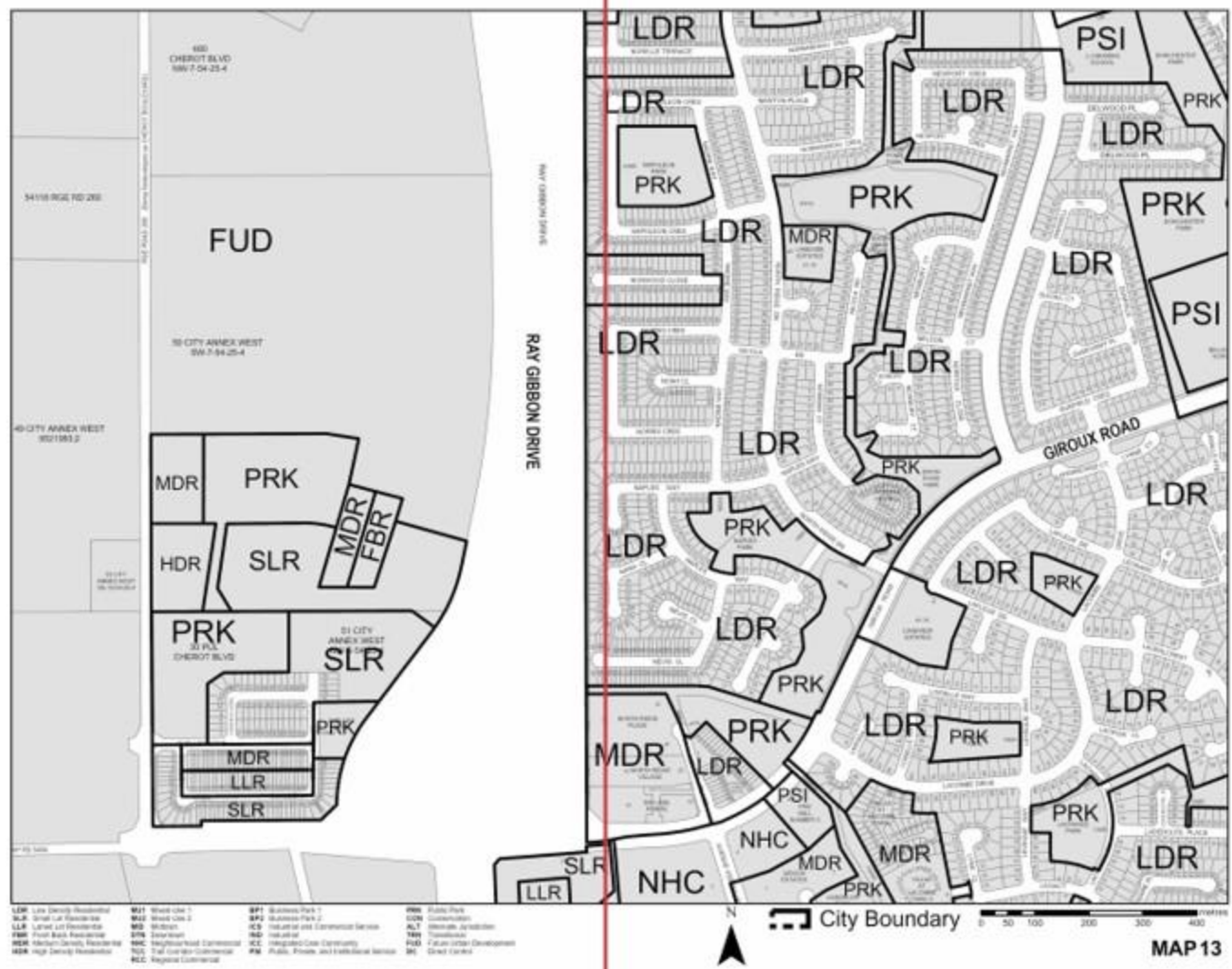


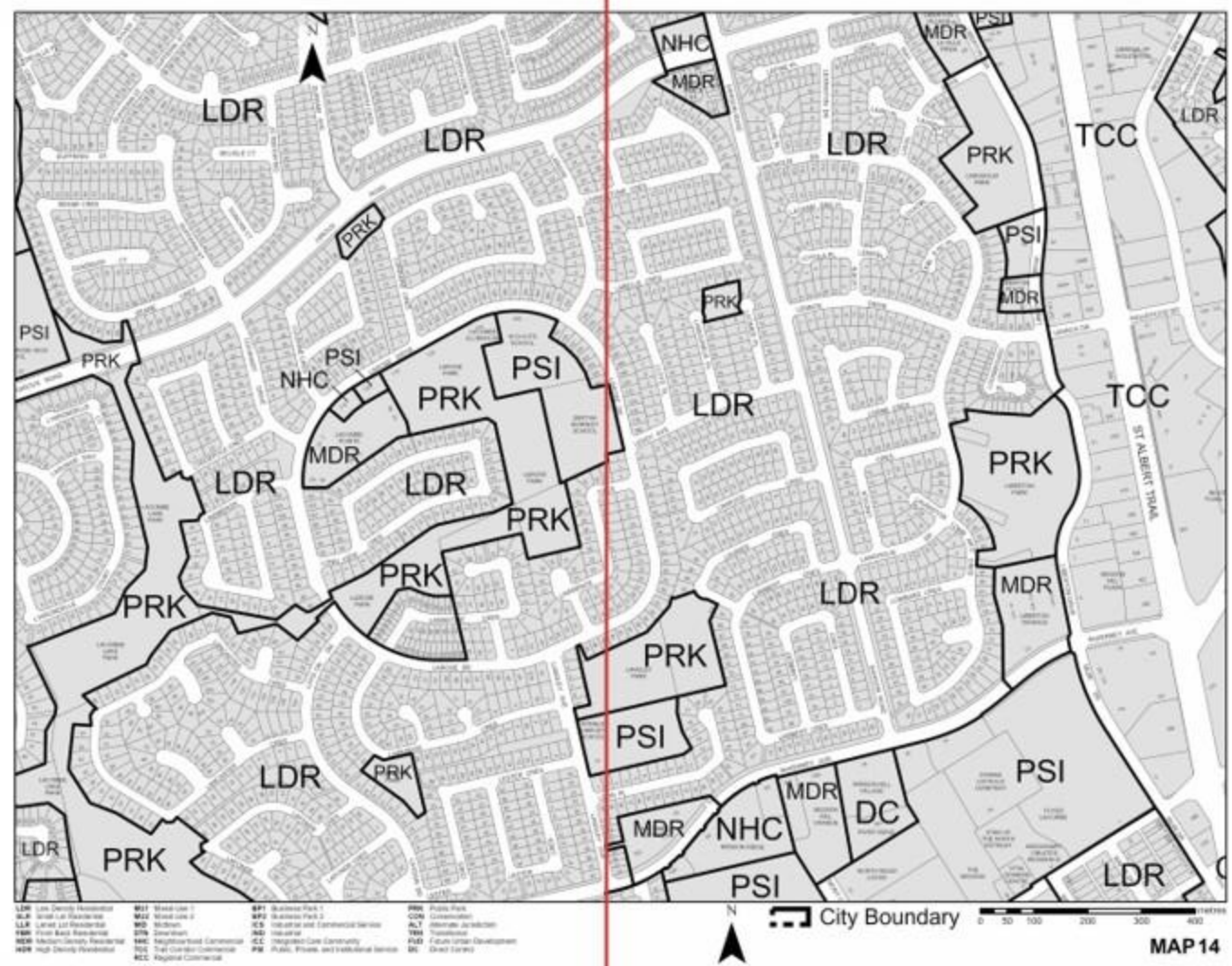


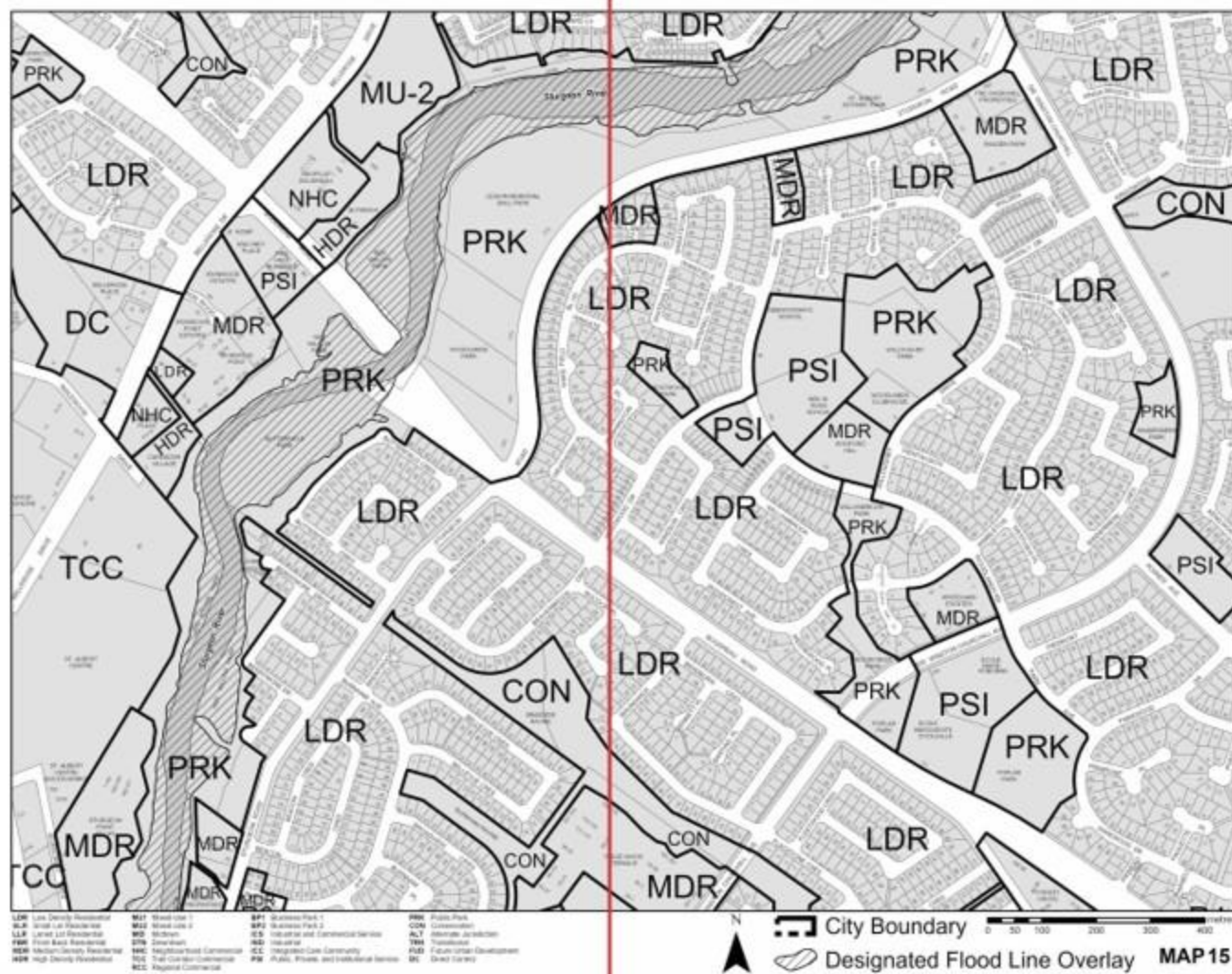


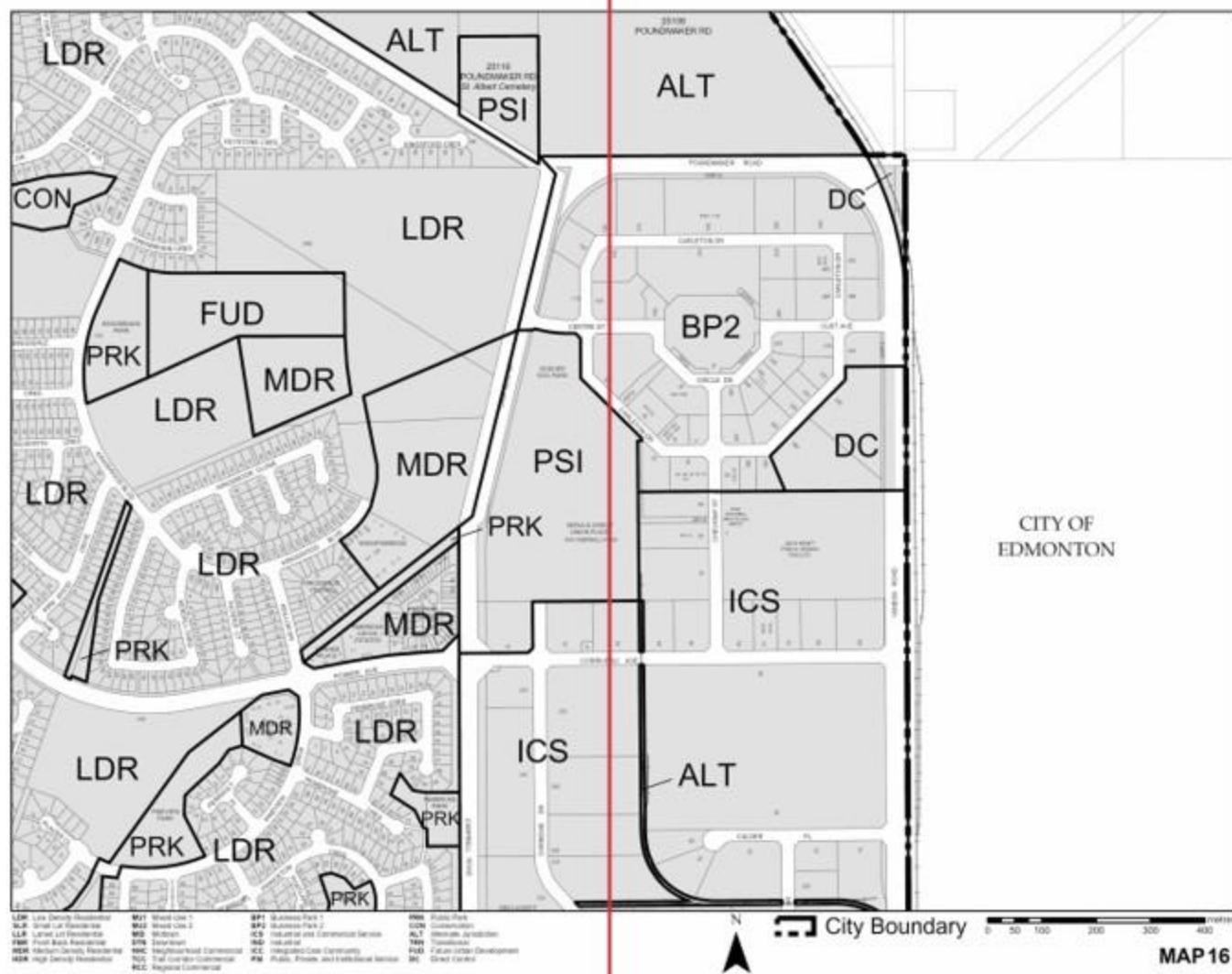


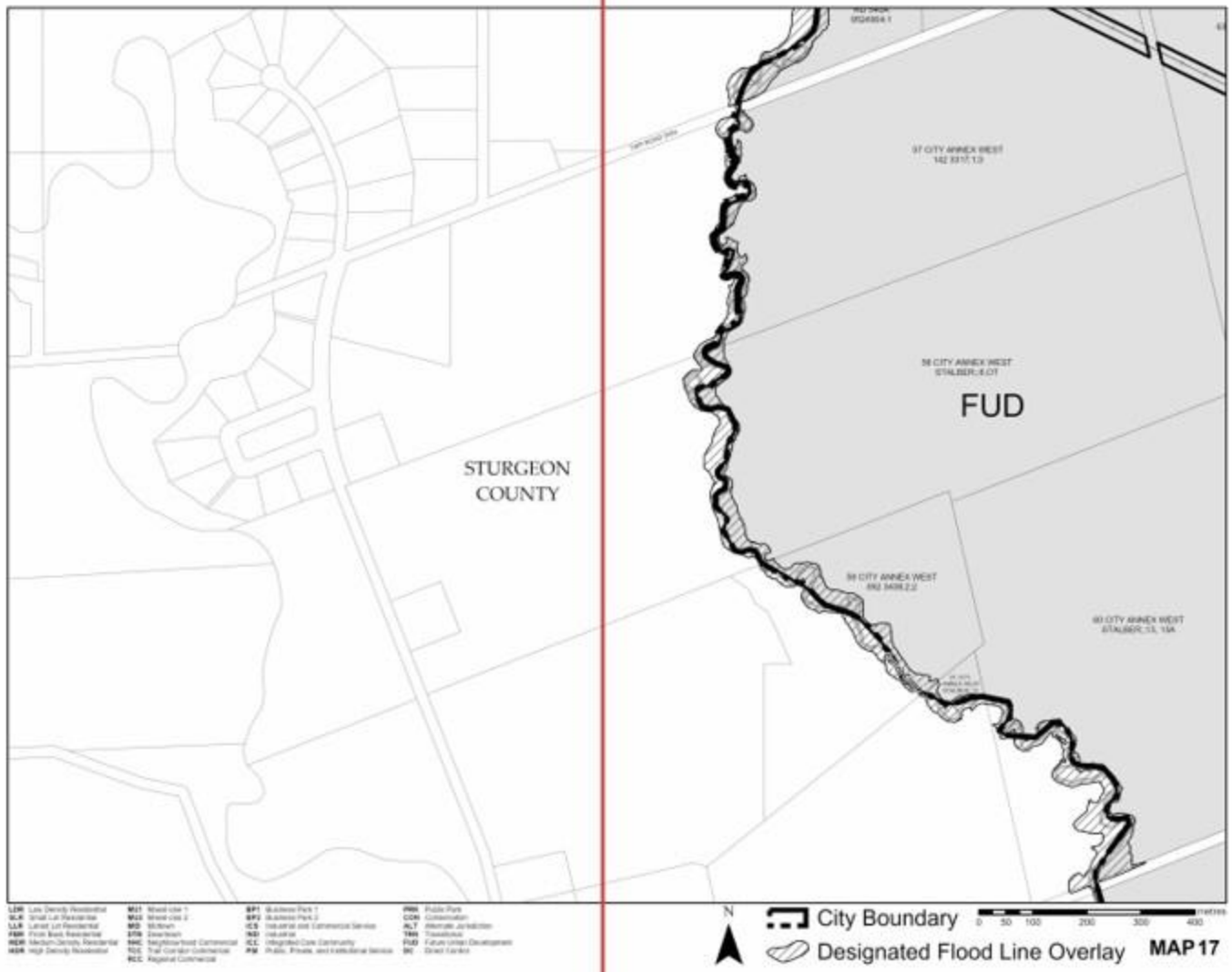


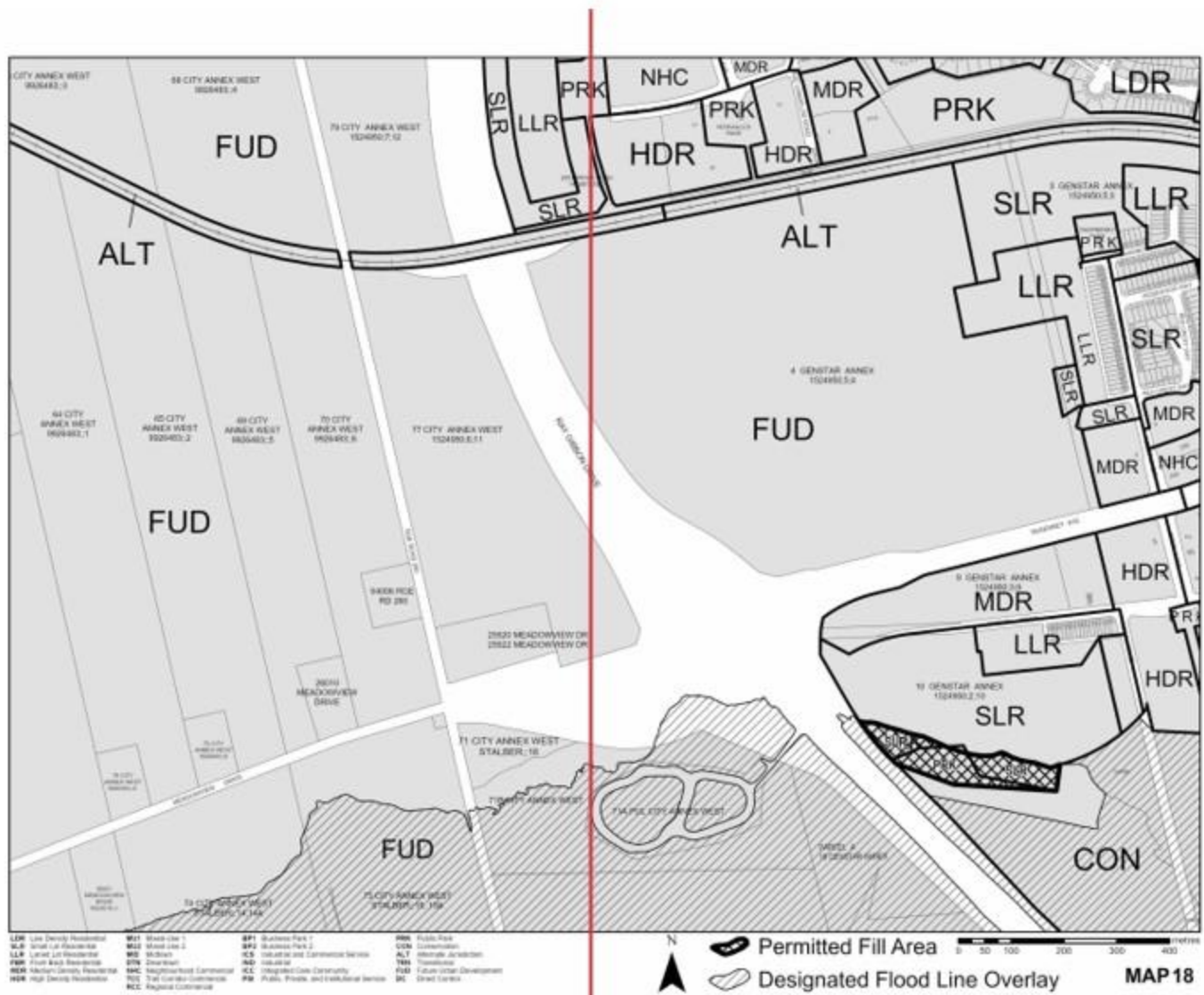


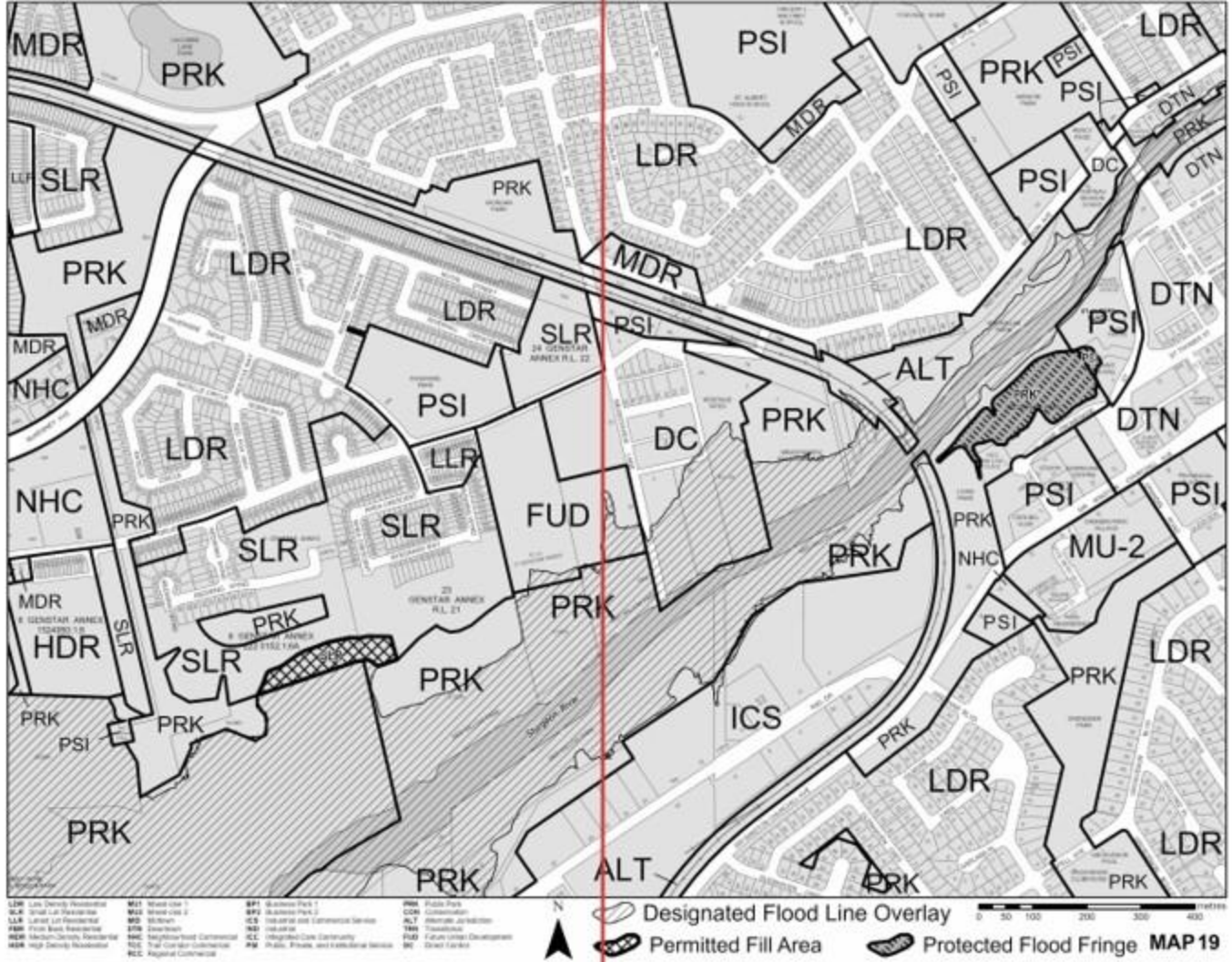


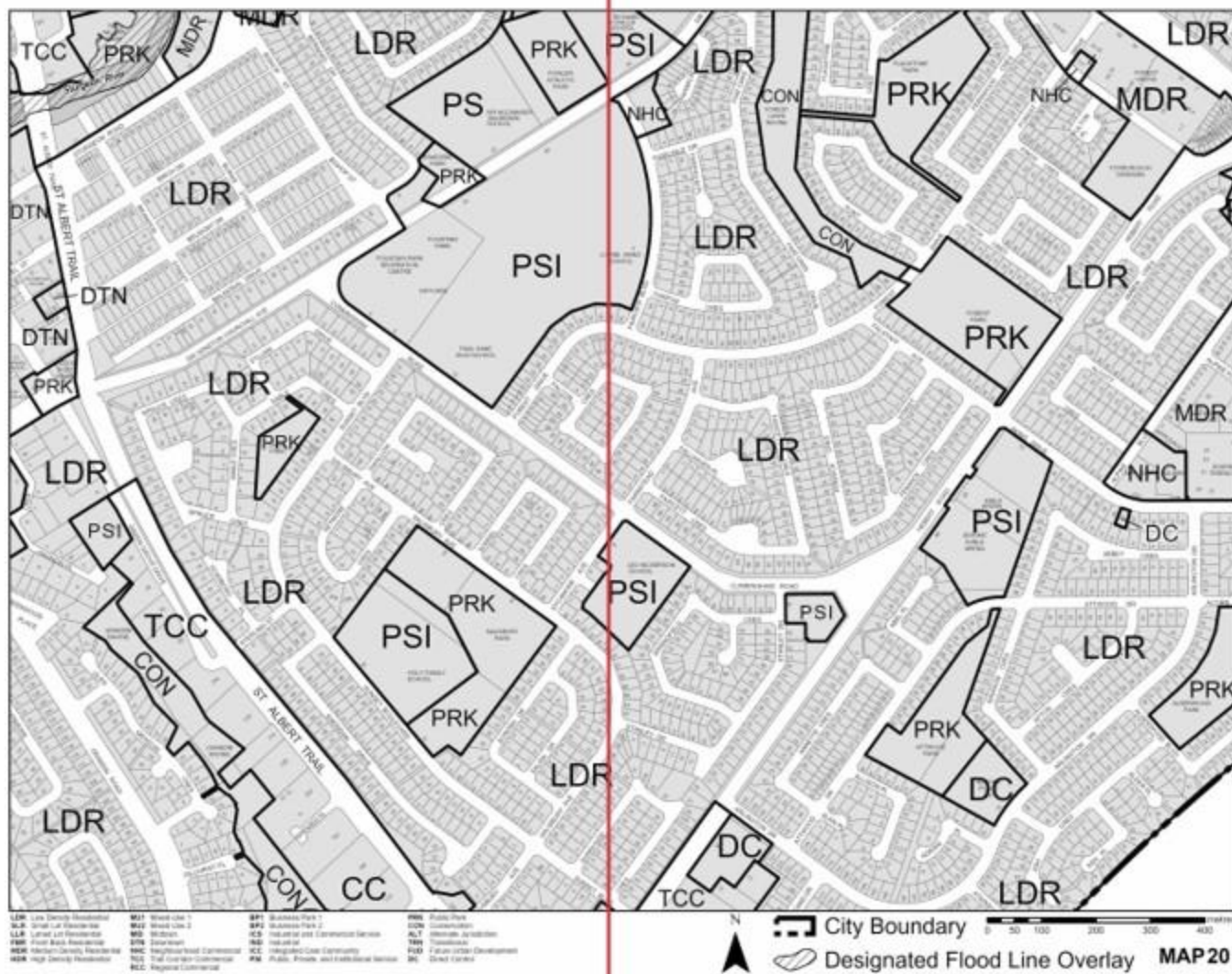


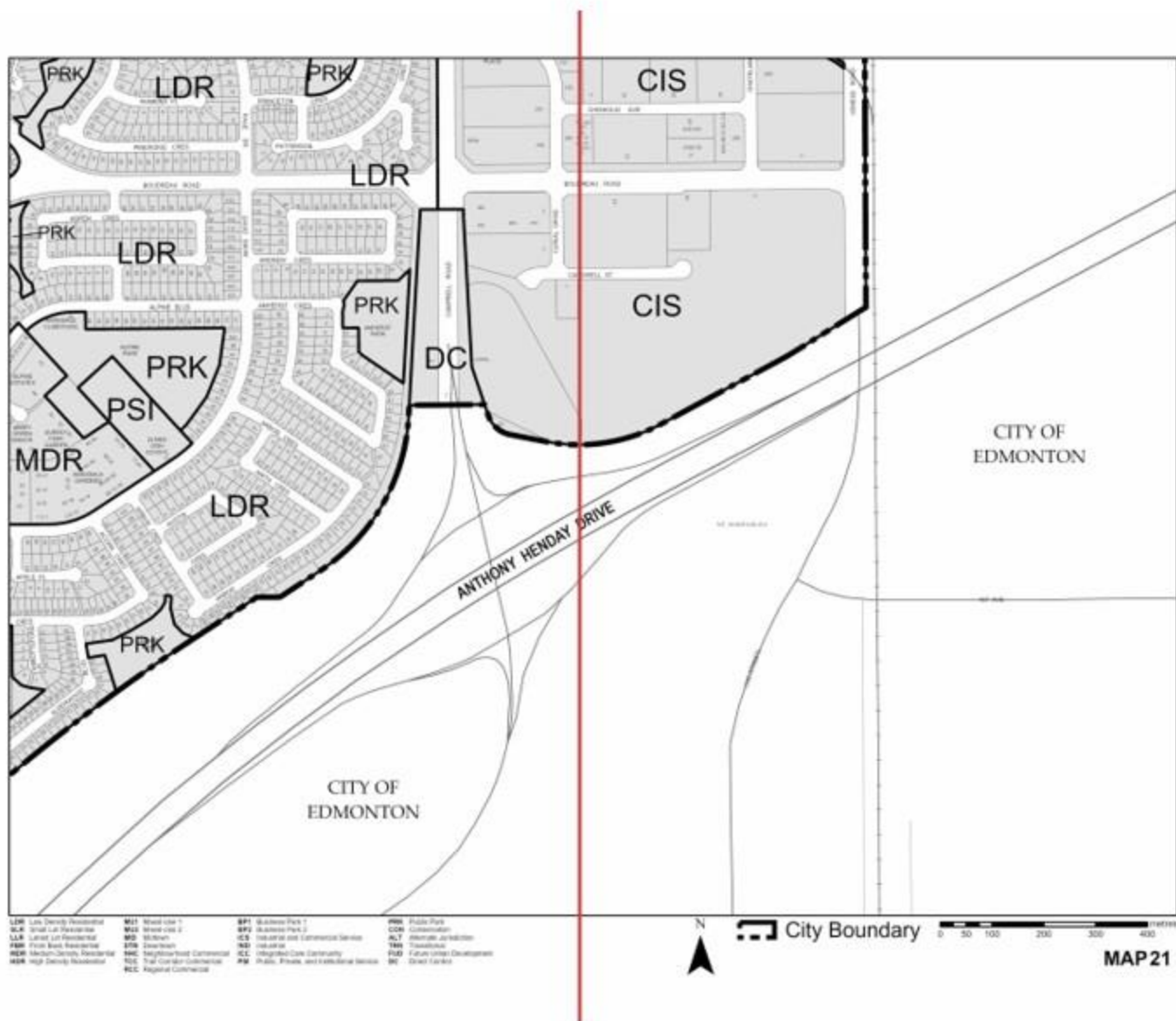


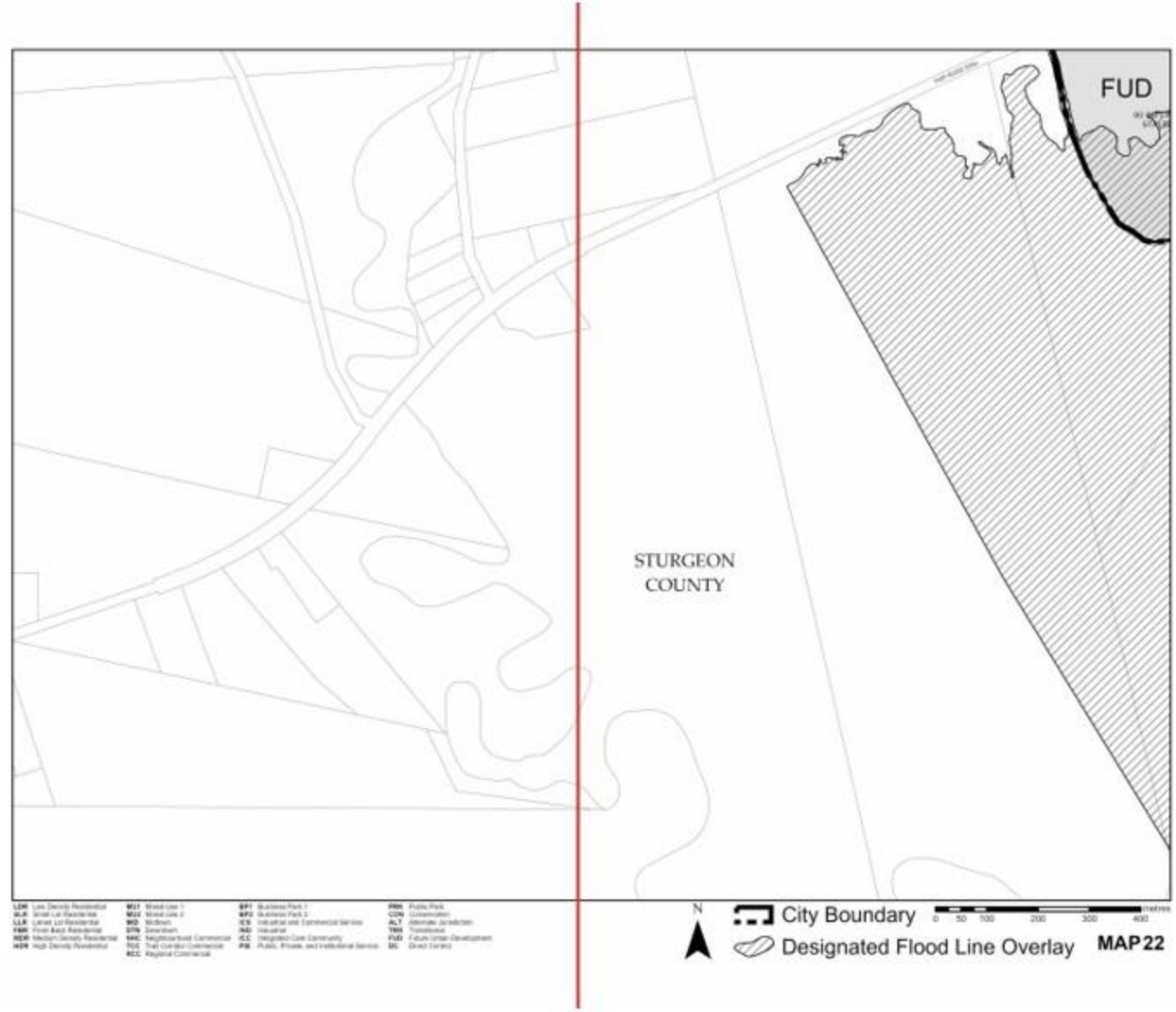


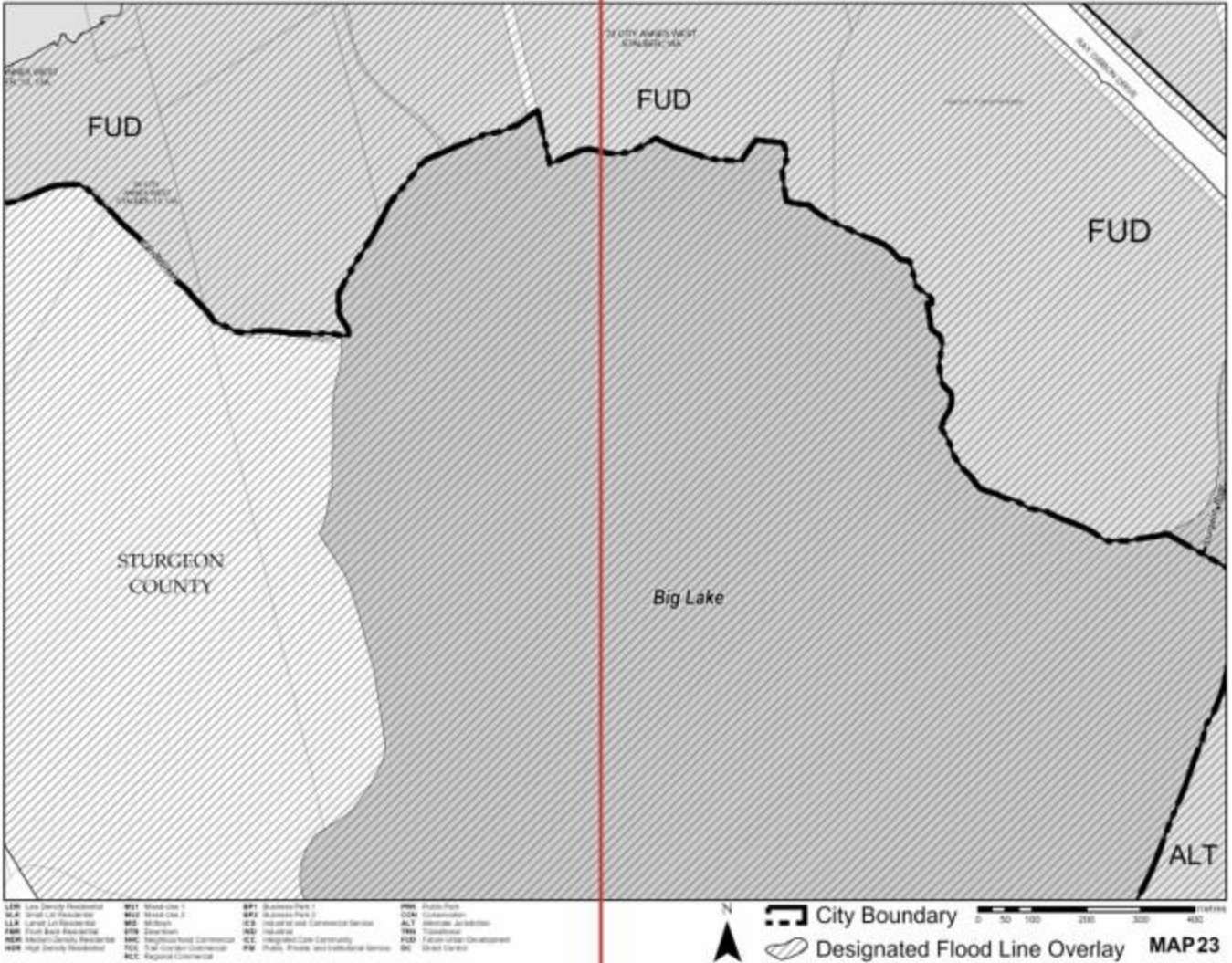


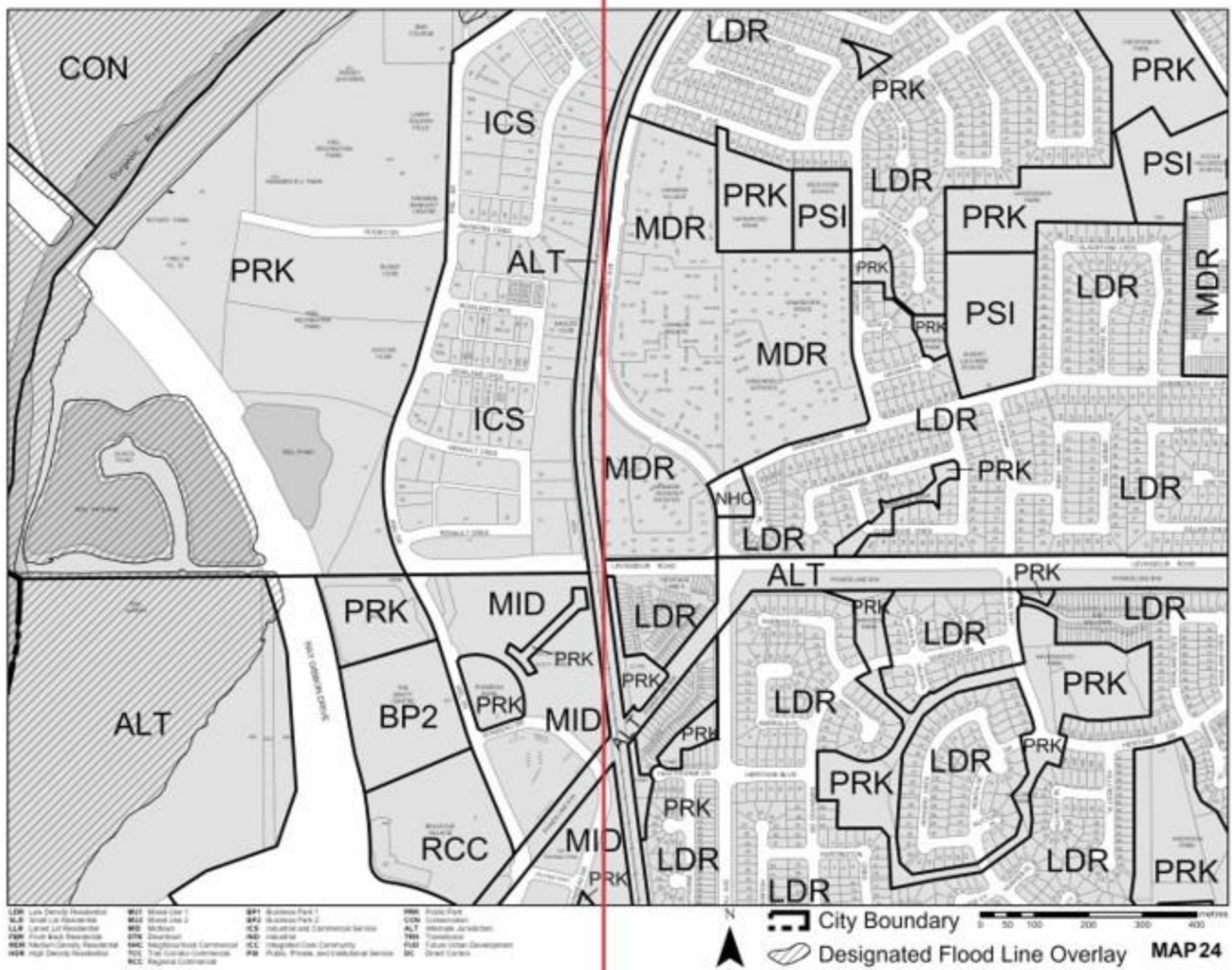


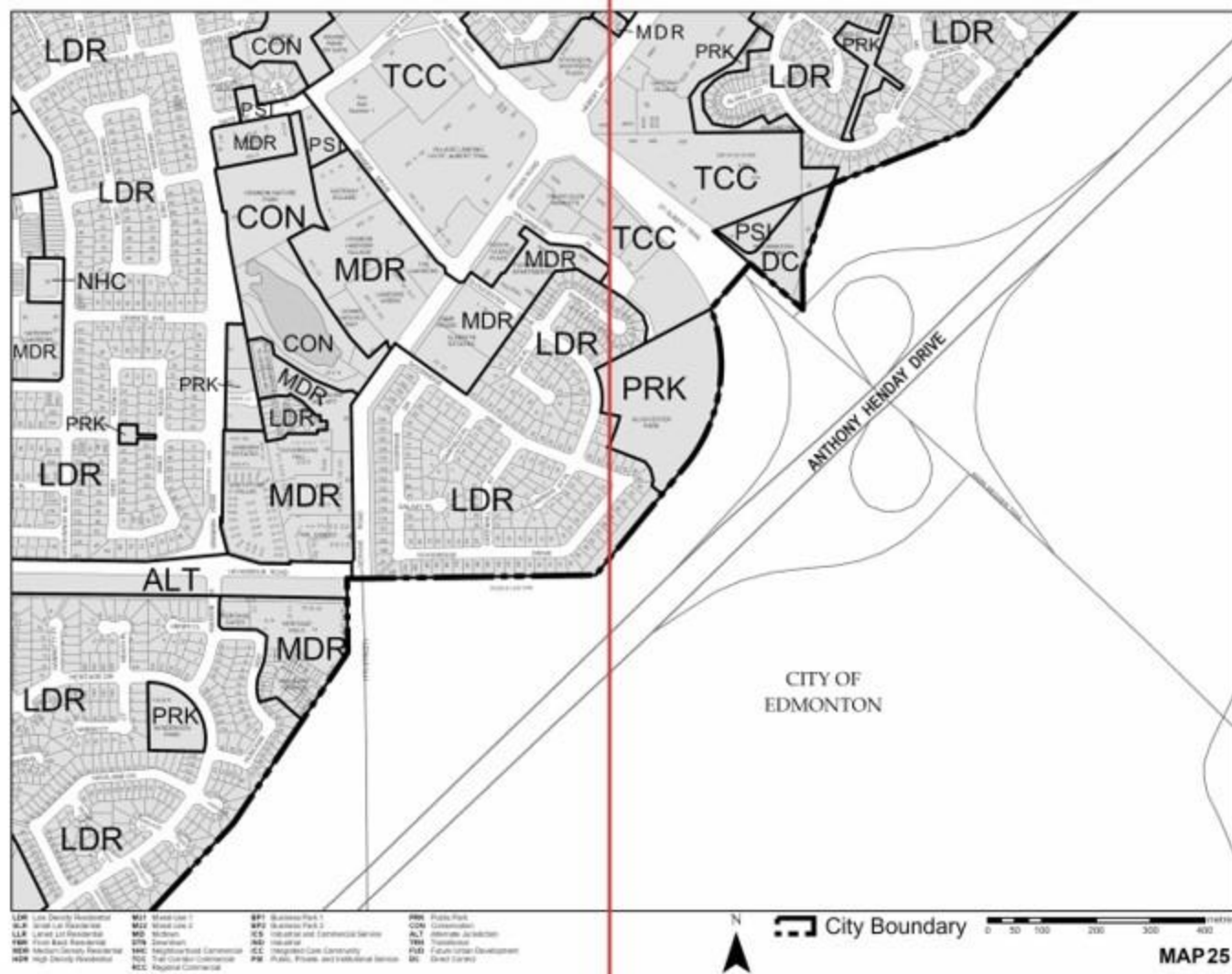


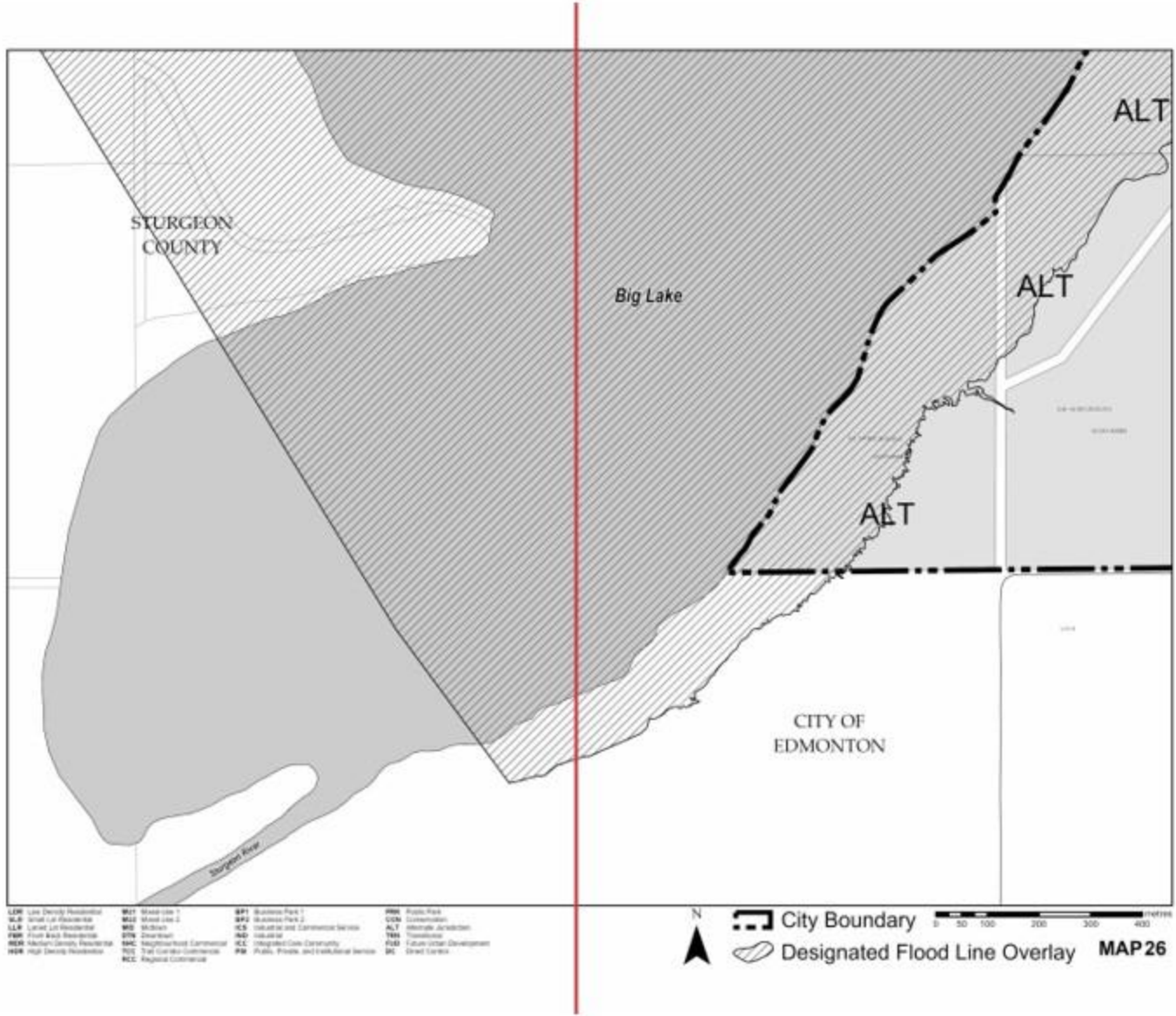


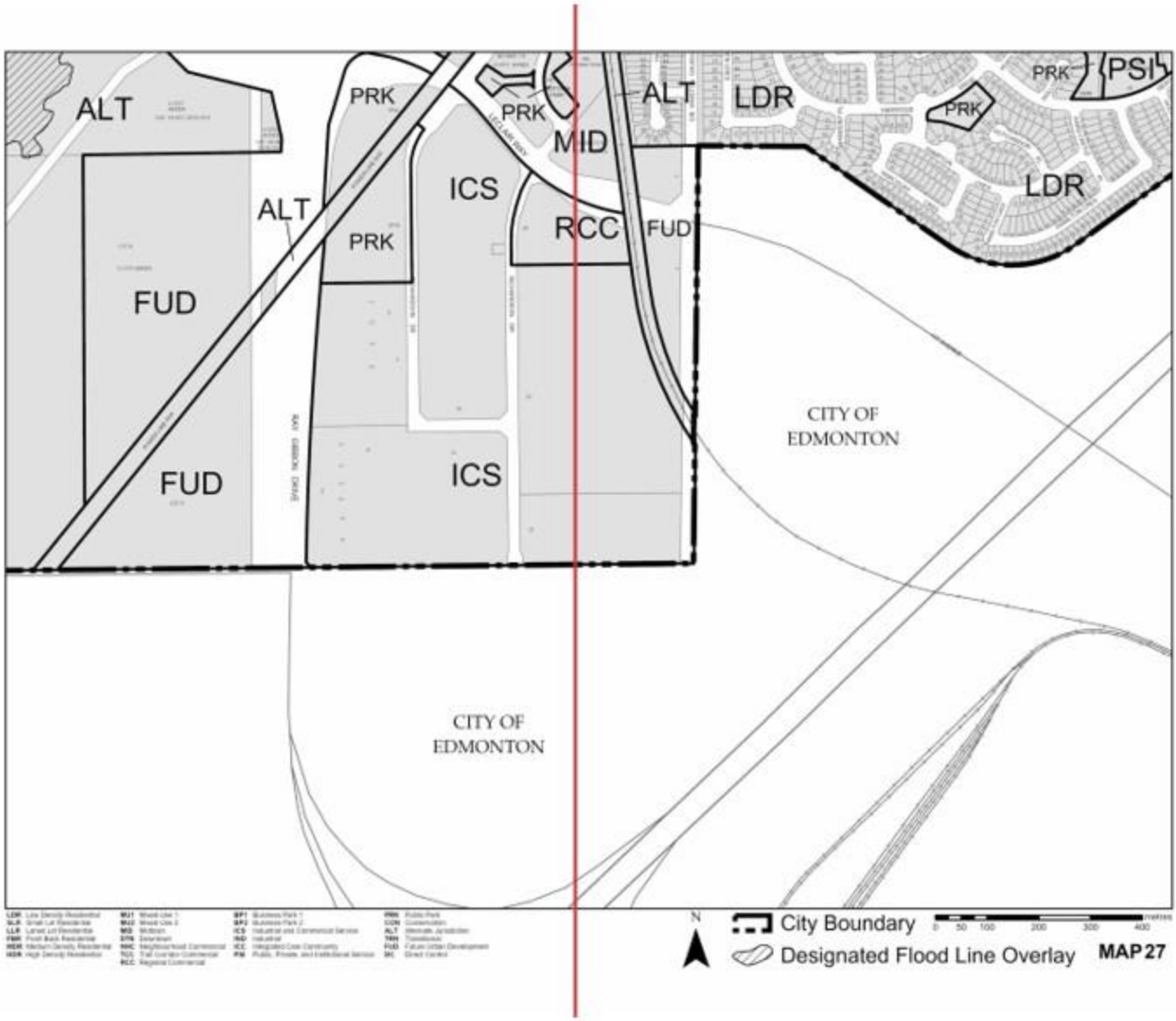


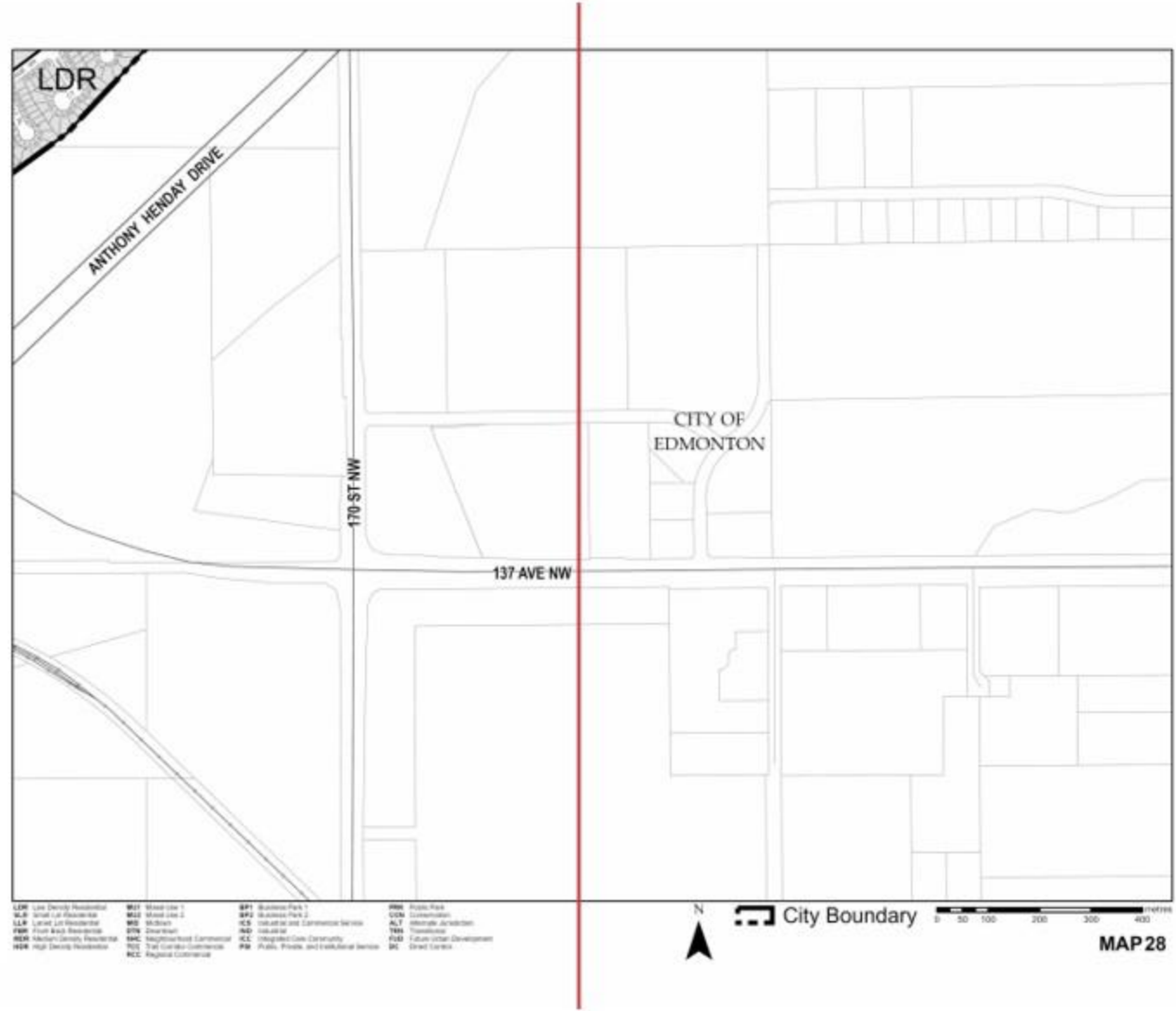








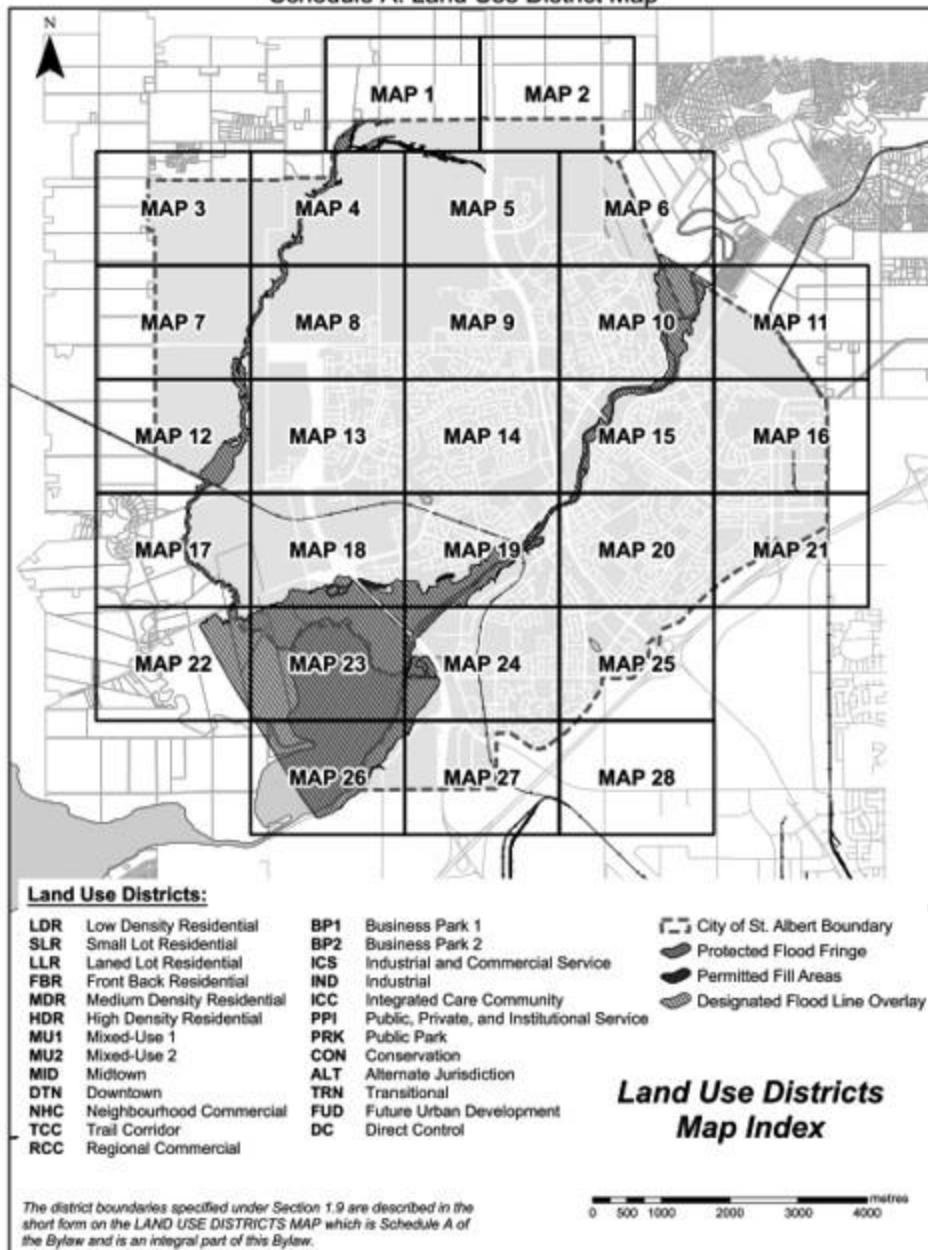


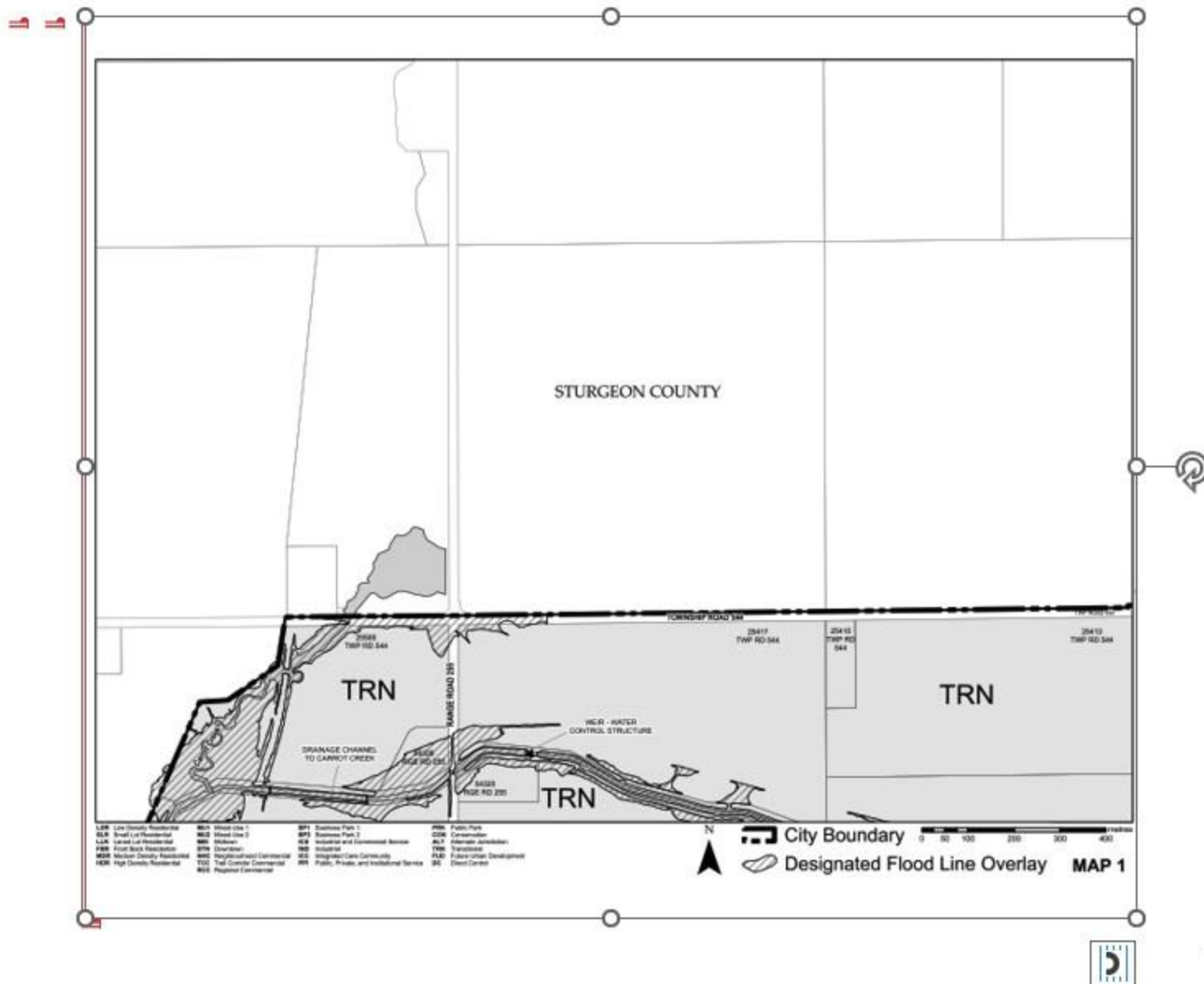


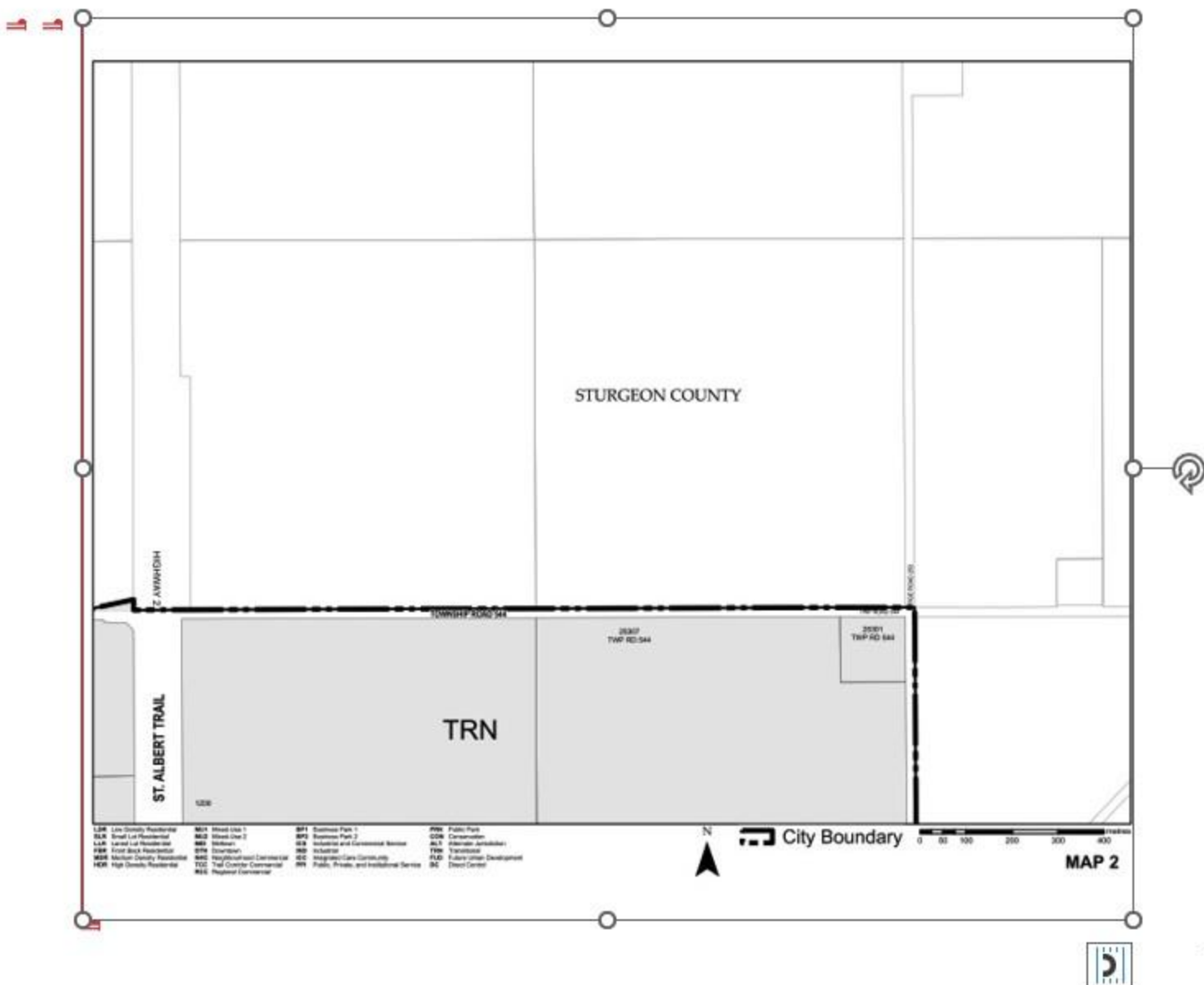
NEW MAPS (WITH UPDATED ANNOTATION TO "PPI" AND PARCELS)

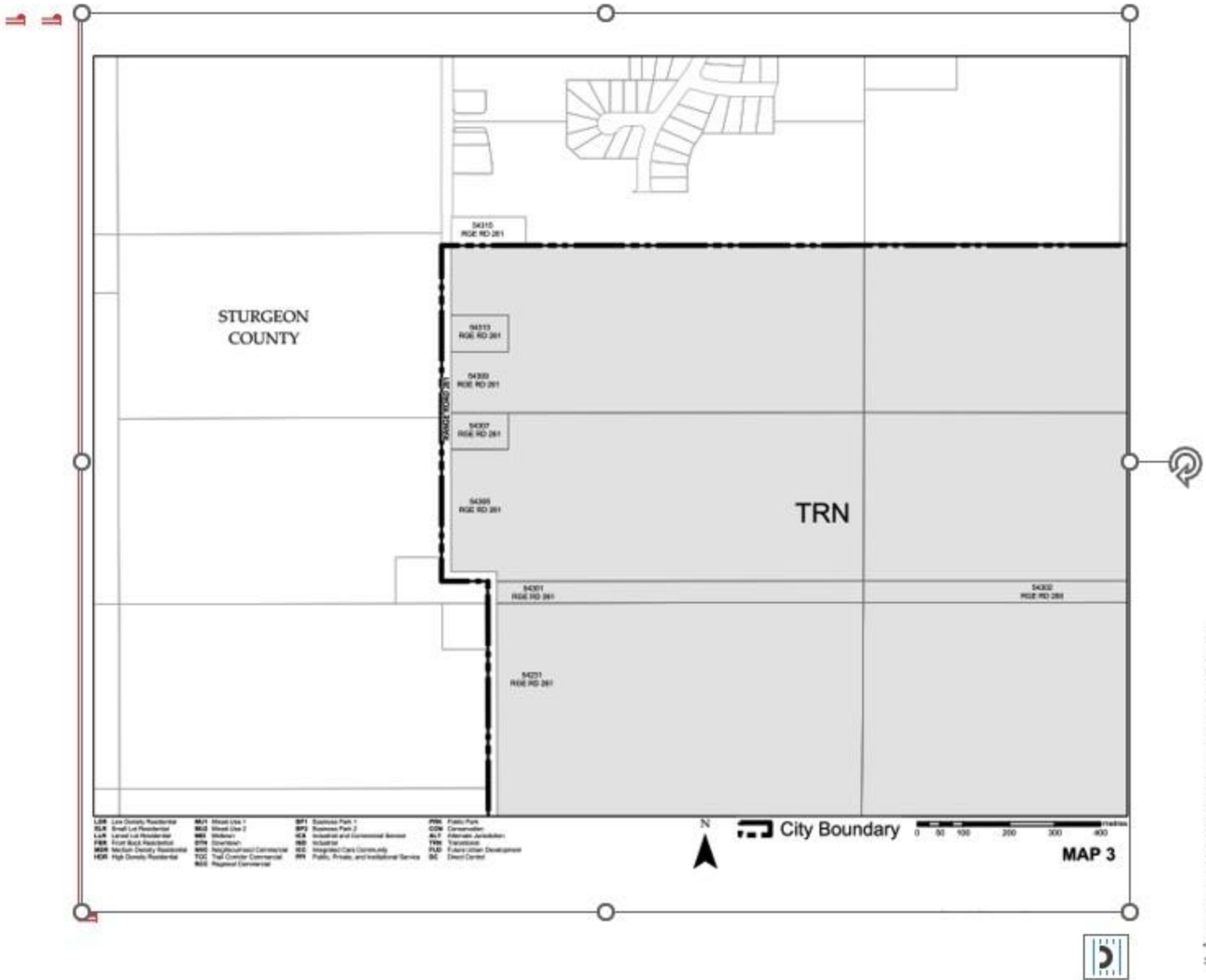


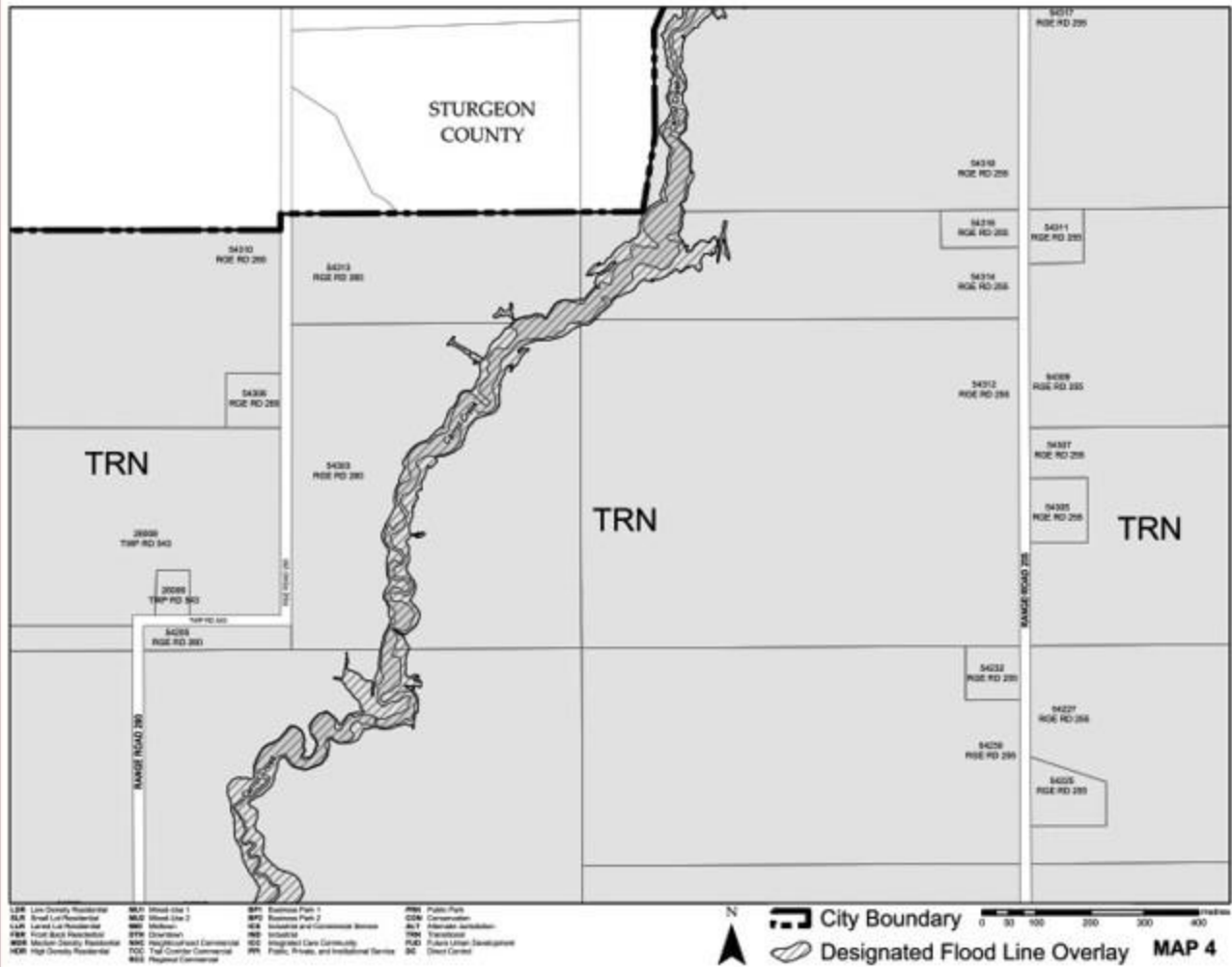
Schedule A: Land Use District Map

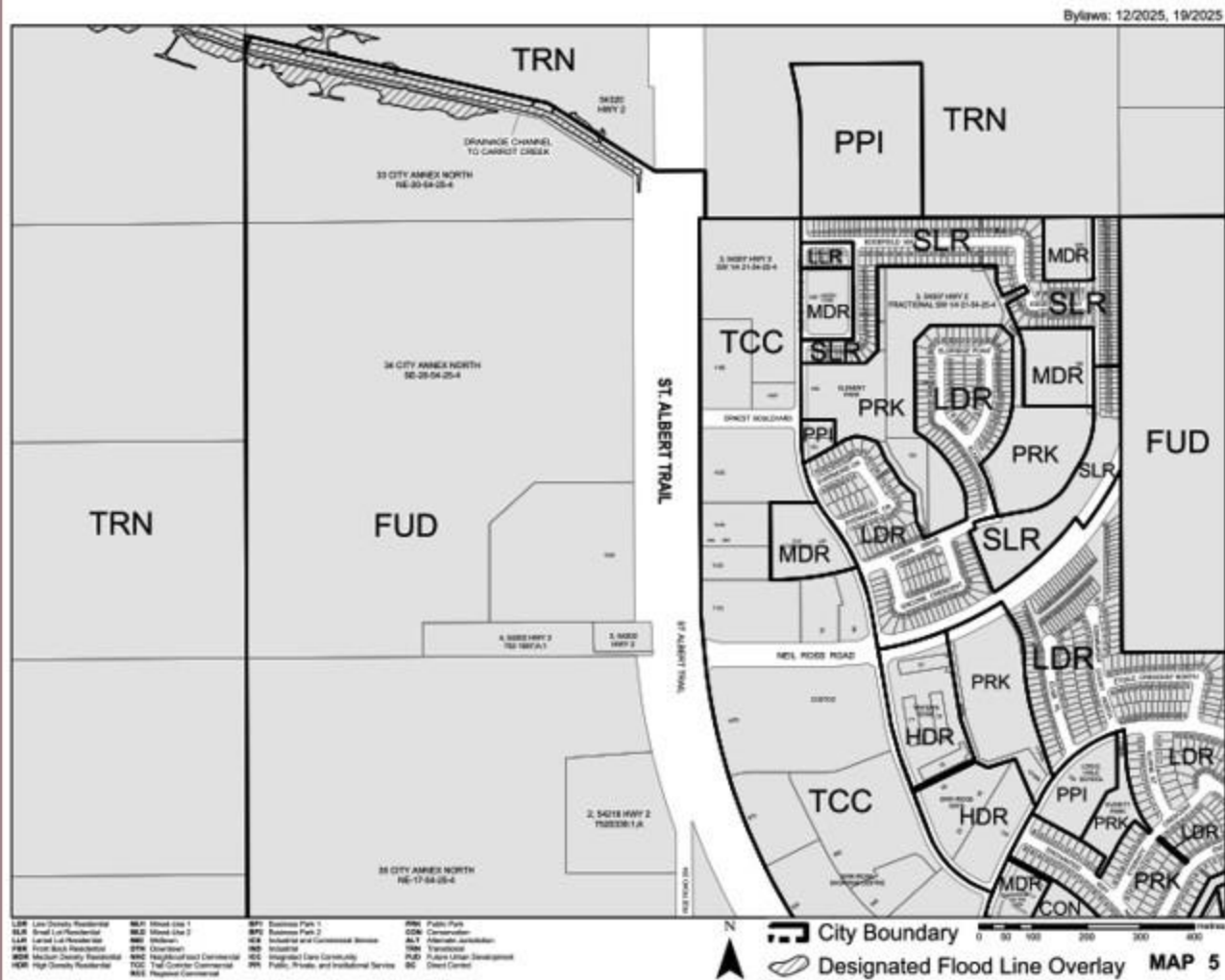


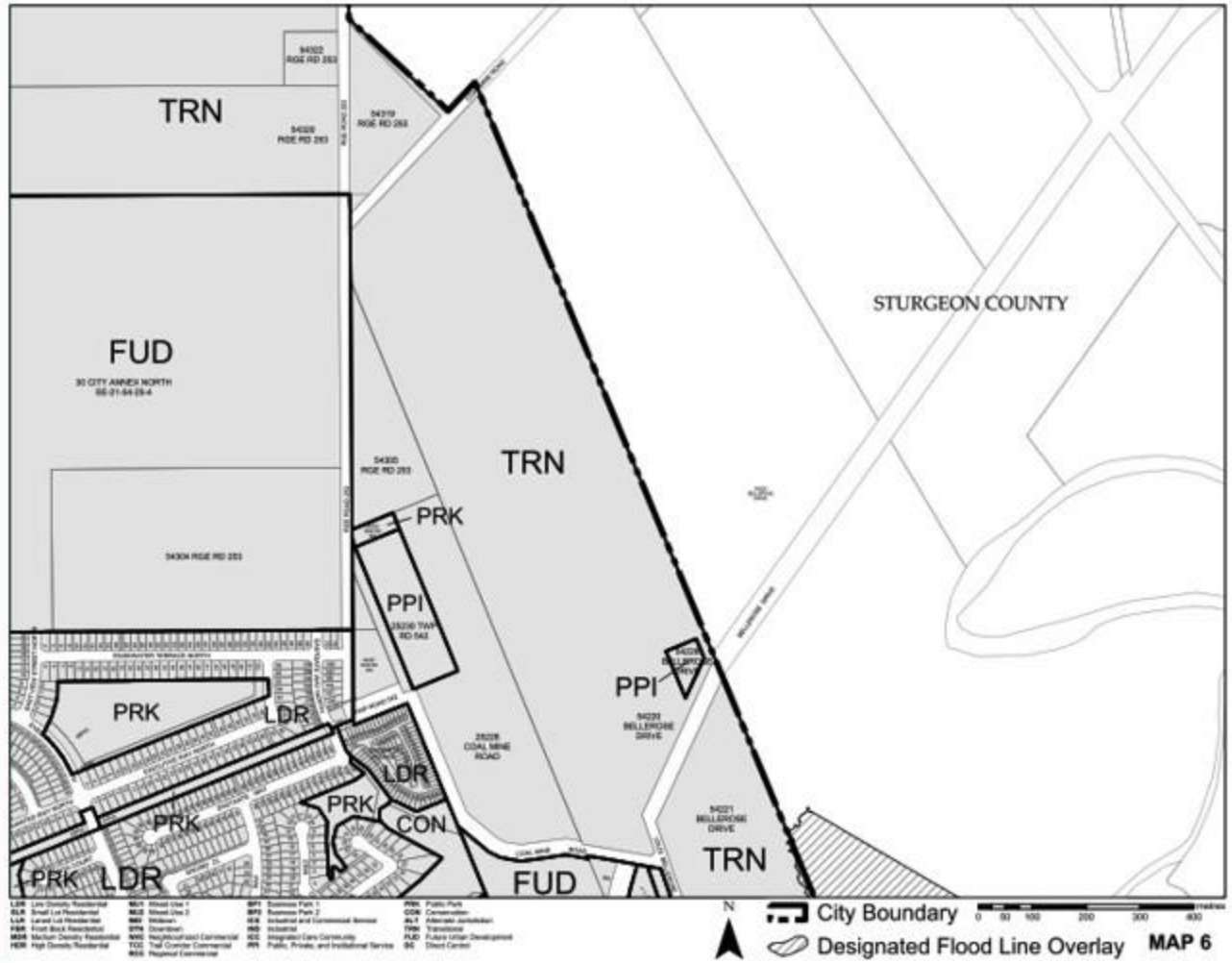


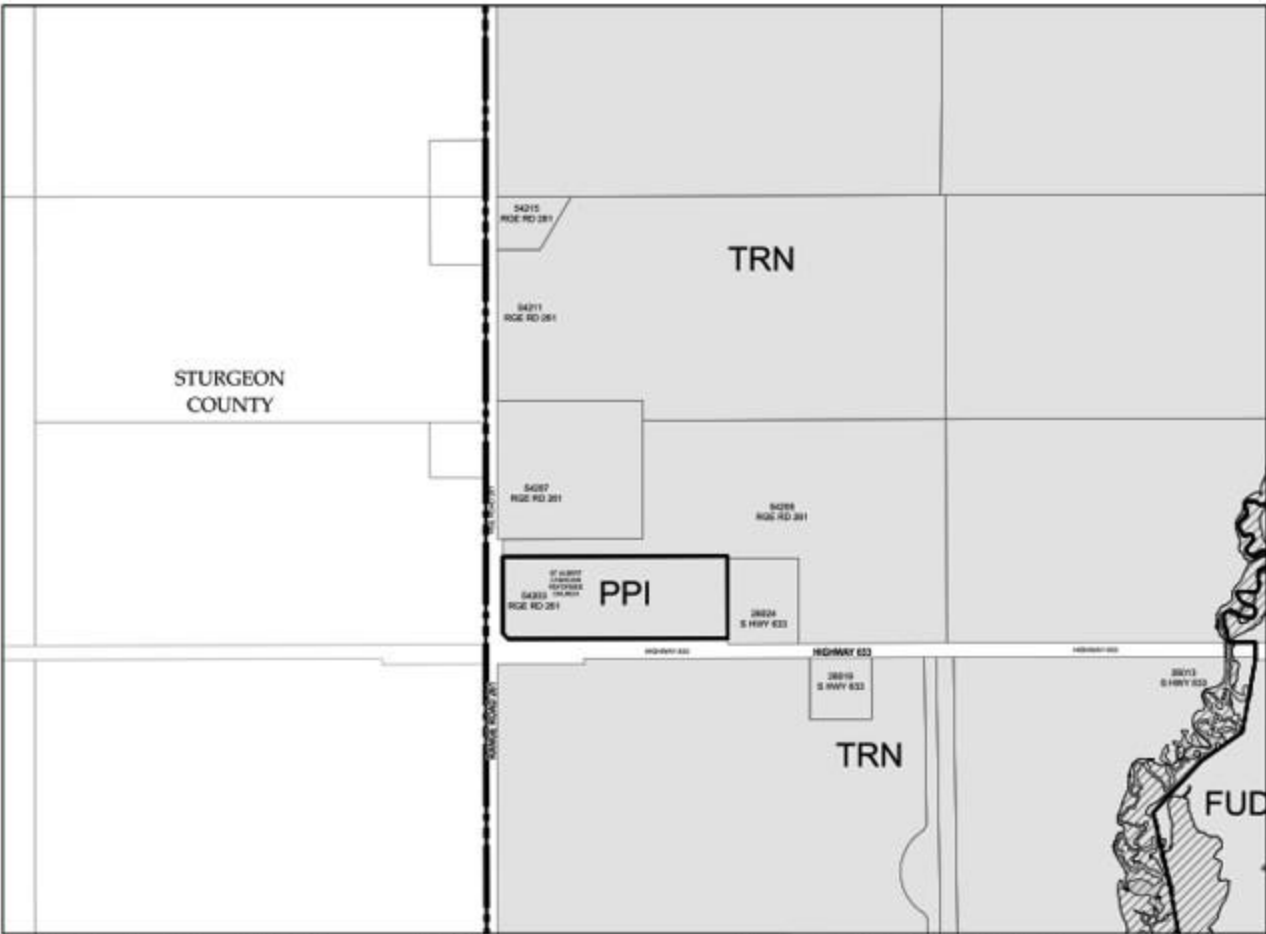




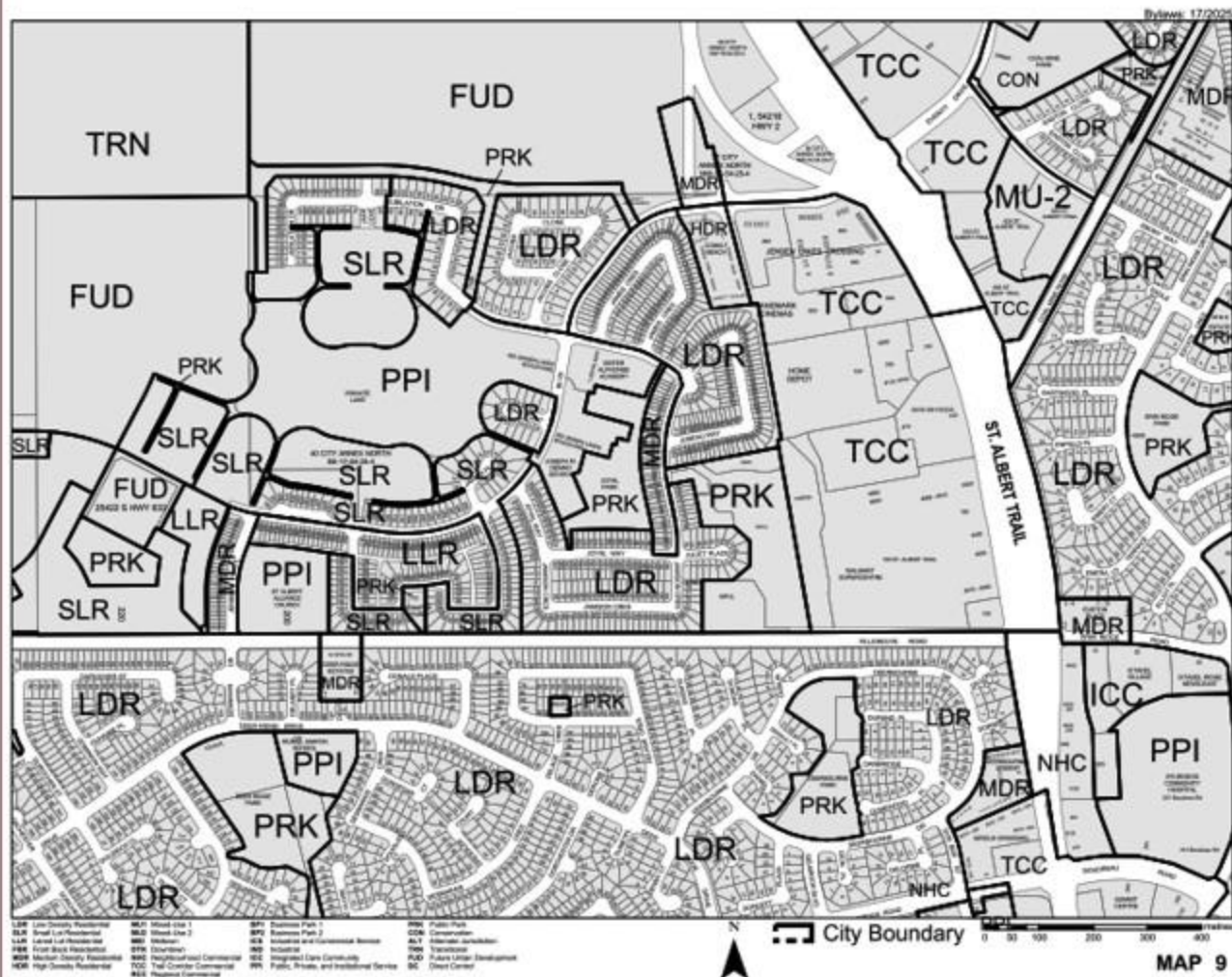


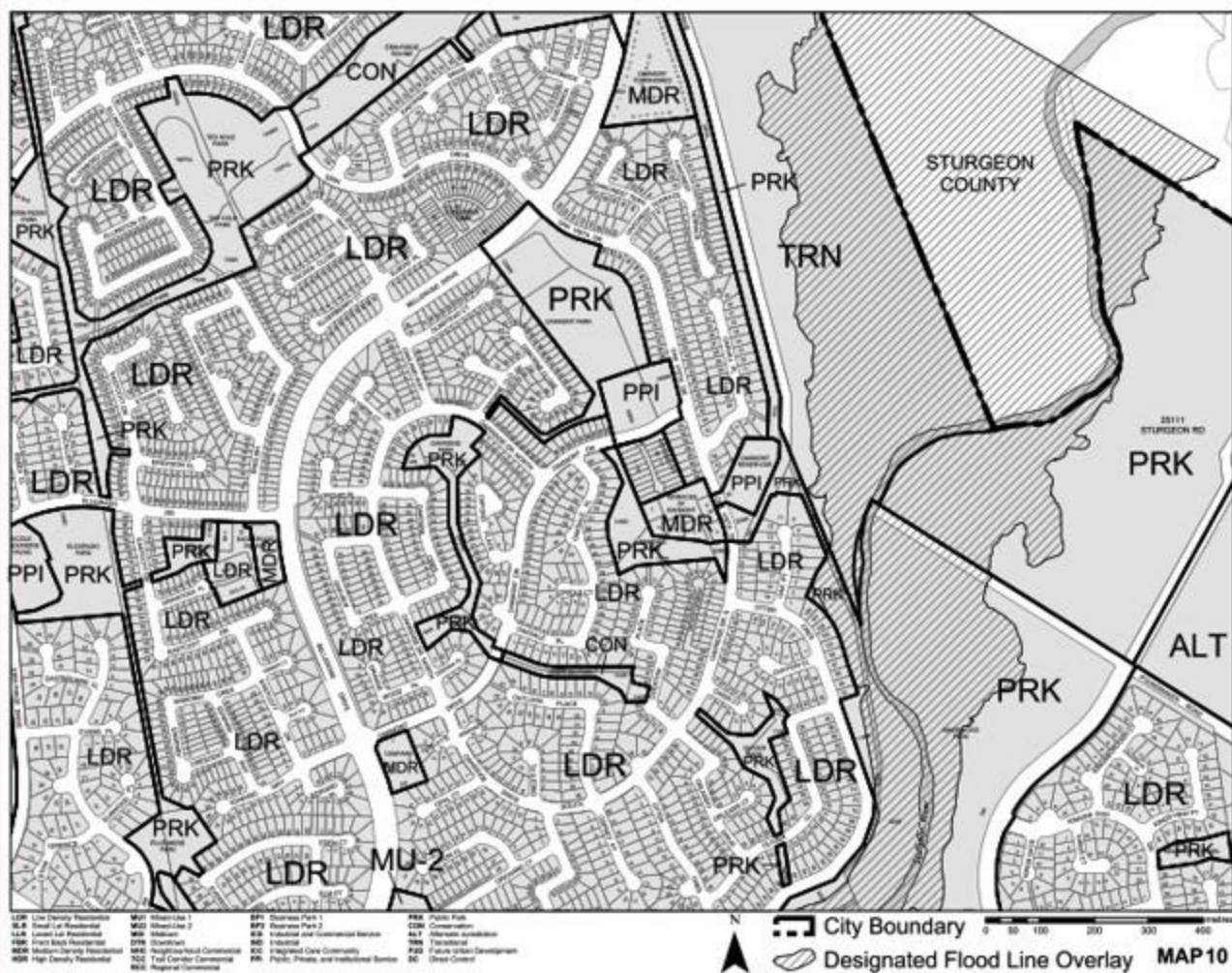


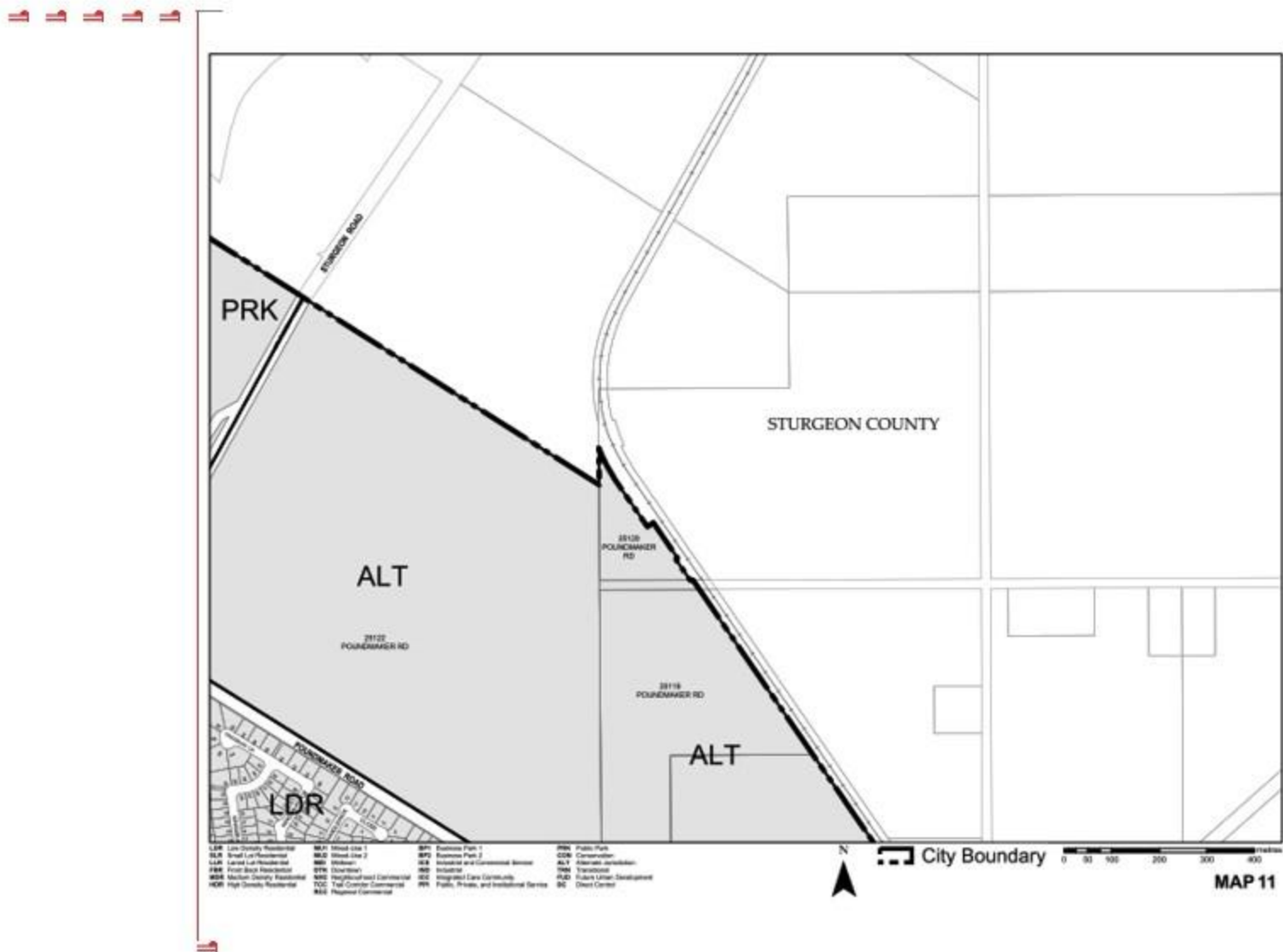


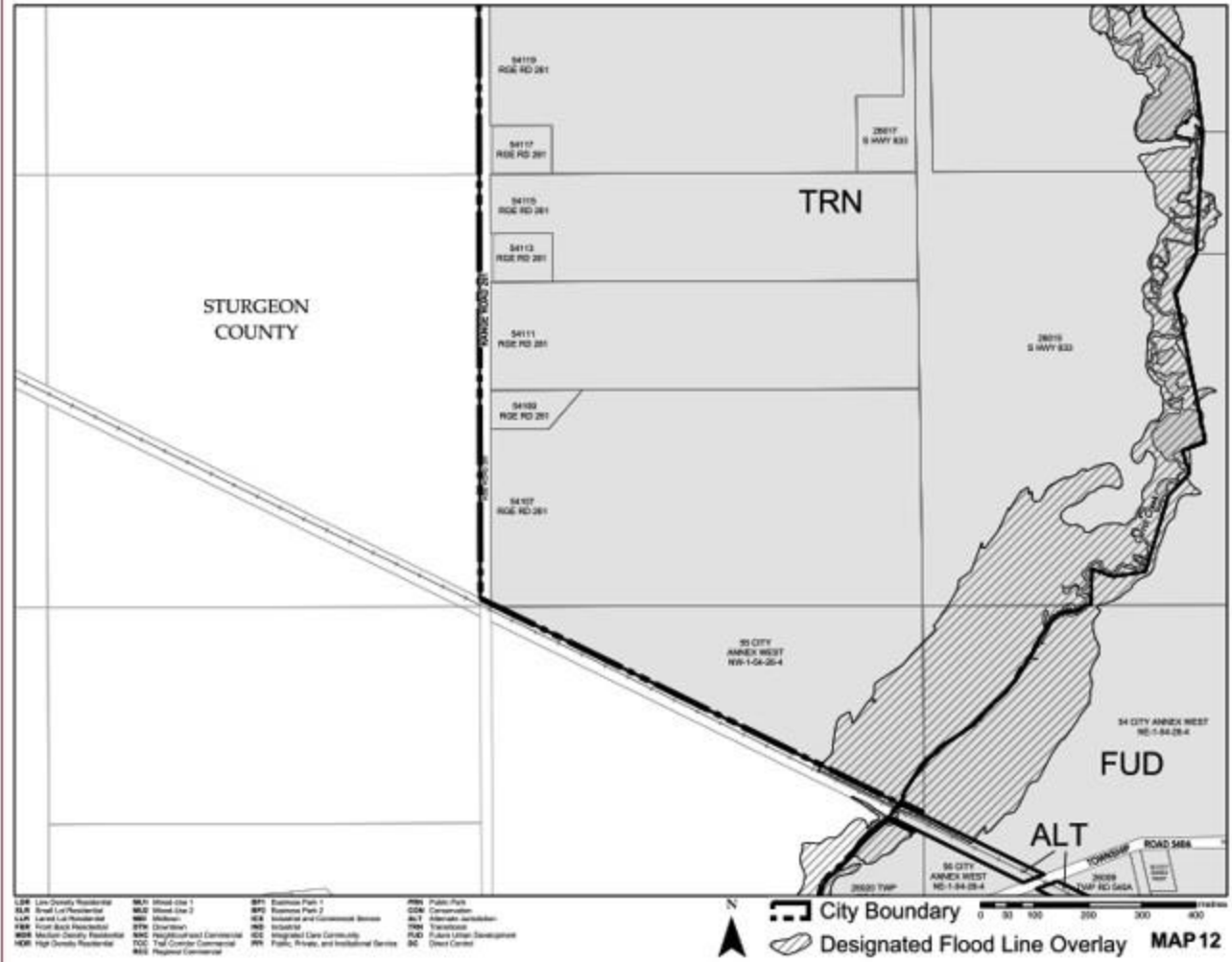


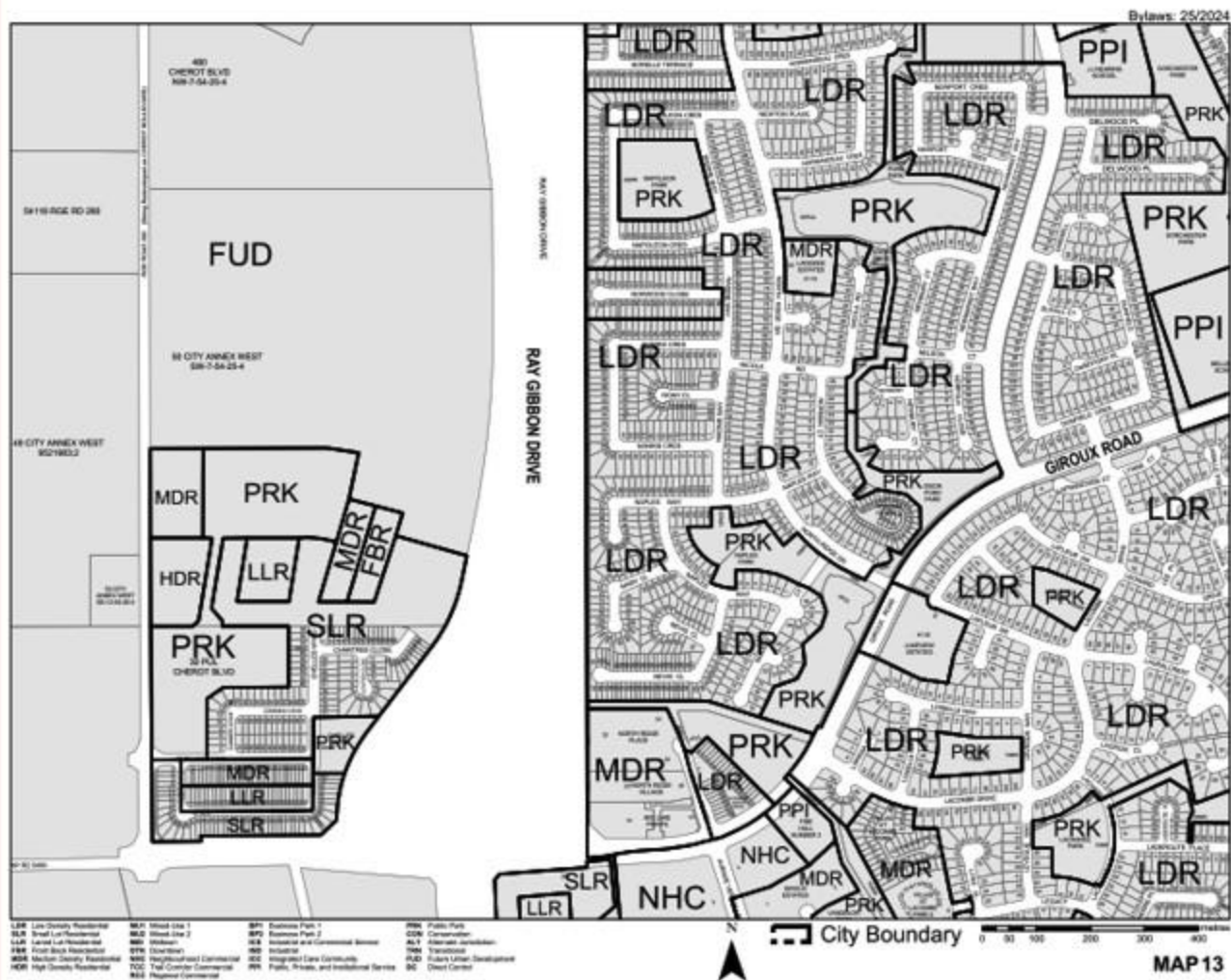
LD1 Low Density Residential	MD1 Mixed Use 1	PD1 Professional Office	RD1 Residential Office
LD2 Low Density Residential	MD2 Mixed Use 2	PD2 Professional Office	RD2 Residential Office
LD3 Low Density Residential	MD3 Mixed Use 3	PD3 Professional Office	RD3 Residential Office
LD4 Low Density Residential	MD4 Mixed Use 4	PD4 Professional Office	RD4 Residential Office
LD5 Low Density Residential	MD5 Mixed Use 5	PD5 Professional Office	RD5 Residential Office
LD6 Low Density Residential	MD6 Mixed Use 6	PD6 Professional Office	RD6 Residential Office
LD7 Low Density Residential	MD7 Mixed Use 7	PD7 Professional Office	RD7 Residential Office
LD8 Low Density Residential	MD8 Mixed Use 8	PD8 Professional Office	RD8 Residential Office
LD9 Low Density Residential	MD9 Mixed Use 9	PD9 Professional Office	RD9 Residential Office
LD10 Low Density Residential	MD10 Mixed Use 10	PD10 Professional Office	RD10 Residential Office

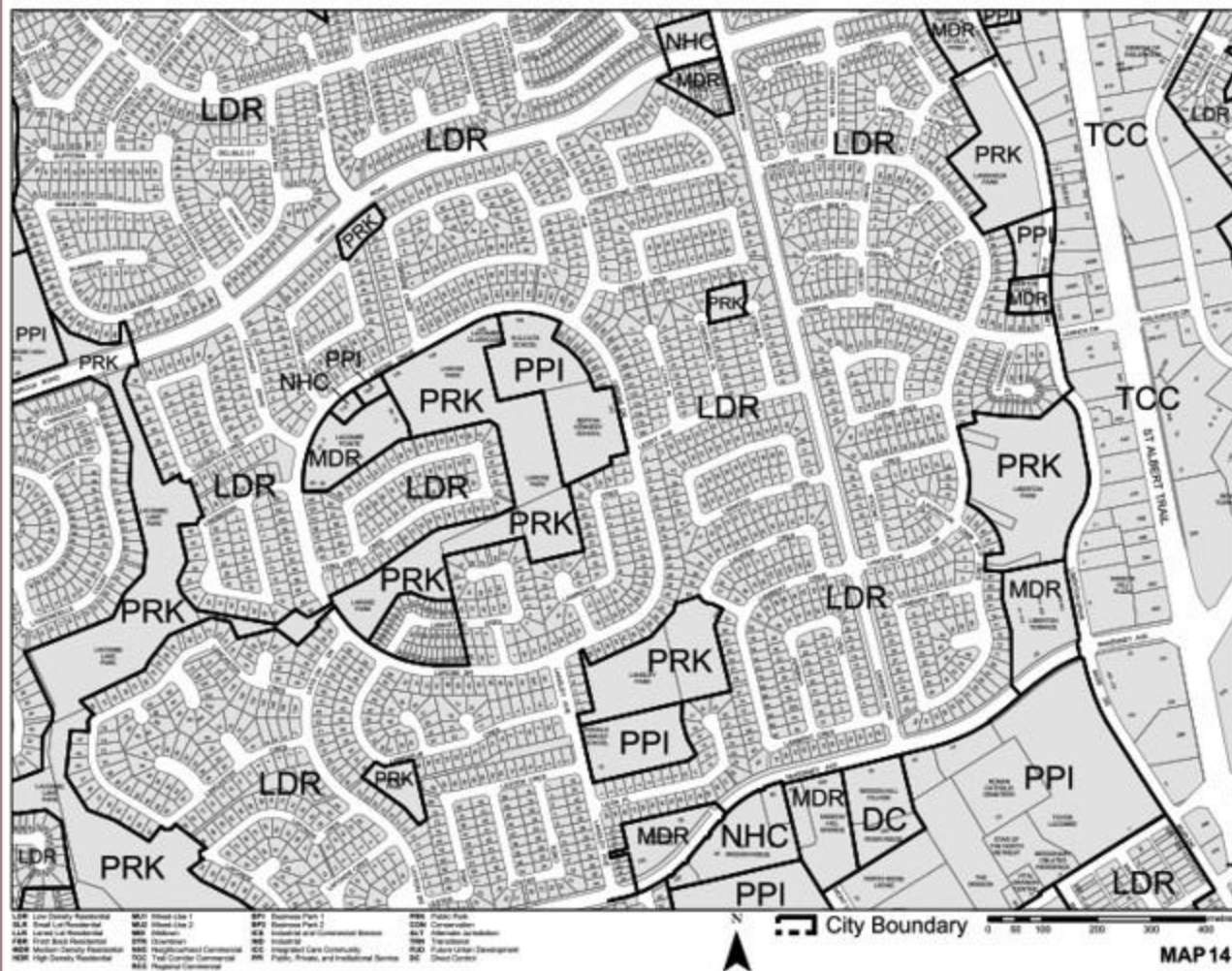


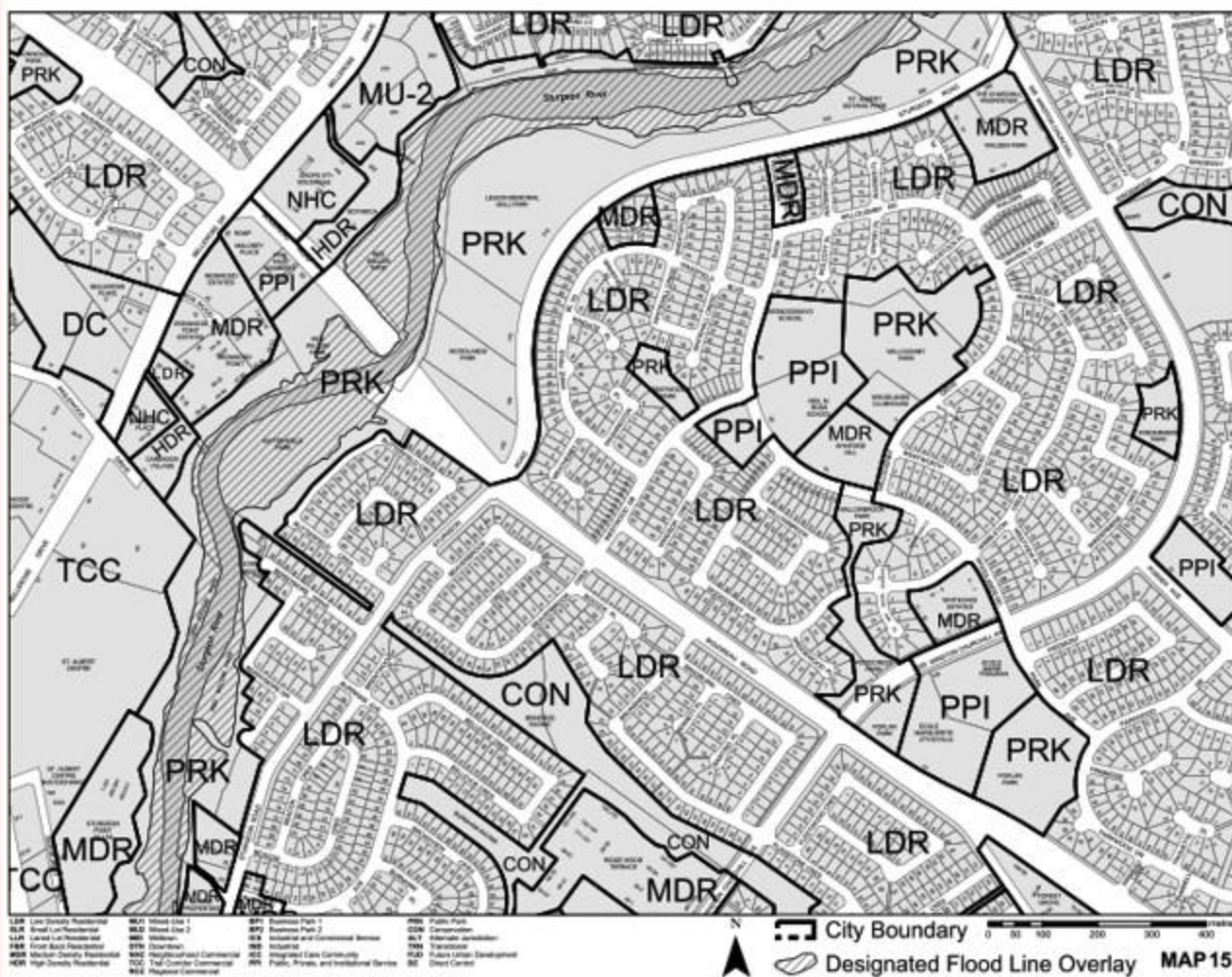


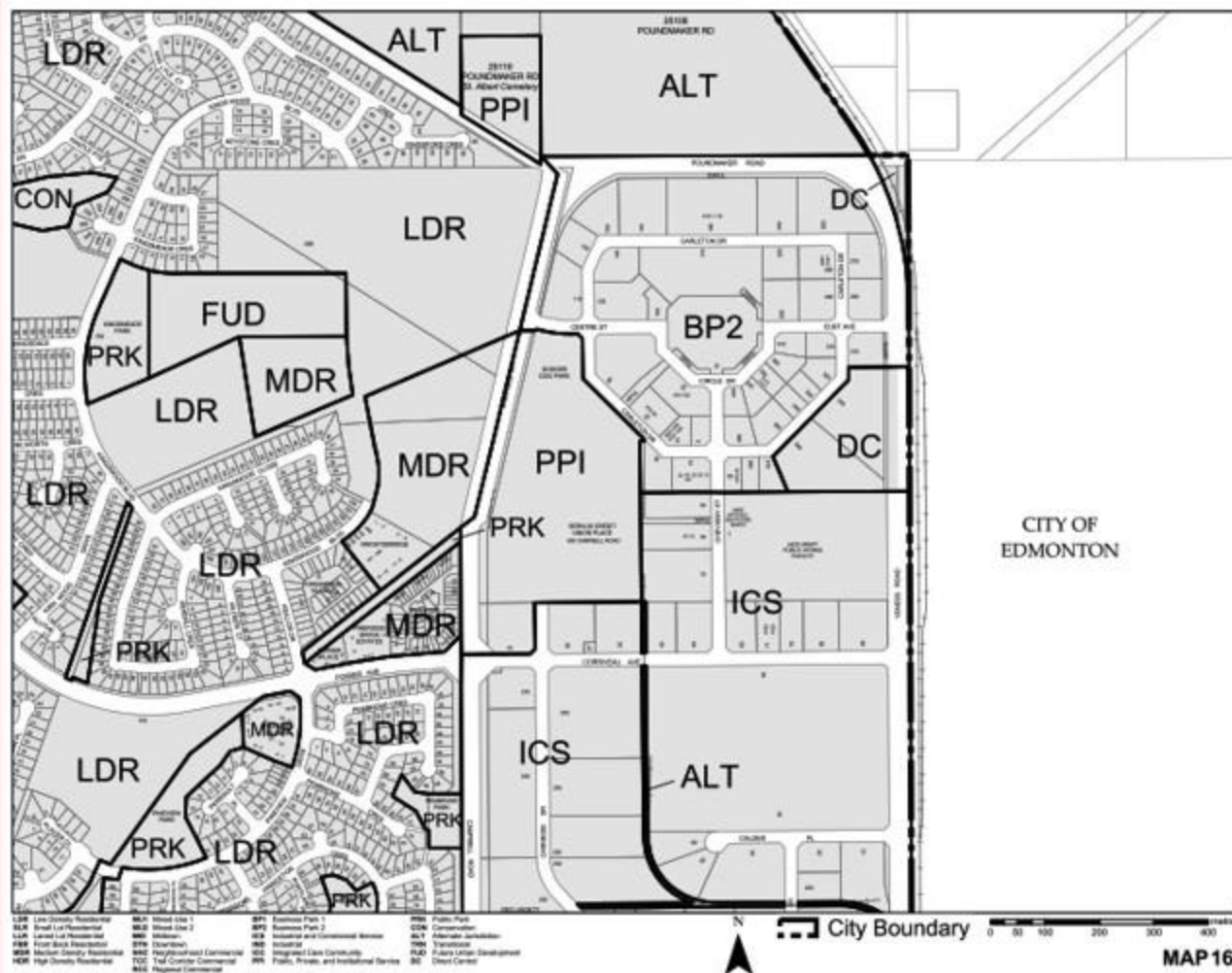


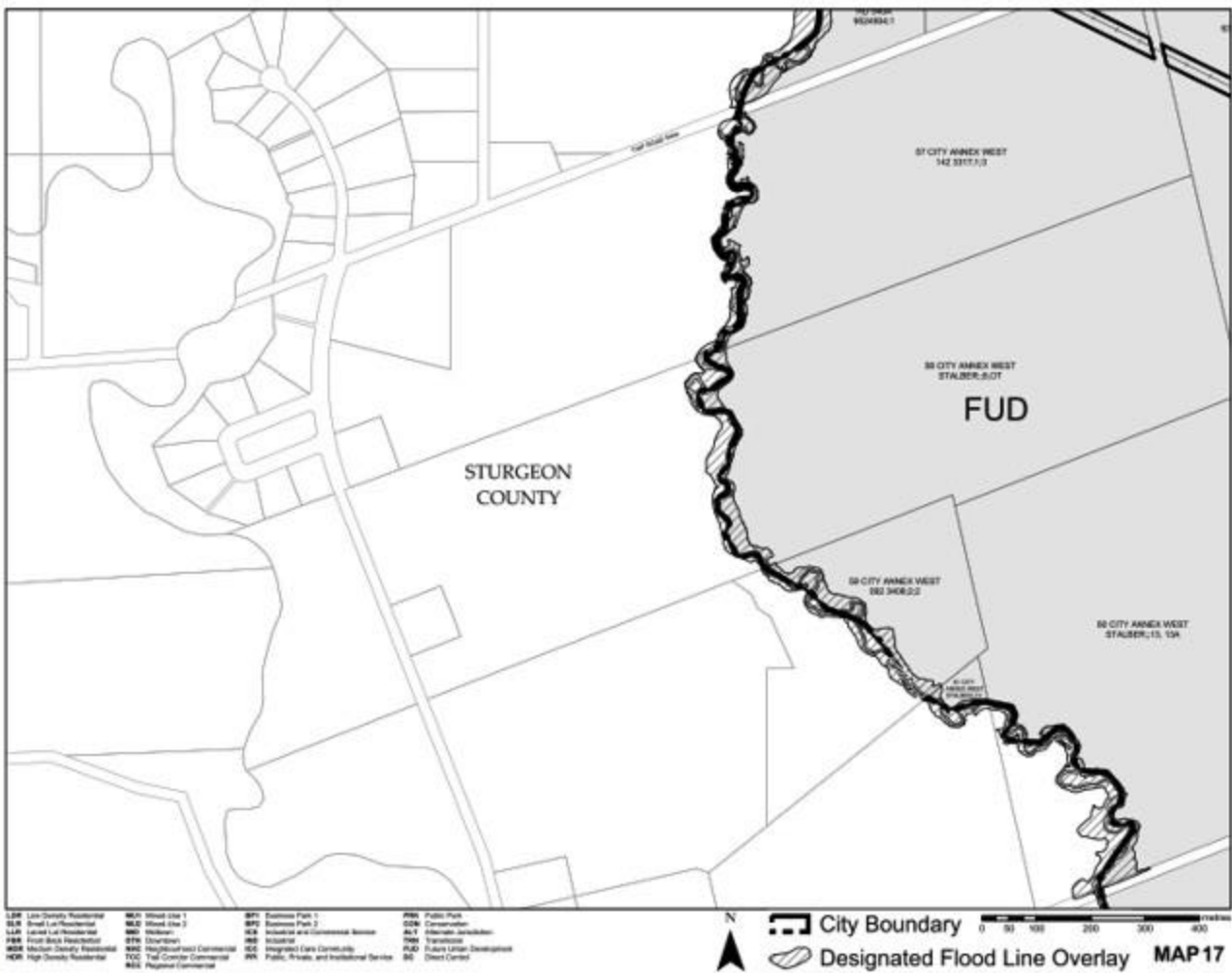


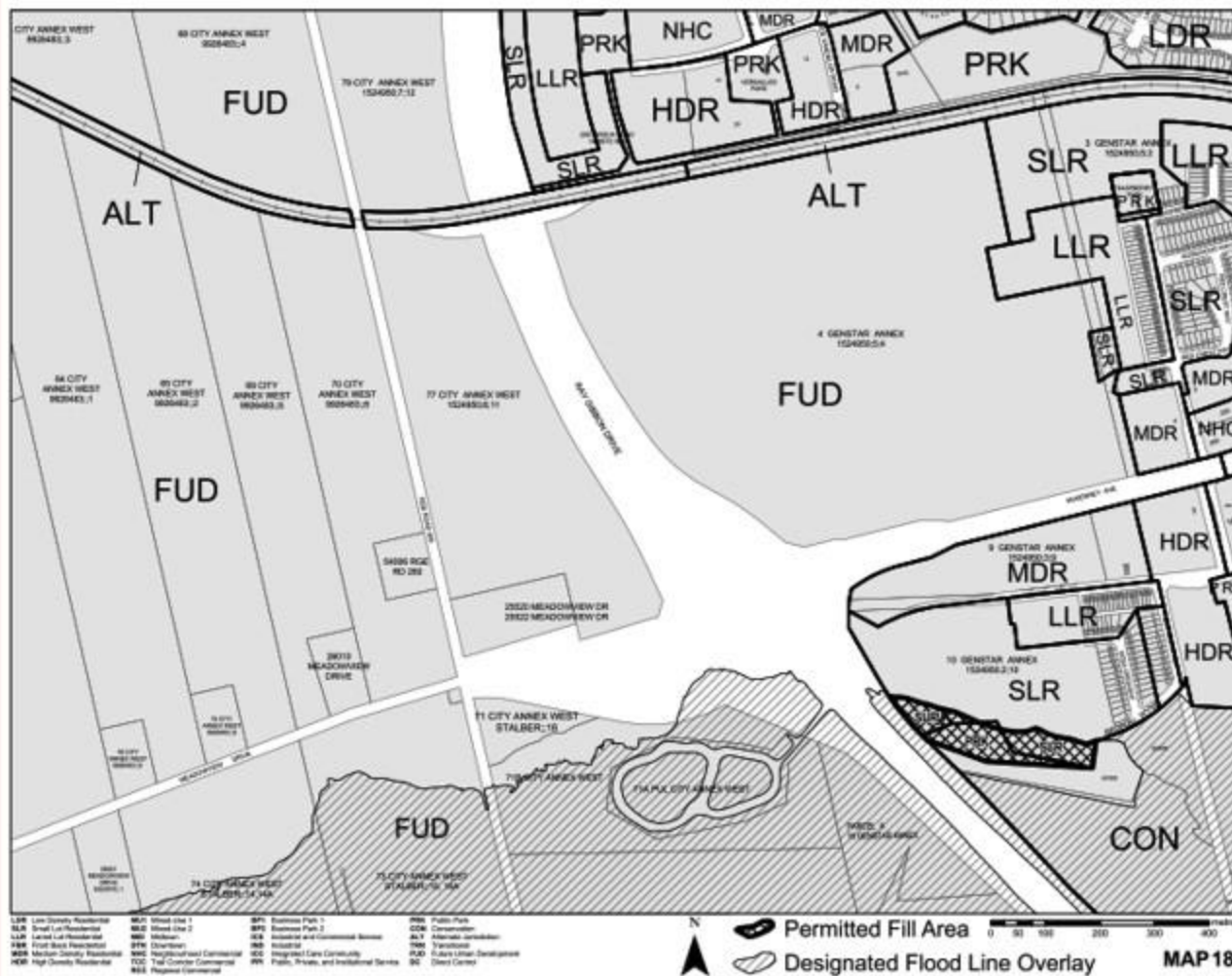




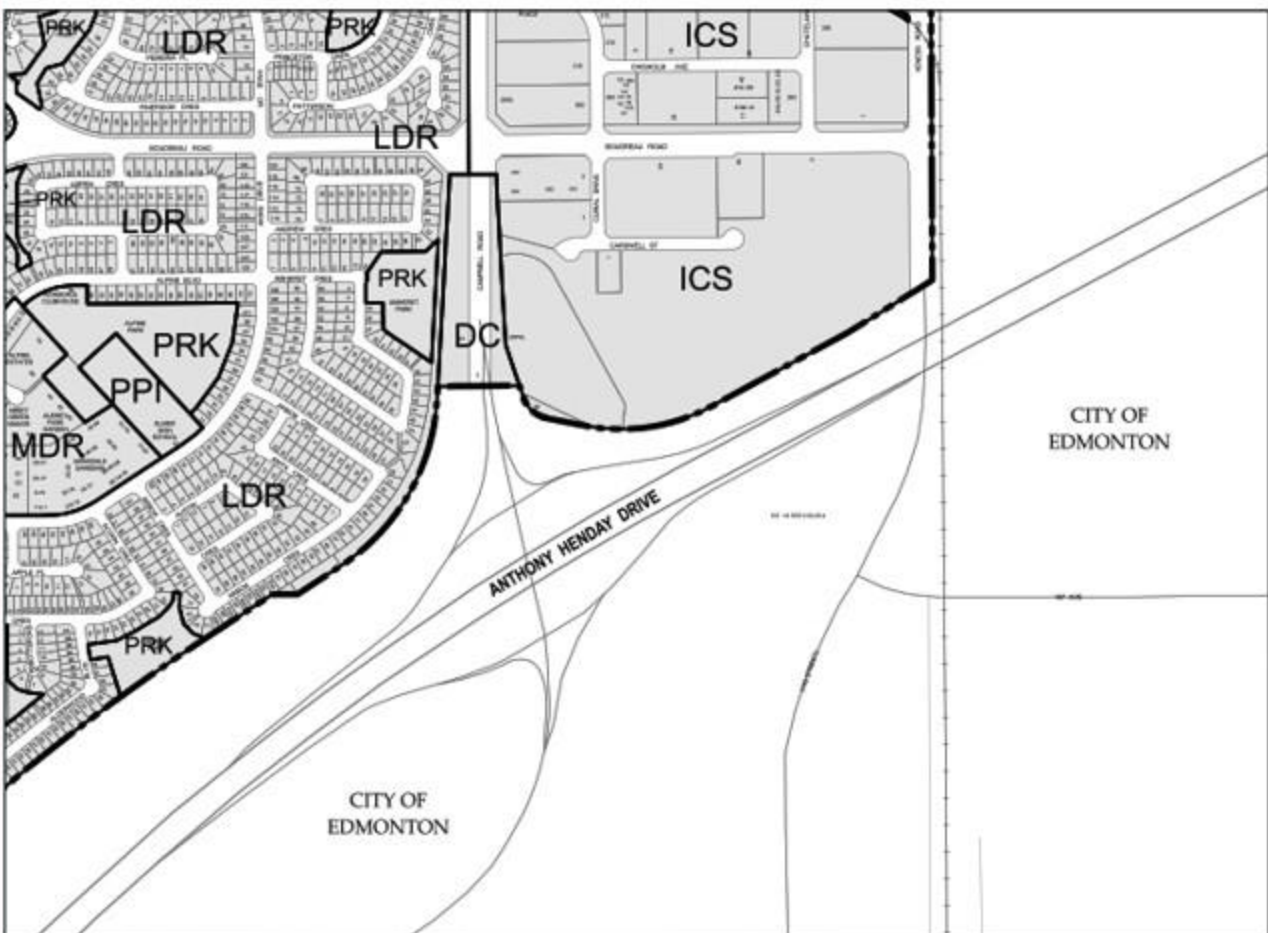




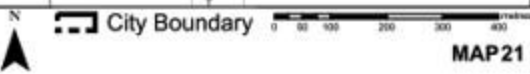


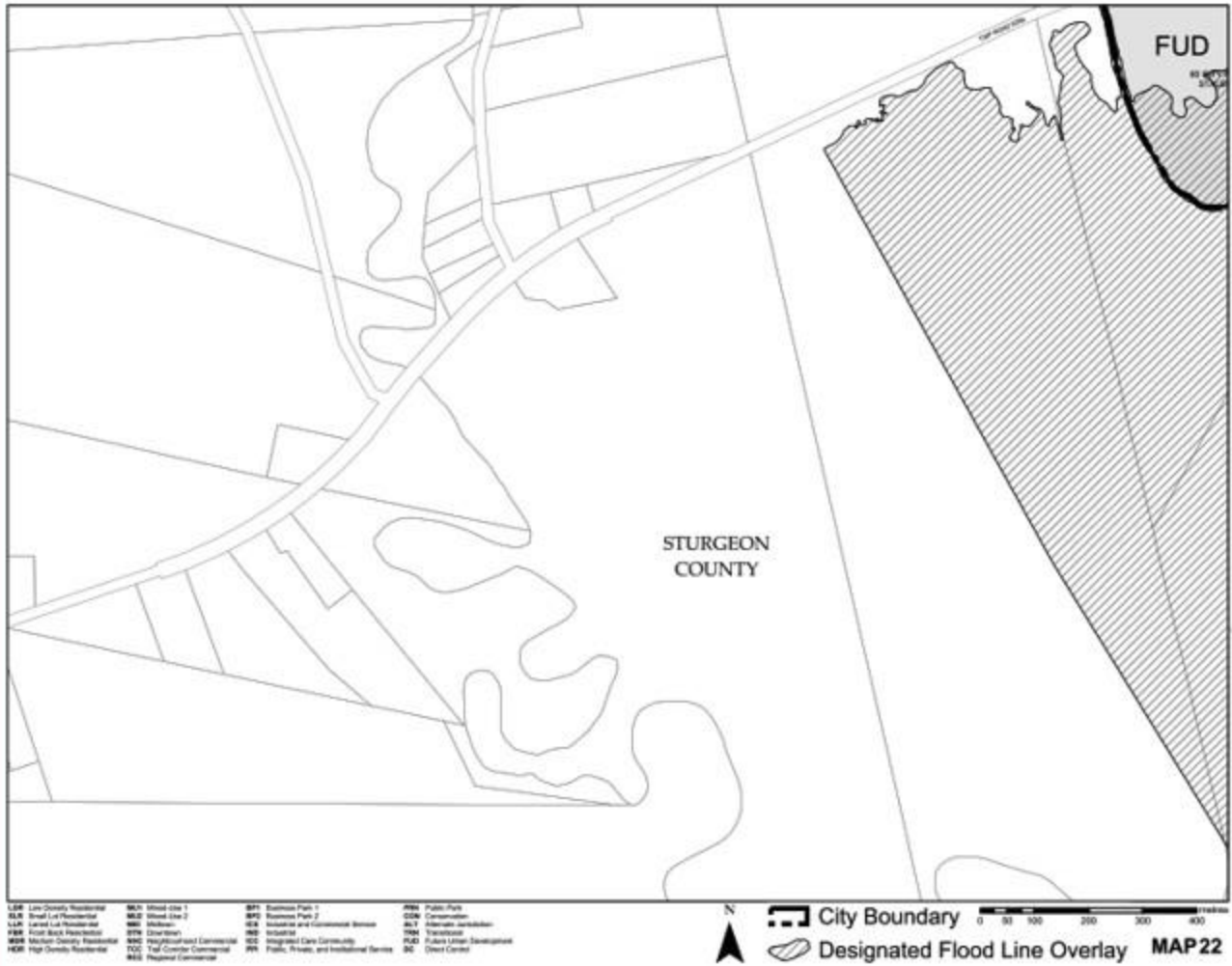






LDR Low Density Residential	MDR Medium Density Residential	SP1 Business Park 1	PRK Public Park
SLR Small Lot Residential	MLR Mixed Use 2	SP2 Business Park 2	CCN Conservation
LAR Large Lot Residential	MLR Mixed Use 1	SP3 Business Park 3	ALY Alternative Land Use
PRK Park	MDR Medium Density Residential	SP4 Business Park 4	TRN Transit
MDR Medium Density Residential	MDR Medium Density Residential	SP5 Business Park 5	PLD Public Urban Development
MDR High Density Residential	MDR Medium Density Residential	SP6 Business Park 6	CCN Conservation
		SP7 Business Park 7	
		SP8 Business Park 8	
		SP9 Business Park 9	
		SP10 Business Park 10	
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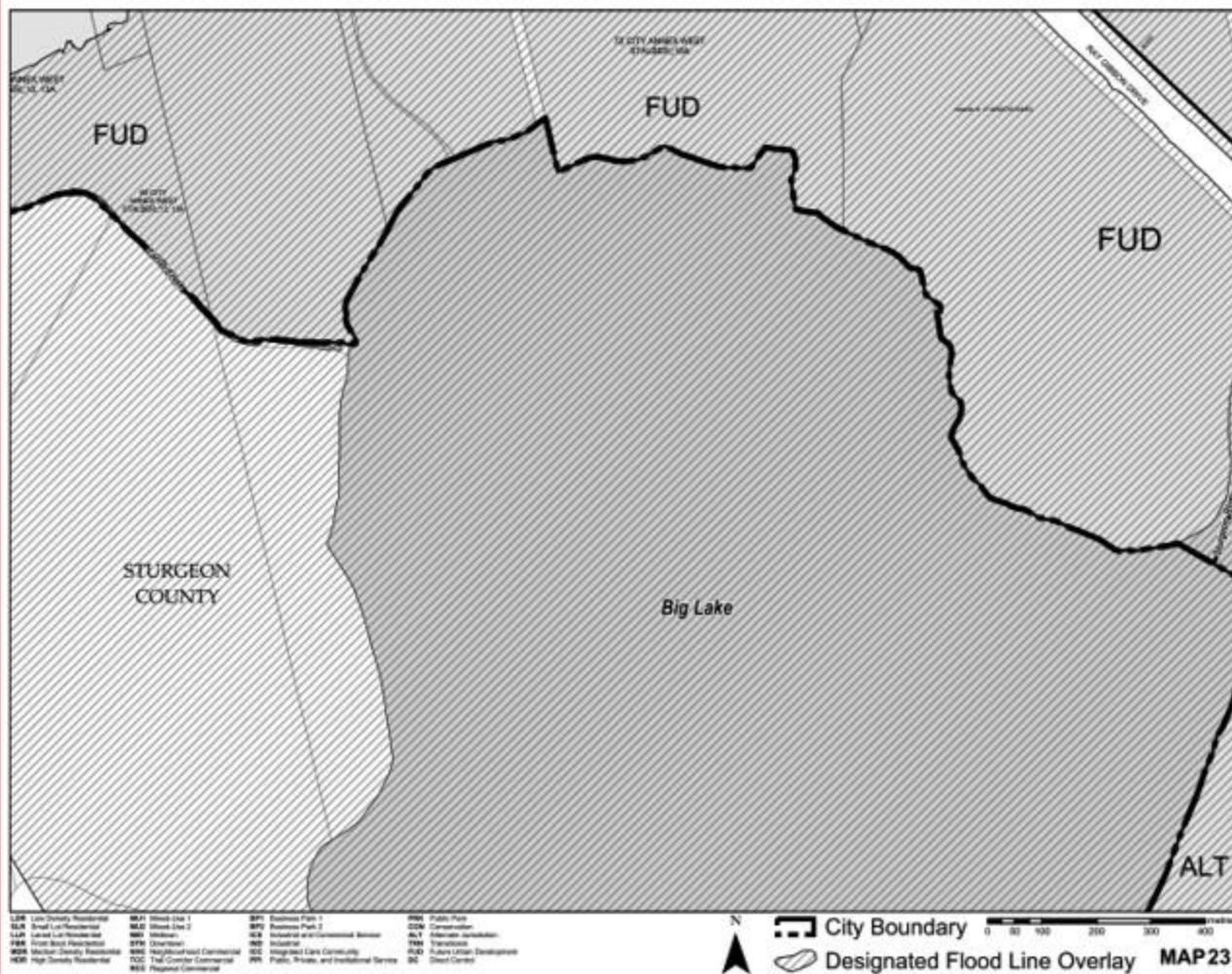


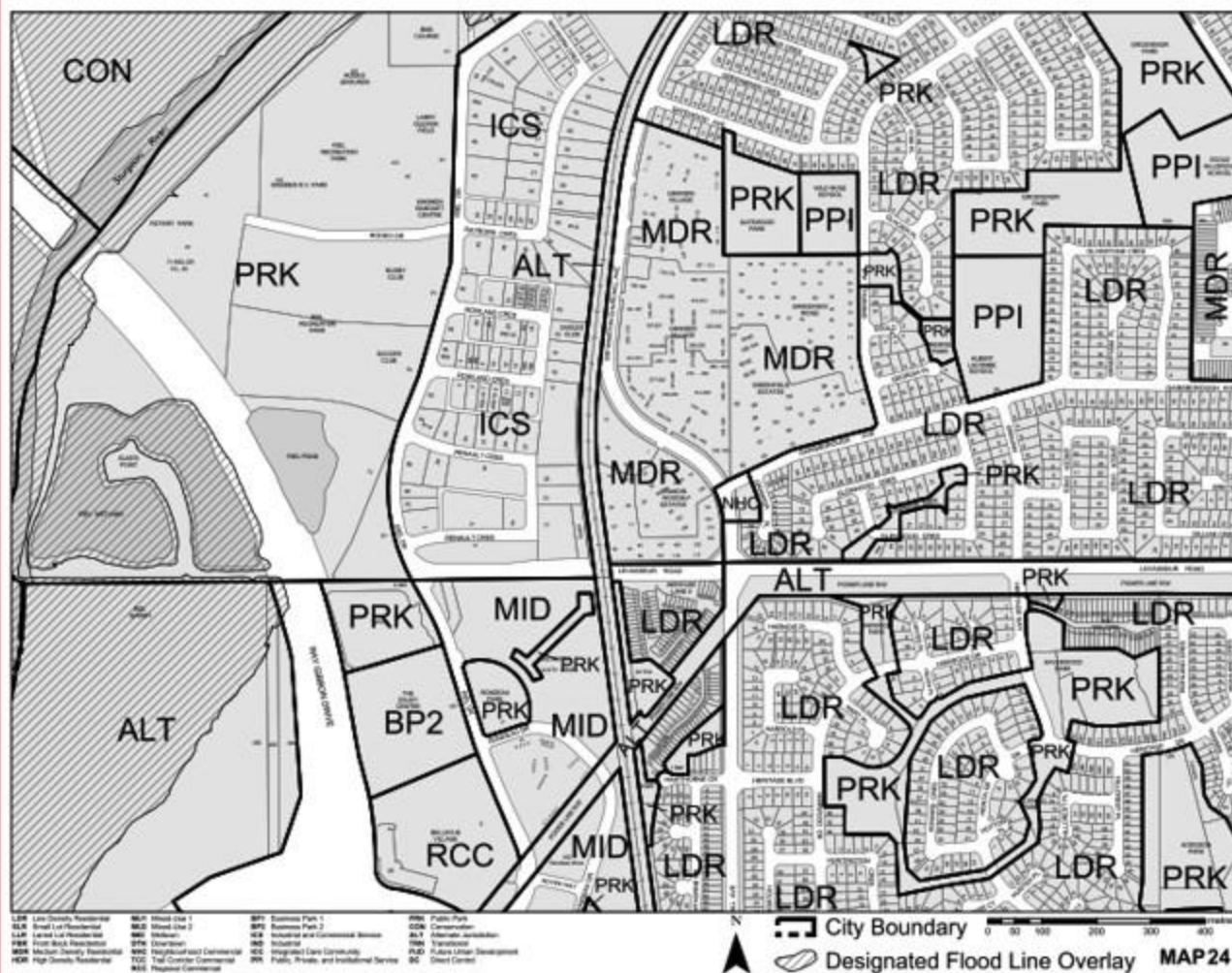
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|--------------------------------|-------------------------------|--|----------------------------|
| LDR Low Density Residential | MCH Mixed Use 1 | SP1 Business Park 1 | PRP Public Park |
| SLR Small Lot Residential | MCH Mixed Use 2 | SP2 Business Park 2 | CON Conservation |
| LFR Large Lot Residential | MCH Mixed Use 3 | CA Community and Commercial Service | ALP Adaptive Land Use |
| FRP Front Yard Residential | SPN Single Family | IND Industrial | TRP Transit |
| MDR Medium Density Residential | NSC Neighbourhood Commercial | ISC Integrated Care Community | FUD Flooded Urban District |
| HDR High Density Residential | TCC Trail Corridor Commercial | PS Public, Private, and Institutional Services | DC Direct Control |
| | PRP Regional Commercial | | |

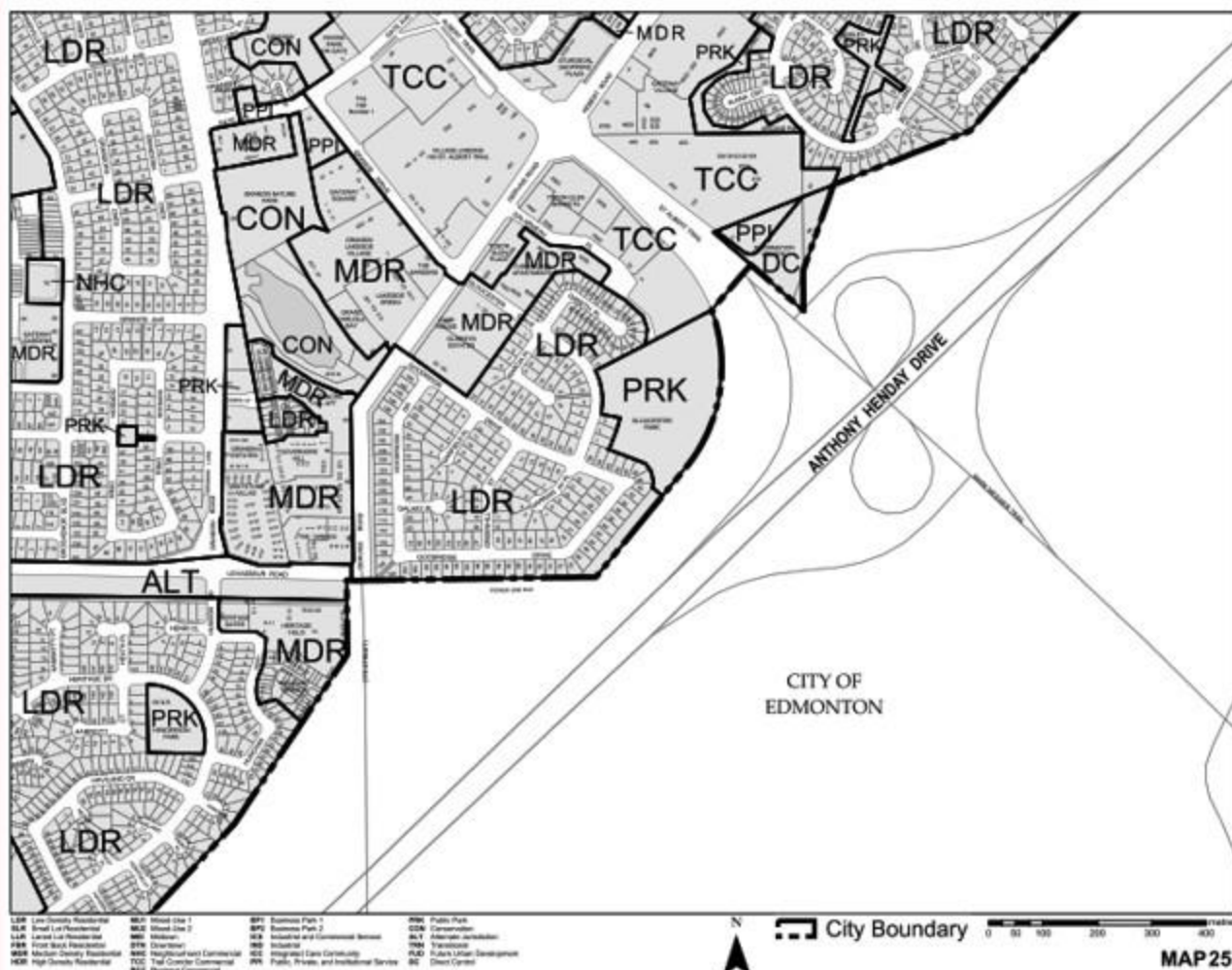
City Boundary

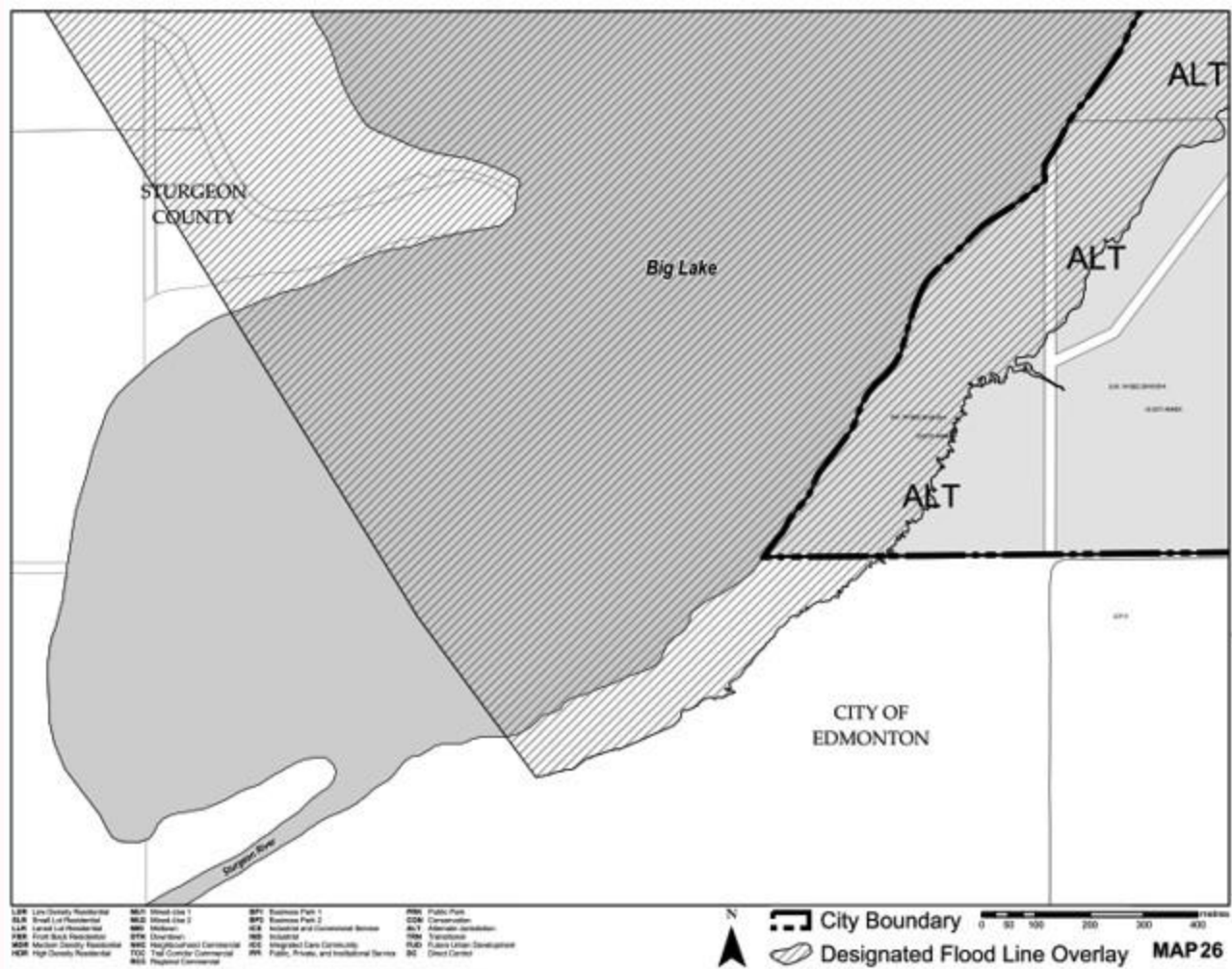
Designated Flood Line Overlay

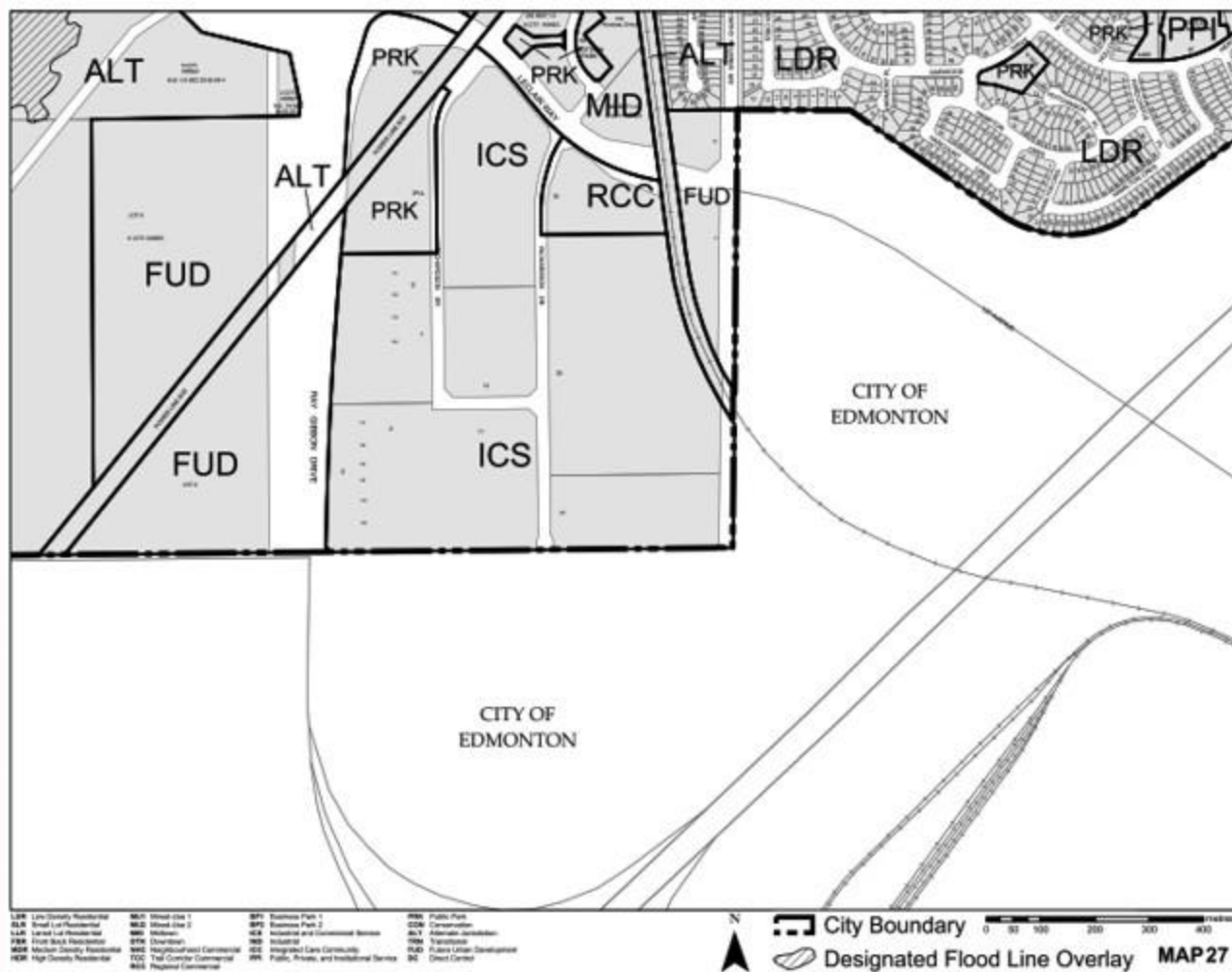
MAP22

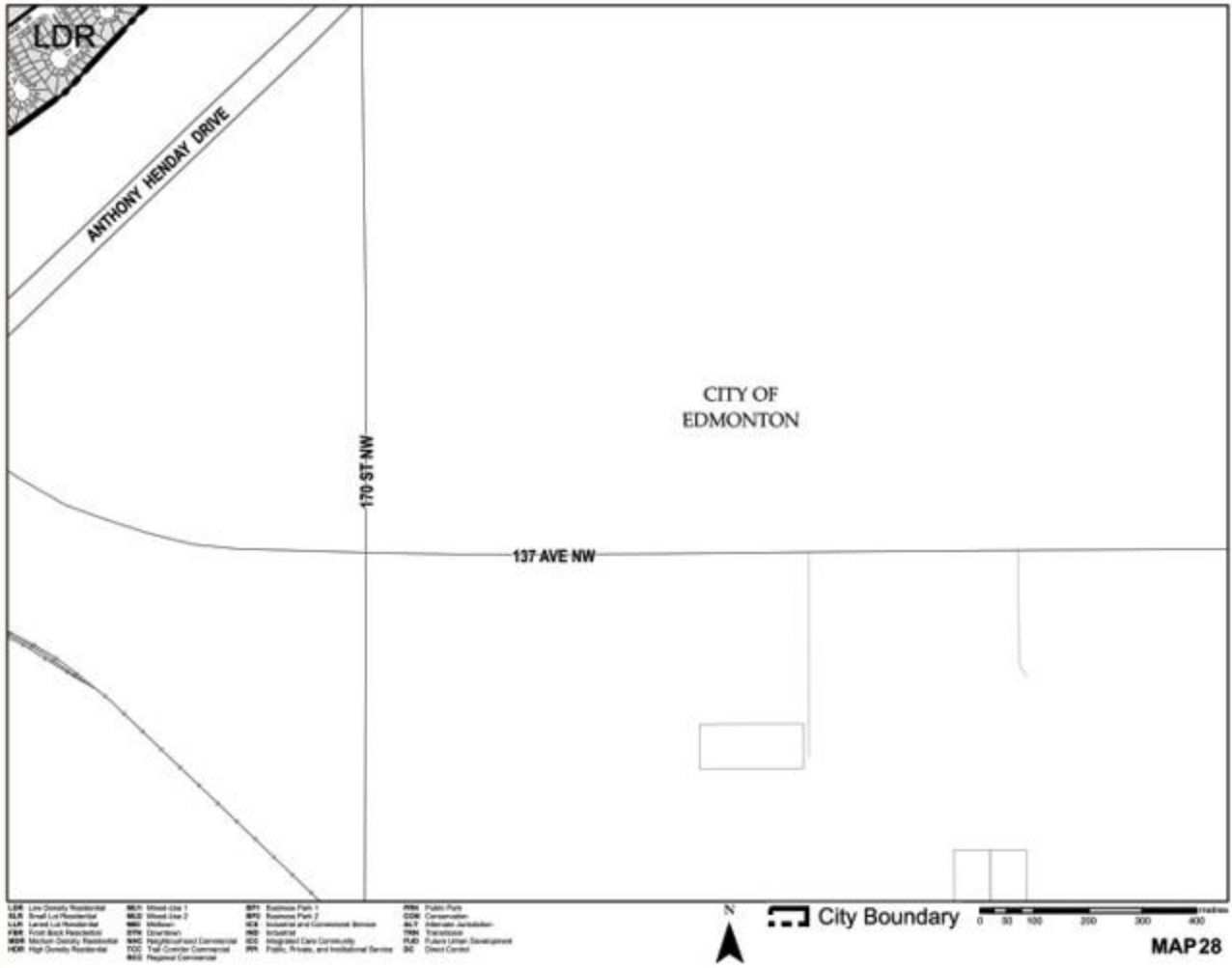












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Schedule-B

Major Roadways

१

Major roadways include:..... Section Break (Continuous).....

- (1) → Bellerose Drive¶
(2) → Boudreau Road¶
(3) → Campbell Road¶
(4) → Corriveau Avenue¶
(5) → Cunningham Road¶
(6) → Dawson Road¶
(7) → Fowler Way¶
(8) → Gate Avenue¶
(9) → Gervais Road¶
(10) → Giroux Road¶
(11) → Grandin Garden Road¶
(12) → Hebert Road¶
(13) → Hogan Road¶
(14) → LeClair Way¶
(15) → Levasseur Road¶
(16) → McKenney Avenue¶
(17) → Meadowview Drive (west of Ray Gibbon Drive)¶
(18) → Neil Ross Road¶
(19) → Perron Street¶
(20) → Poirier Avenue¶
(21) → Range Road 260 Cherot Boulevard¶
(22) → Ray Gibbon Drive¶
(23) → Riel Drive (south of Levasseur Road)¶
(24) → Sir Winston Churchill Avenue (north of LeClair Way)¶
(25) → St. Albert Trail¶
(26) → St. Anne Street¶
(27) → Sturgeon Road¶
(28) → Township Road 540A¶
(29) → Veness Road¶
(30) → Villeneuve Road (east of Hogan Road)¶

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Schedule C

Established Neighbourhood Overlay

¶

C.1 → APPLICATION

- (1) → Schedule C applies to all lots within the LDR District within the *Established Neighbourhoods* identified on *Figure 10-1*, for which the following *infill development* is proposed:
- (a) → New dwelling (*single detached*), dwelling (*semi-detached*), or dwelling (*duplex*) on a lot within an *Established Neighbourhood*.
 - (b) → Renovations to an existing dwelling that result in an increase in height of ~~1.50~~ 3.66 m or more, and/or an increase in gross floor area of the house of ~~25~~ 30% or more; or
 - ~~(c) → Intentionally Deleted Subdivision or consolidation of existing lots.~~
- ~~(2) → Intentionally Deleted This schedule does not apply to a dwelling (townhouse,plex).~~
- ~~(3)~~ (2) → Notwithstanding the regulations in this schedule, *infill development* shall comply with the following requirements for a development in the LDR District:
- (a) → Permitted Uses and Discretionary Uses.
 - (b) → Floor area.
 - (c) → Lot area.
 - (d) → Lot widths.
 - (e) → Maximum lot size.
 - (f) → Attached garage or attached carport; ~~and~~
 - ~~(g) → Side yard setbacks.~~
 - ~~(h) → Lot coverage.~~
 - ~~(i) → Building height; and~~
 - ~~(g)(i) → Rear yard setbacks.~~
- ~~(4) → Intentionally Deleted Notwithstanding the regulations in this schedule, infill development shall comply with section 3.65 for lot depth.~~

- ~~(5) → Intentionally Deleted An infill review must be completed prior to submission of a Development Permit application.¶~~

C.2 → PURPOSE¶

- (1) → The purpose of Schedule C is to ensure that, in Established Neighbourhoods, an appropriate balance is achieved which preserves the character of neighbourhoods and streetscapes, while encouraging more viable redevelopment and housing diversity.¶
- (a) → ~~New low density residential development, including dwelling (single detached), dwelling (duplex), or dwelling (semi detached) houses, is compatible with the neighbourhood character and the streetscape; and¶~~
- (b) → ~~Significant renovations of existing dwelling (single detached) houses, dwelling (duplexes), or dwelling (semi detached) houses are compatible with the neighbourhood character and streetscape.¶~~

C.3 → ADDITIONAL APPLICATION REQUIREMENTS¶

- (1) → In addition to the application requirements of sections 2.4 and 2.5, an application for infill development must also provide, at the time of the Development Permit application:¶
- (a) → A landscape retention and removal plan;¶
- (b) → A site servicing plan; and¶
- (c) → A lot grading and drainage plan.¶
- ~~(2) → Intentionally Deleted In addition to the application requirements of sections 2.4 and 2.5, and section (1), the following may be required by the Development Authority:¶~~
- ~~(a) → A sun/shadow study; or¶~~
- ~~(b) → Public consultation in accordance with the Public Participation Standards for Planning and Development Applications.¶~~

C.4 → INTENTIONALLY DELETED LOT CONSOLIDATION AND SUBDIVISION¶

- ~~(1) → Intentionally Deleted Two or more lots may be consolidated or consolidated and re-subdivided if the new lots meet the lot dimension requirements.¶~~

C.5 → INTENTIONALLY DELETED LOT COVERAGE¶

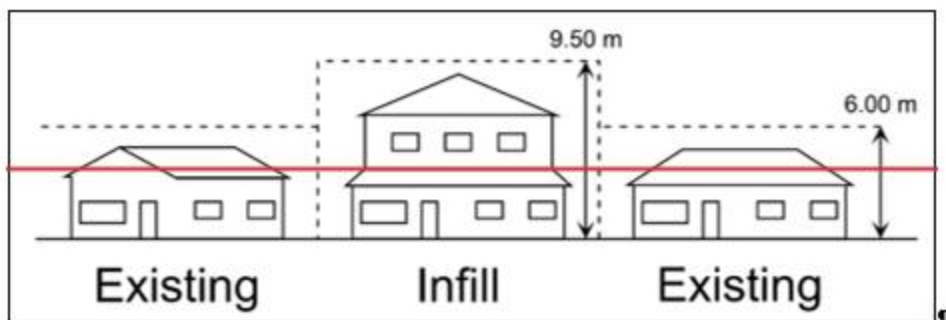
- ~~(1) → Intentionally Deleted Lot coverage must be within 10% of the existing coverage for the low density development on the immediately adjoining lot which has the greatest lot coverage.¶~~
- ~~(a) → Notwithstanding section (1), the maximum lot coverage shall not exceed:¶~~
- ~~(i) → 40% for a dwelling (single detached); and¶~~

(ii) → ~~47% for a dwelling (semi-detached) or a dwelling (duplex).~~

~~C.6 → INTENTIONALLY DELETED BUILDING HEIGHT~~

- (1) → ~~Intentionally Deleted When at least one of the adjoining houses on the streetscape, or both frontages for a corner lot, is less than 6.00 m in height, the maximum building height is 9.50 m, as illustrated in Figure 10-1.~~
- (2) → ~~The restricted building envelope does not apply where adjoining development on both sides of the infill development are two storeys or greater in height.~~

Figure 10-1: Restricted Building Envelope



~~C.7C.4 → LOTS ADJACENT TO REAR LANES~~

- (1) → If a lot is adjacent to an accessible rear lane, the driveway and garage (should one be built) must be accessed from the lane.

(a) → Notwithstanding section (1):

(i) → ~~the Development Authority has the discretion to change this requirement if the lot's configuration, location, or topography does not allow for such access.~~

(i)(ii) → ~~in the case of a corner lot, the Development Authority, in consultation with Engineering Services, may allow a side vehicle access adjacent to the flanking street.~~

~~C.8C.5 → LOTS REQUIRING FRONT ACCESS~~

- (1) → ~~Development must conform to the type of access of the majority of dwellings along the adjoining streetscape. If the majority of dwellings have front drives leading to unobtrusive side or rear garages, or carports, the new development must remain consistent with that pattern.~~
- (2) → ~~Intentionally Deleted Front access must conform to the following:~~

- (a) → ~~The maximum width of a front driveway on a lot less than 12.20 m in width is 5.50 m and~~
- (b) → ~~The maximum width of a front driveway on a lot equal to or greater than 12.20 m in width is 7.50 m~~
- (3) → ~~Intentionally Deleted The maximum width of an attached garage that faces a front or a side public roadway, excluding a lane, is 7.30 m or 35% of the building facade, whichever is less.~~
- (4)(2) → ~~The maximum projection of an attached garage face is 3.00 m from the front or side of the dwelling, or within 1.00-1.50 m of the adjacent garage projections, if where large front garages predominate on the street.~~

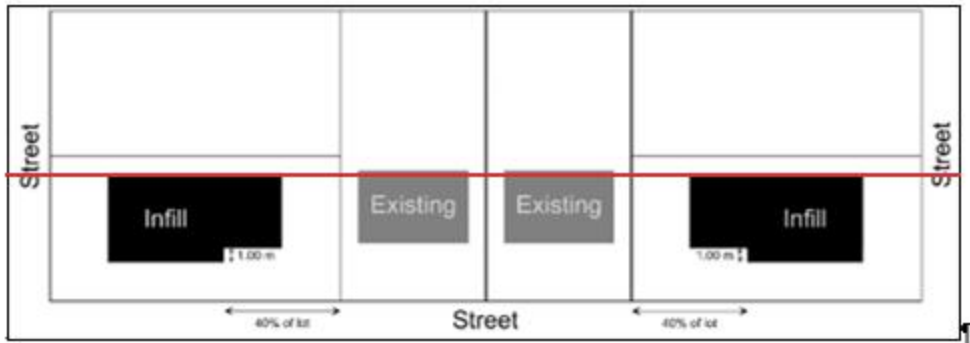
C.9C.6 → FRONT YARD SETBACK

- (1) → The front yard building setback for a new development ~~will~~ **shall** be the average of the front yard building setbacks of the two adjoining properties.
- (a) → ~~Notwithstanding section (1), if there is a discrepancy of greater than 1.50 m in the setbacks of the building(s) on the two adjoining lots, the Development Authority has the discretion to consider the setbacks of other houses along the street when determining the required setback. the Development Authority has the discretion to reduce the average front yard setback calculation by up to 1.50 m, having consideration for the overall streetscape, the proposed building design, or existing property characteristics.~~
- (2) → ~~The Development Authority has the discretion to consider the setbacks of other dwellings along the street when determining the front yard setback.~~
- (2)(3) → ~~No front yard setback shall be less than the minimum required setback of the applicable Land Use District.~~

C.10 → INTENTIONALLY DELETED CORNER LOTS -- FLANKING SIDE SETBACKS

- (1) → ~~Any development within the rear 40% of a perpendicular corner lot will have a setback at least 1.00 m greater than the required side setback of the remainder of the building, along the flanking side, as illustrated in Figure 10-2.~~
- (2) → ~~Other setback requirements could be at the discretion of the Development Authority, based on maintaining the character of the streetscape.~~

Figure 10-2: Staggered Setback



C.11 → INTENTIONALLY DELETED REAR YARD SETBACK

(1) → The rear yard setback for a new infill dwelling:

- (a) → Where there is no attached garage, shall be a maximum projection of 4.60 m beyond the rear of the adjoining houses, but not closer than 10.00 m to the rear property line; or
- (b) → Where there is an attached garage, shall be a maximum projection of 6.10 m beyond the rear of the adjoining houses, but not closer than 6.00 m to the rear property line.

(2) → The depth of the rear yard of a new infill house must be a minimum of 40% of the depth of the lot. In addition, the house must not extend more than 4.60 m beyond the rear of the adjoining houses.

(3) → If the garage is attached to the house, the depth of the rear yard of a new infill house must be a minimum of 30% of the depth of the lot. In addition, the house must not extend more than 6.10 m beyond the rear of the adjoining houses.

C.12C.7 → MULTIPLE LOT DEVELOPMENT INTERFACE WITH ADJACENT RESIDENTIAL

(1) → A multiple lot development is when a subdivision has occurred to create new, low density residential lots. Design measures must be taken to minimize the impact of a new development on the existing adjacent residential dwellings. A design shall have consideration for:

- (a) → the placement and treatment of windows on a side elevation;
- (b) → the location of a balcony or deck greater than 1.50 m in height;
- (c) → the installation of a privacy screen for a deck greater than 1.50 m in height;
- (d) → the location of outdoor lighting; and

~~(e) → the placement of landscaping and landscape buffers.¶~~

~~(1) → ¶~~

~~(2) → If a multiple lot development is within a regular block, these regulations will be applied as a single calculation to all new subdivided lots. Additional development requirements to ensure privacy for the adjacent dwellings may be required, at the discretion of the Development Authority.¶~~

~~(3) → Intentionally Deleted The existing houses on either side of the entire proposed development will be used as guidelines for determining height, coverage, access, setbacks and building depth for a dwelling (single detached), dwelling (semi-detached) or dwelling (duplex).¶~~

~~(4) → Intentionally Deleted If a multiple lot development is on a corner and perpendicular to the other houses on the block (Figure 10-3).¶~~

~~(a) → The maximum lot coverage for each lot is as provided for in the LDR District regulations;¶~~

~~(b) → The restricted building envelope (see Figure 10-1) applies to all lots if the adjoining house to the rear or side of the lots is less than 6.00 m; ¶~~

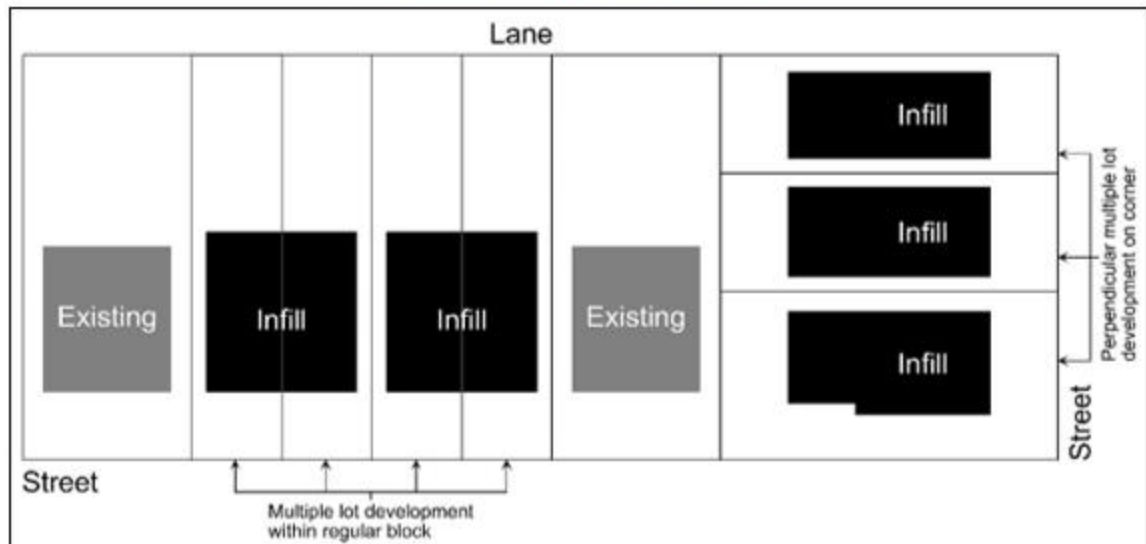
~~(c) → The front yard setback may be determined at the discretion of the Development Authority, using the adjoining houses to the rear or side of the lots, but shall not be less than 6.00 m;¶~~

~~(d) → If the lots within the multiple lot development have a mixture of front and rear lane access, access requirements and driveway locations shall be determined at the discretion of the Development Authority; and ¶~~

~~(e) → Additional requirements to ensure privacy for the adjoining existing dwelling to the rear of the new properties may be required, at the discretion of the Development Authority.¶~~

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Figure 10-3: Multiple Lot Developments



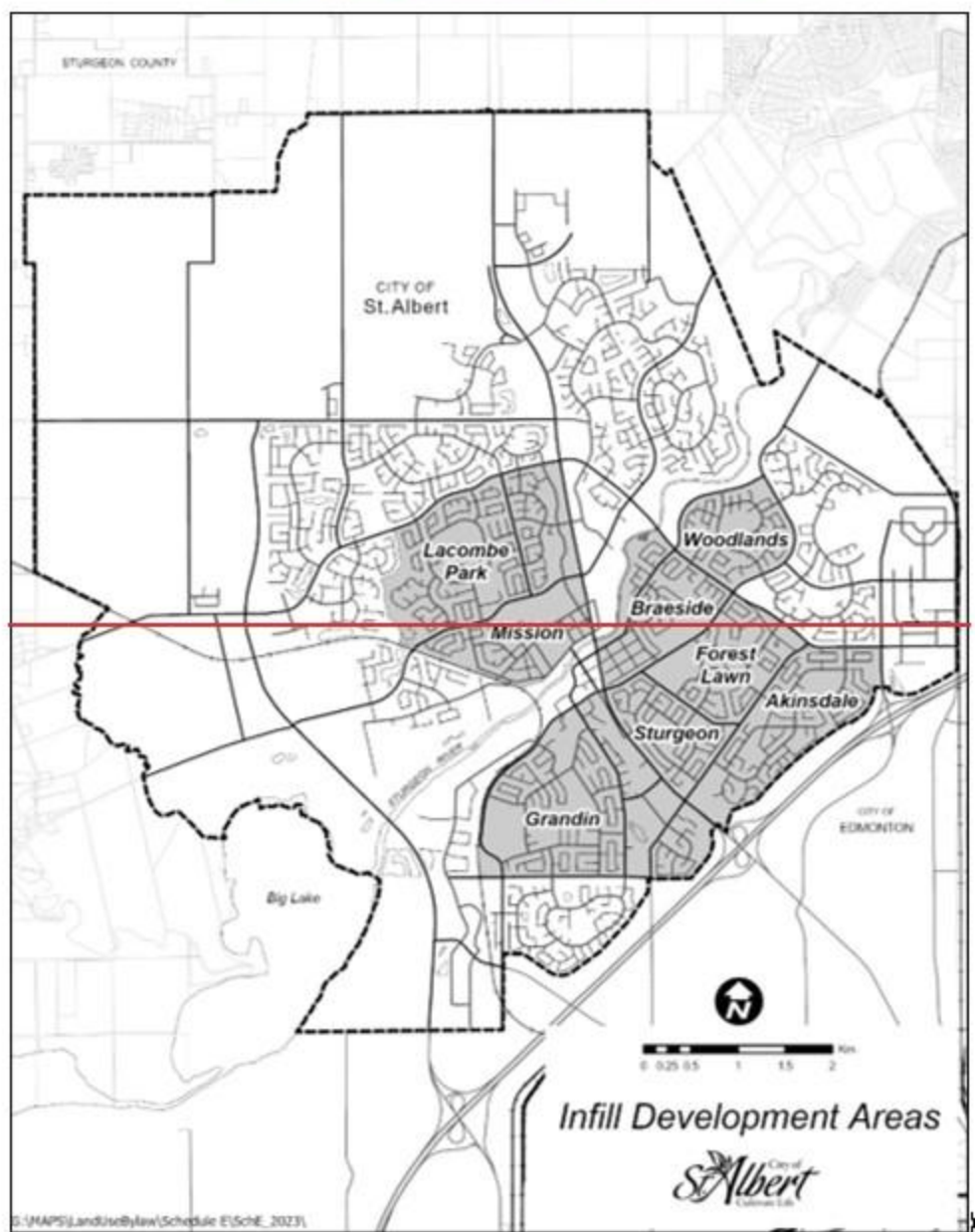
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■ **C.13C.8 → LANDSCAPING**

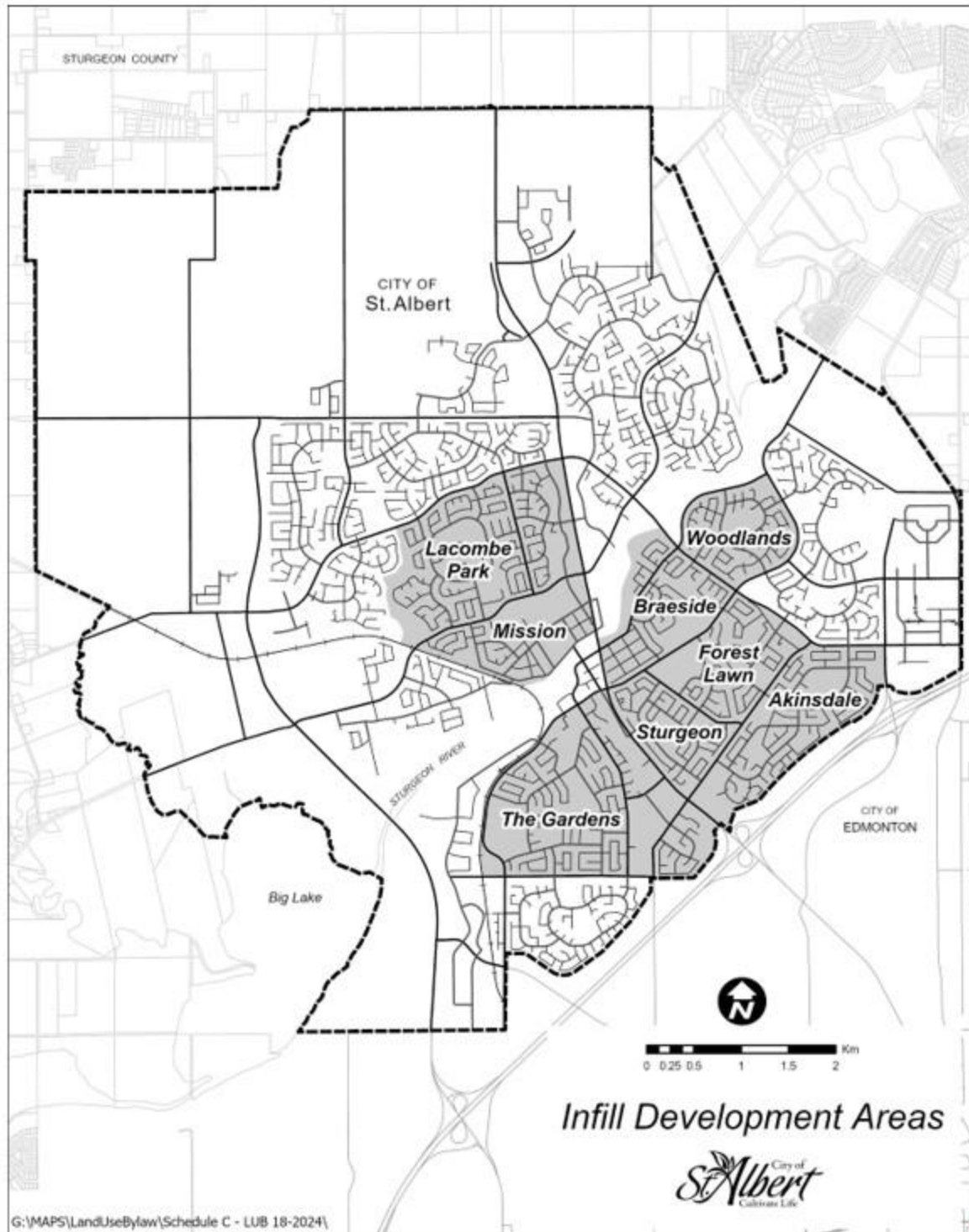
- (1) → If there are no existing mature trees on the site that can be preserved, landscaping shall be provided in accordance with section 3.102 'Trees.'
- (2) → The Development Authority, in considering an application, may impose conditions requiring the retention of trees or additional plantings.

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Figure 10-1: Established Neighbourhoods



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Appendix 1

Land-Use District Conversion

Land-Use Districts in this Bylaw have been amended from the former Land-Use Bylaw 9/2005 as follows:

Table 12-1: Land-Use District Conversion Table

Land-Use Bylaw No. 9/2005		Land-Use Bylaw No. 18/2024	
R1	Low-Density Residential	LDR	Low-Density Residential
R2	Low-Density Residential	LDR	Low-Density Residential
R3	Medium-Density Residential	MDR	Medium-Density Residential
R3A	Medium-Density Residential	MDR	Medium-Density Residential
R4	High-Density Residential	HDR	High-Density Residential
RX	Residential	SLR	Small-Lot Residential
RXL	Residential Lane	LLR	Laned-Lot Residential
DR	Downtown Residential	DTN	Downtown
MT	Midtown	MID	Midtown
RFB	Residential Front-Back	FBR	Front-Back Residential
C1	Neighbourhood Commercial	NHC	Neighbourhood Commercial
C2	General Commercial	NHC	Neighbourhood Commercial
CC	Corridor Commercial	TCC	Trail Corridor Commercial
MC	Mixed Commercial	DTN	Downtown
BW	Boardwalk	DTN	Downtown
CIS	Commercial and Industrial Service	ICS	Industrial and Commercial Service
BP	Business Park	---	District Removed
ICC	Integrated Care Community	ICC	Integrated Care Community
BPT	Business Park Transition	BP2	Business Park 2
RC	Regional Commercial	RCC	Regional Commercial
BP2	Business Park	BP2	Business Park 2
P	Public Park	PRK	Public Park
PS	Public And Private Service	PSIPPI	Public, Private, and Institutional Service
IF	Institutional Facilities	PSIPPI	Public, Private, and Institutional Service
UR	Urban Reserve	FUD	Future Urban Development
DCMU	Direct Control Mixed-Use	MU2	Mixed-Use Level 2