

CITY OF SPRUCE GROVE

BYLAW C-824-12

LAND USE BYLAW

WHEREAS, pursuant to the Municipal Government Act, R.S.A. 2000, c. M-26, including amendments, a municipality shall pass a land use bylaw;

AND WHEREAS, the City of Spruce Grove adopted Bylaw No. C-711-09, the Municipal Development Plan, in July 2010, which set a long term vision for the City;

AND WHEREAS, the City of Spruce Grove wishes to adopt a new Land Use Bylaw to implement the vision, goals and policies of the Municipal Development Plan;

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

THAT, this bylaw shall be known as the “Land Use Bylaw.”

THAT, the Land Use Bylaw, attached hereto as Schedule ‘A’ to this bylaw, be adopted.

And

THAT, Bylaw C-721-09, the Land Use Bylaw, and all its amendments, are hereby repealed.

This bylaw comes into force and effect on January 1, 2013.

First Reading Carried 04 May 2012

Public Hearing Held 11 June 2012 and 24, 25 September 2012

Second Reading Carried 22 October 2012

Third Reading Carried 13 November 2012

Date Signed

Mayor

City Clerk

Schedule A – Land Use Bylaw



City of Spruce Grove

Land Use Bylaw

Effective Date: January 1, 2013

Last Update: September 2, 2025

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SCHEDULE A: City of Spruce Grove Land Use Bylaw – Maps 1 to 15

SCHEDULE B: Penalties & Fines – Development Permit and Land Use Bylaw
Violations

PART 1 – ENACTMENT AND ADMINISTRATION

SECTION 1 TITLE

- (1) This Bylaw is the Land Use Bylaw of the City of Spruce Grove in the Province of Alberta, and is referred to throughout as “this Bylaw.”

SECTION 2 PURPOSE

- (1) The purpose of this Bylaw is to regulate the use and development of land and Buildings within the City of Spruce Grove to achieve the orderly and economic Development of land in the City. In pursuit of that purpose, this Bylaw will:
 - (a) Divide the City of Spruce Grove into land use Districts;
 - (b) Prescribe and regulate for each District the purpose for which land and buildings may be used;
 - (c) Specify how many Dwellings are allowed per Site;
 - (d) Establish the office of a Development Authority;
 - (e) Establish the method of making decisions on applications for Development Permits including the issue of Development Permits; and
 - (f) Prescribe a procedure to notify owners of land likely to be affected by the issue of a Development Permit.

SECTION 3 APPLICATION

- (1) Except as provided hereafter, this Bylaw applies to the whole City of Spruce Grove, including all lands and Buildings contained within its corporate limits.
- (2) This Bylaw does not apply to any lands contained within a registered public road plan.

SECTION 4 OTHER LEGISLATIVE REQUIREMENTS

- (1) Nothing contained within this Bylaw and no approval or permit issued hereunder relieves any person from the requirement to comply with the provisions of any other applicable Federal, Provincial or municipal law nor the provisions of any caveat, easement or other instrument affecting a Building or land.

SECTION 5 TRANSITION

- (1) No provision of any other Bylaw with respect to districting, development control, development schemes and land Use classifications shall hereafter apply to any parts of the City described in this Bylaw, except as specifically provided for in this Bylaw.
 - (2) The City of Spruce Grove Land Use Bylaw C-721-09, as amended is repealed.
 - (3) The provisions of this Bylaw come into effect on January 1, 2013 (the “Effective Date”).
 - (4) The Density regulations of the R1 and R2 Districts shall apply only to development where less than 30% of the Plan area is developed in accordance with Policy 5.2.4.1 of the Municipal Development Plan. The Development Officer shall consider the applicable Area Structure Plan, character, built form and density of existing development when reviewing Development Permit applications and applications to amend the Land Use Bylaw in these circumstances.
 - (5) Subject only to the provisions in the *Municipal Government Act* respecting legal non-conforming Uses and notwithstanding the effect it may have on rights, vested or otherwise, the provisions of this Bylaw govern from the Effective Date onward. In particular, no application for a Development Permit shall be evaluated under the procedural or substantive provisions of the previous Land Use Bylaw after the Effective Date, even if the application was received before the Effective Date.
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PART 2 – INTERPRETATION AND DEFINITIONS

SECTION 6 INTERPRETATION

- (1) Notwithstanding the definitions in Part 2, the *Municipal Government Act* as amended, takes precedence in the case of a dispute on the meaning of any words or clauses herein.
- (2) The words “shall” and “must” require mandatory compliance except where a variance has been granted pursuant to the Act or this Bylaw.
- (3) Words, phrases, and terms not defined in this part may be given their definition in the Act or the Alberta Building Code. Other words shall be given their usual and customary meaning.
- (4) All units of measure contained within this Bylaw are metric (SI) standards.
- (6) The terms “municipality” or “City” in this Bylaw shall refer to the municipal corporation of the City of Spruce Grove in the Province of Alberta, unless otherwise noted.
- (7) The term “Council” in this Bylaw shall refer to the Council of the municipal corporation of the City of Spruce Grove in the Province of Alberta, unless otherwise noted.
- (8) Setback measurements shall be in metric and rounded off to the tenth decimal point.
(Bylaw C-1356-24, October 15, 2024)

SECTION 7 DEFINITIONS

- (1) In this Bylaw, and any amendments made hereto, the definitions set out in the following Section shall be used.

ABUT

Immediately contiguous to or physically touching, and when used with respect to a Site, means that the Site physically touches upon another Site, and shares a property line or boundary line with it.

ACCESSORY BUILDING

A Building separate from and subordinate to the Principal Building and the Use of which is incidental to the Use of the Principal Building. An Accessory Building is located on the same Site as the Principal Building, but they are not attached by a roof and floor or Foundation.

(Bylaw C-1025-17, March 5, 2018)

ACCESSORY USE

A Use incidental and subordinate to the Principal Use, located on the same Site as the Principal Use.

ADJACENT

Land that is contiguous to a Site and includes land that would be contiguous if not for a Street, stream, pipeline, public utility lot, power line, railway or similar feature.

ADULT ENTERTAINMENT FACILITY

- (a) A Development or part thereof where, for any consideration, live performances are held, the central feature of which is a Specified Act or Specified Body Area; or
- (b) Any cinema where motion pictures or videos, or similar electronic, digital, photographic reproductions are shown or displayed, the central feature of which is a Specified Act or Specified Body Area; and
- (c) More than 25% of the inventory is used to display items for sale or rent, the central feature of which is a Specified Act or Specified Body Areas, including items meant to stimulate or are reproductions of a Specified Body Area.

Typical uses include, but are not limited to, adult mini theatres, strip clubs or shows, peepshows and adult video stores.

(Bylaw C-942-15, Jan. 29, 2016)

AFFORDABLE HOUSING

A Dwelling shall be deemed as Affordable Housing when the cost of purchasing or renting the Dwelling inclusive of heating, costs no more than 30% of the annual core Needs Income Thresholds for Spruce Grove as determined by the Canada Mortgage and Housing Corporation. The Core Needs Income Threshold for Spruce Grove is posted annually on the Province of Alberta, Municipal Affairs website.

AGRICULTURE

The cultivation of soil for the growing of crops and all related activities, or the raising of animals to provide food or other products. This shall not include Confined Feeding Operations or Cannabis Production Facilities, or hens that are kept pursuant to a valid Hen License issued under the Hens Bylaw.

(Bylaw C-999-17, Aug. 14, 2017 and Bylaw C-1027-17, June 13, 2018)

(Bylaw C-1315-24, June 10, 2024)

ALCOHOL SALES

Development used for the retail sale of alcoholic beverages to the public. This Principal Use may include as a subordinate use the retail sale of related products.

(Bylaw C-1265-23, October 23, 2023)

ALL-TERRAIN VEHICLE

A wheeled or tracked motor vehicle designed for travel primarily on unprepared surfaces and used for recreational uses. Typical examples include snowmobiles, dirt bikes, quads and side by sides.

(Bylaw C-1300-24, May 27, 2024)

ALLEY

A narrow road right-of-way providing access to the rear of Buildings and parcels of land.

AMENITY AREA

A space which is provided for active or passive recreation and enjoyment of the occupants of a Development. Such an area may be for either private or communal use and may be under individual or common ownership.

ANIMAL SERVICE FACILITY, MAJOR

A Development for the purpose of treatment, boarding, training, or grooming of small animals and includes retail sales of associated products. This includes such use as animal hospitals, boarding and breeding kennels, impounding and quarantining facilities, but does not include the sale of animals.

ANIMAL SERVICE FACILITY, MINOR

A Development primarily for the purpose of outpatient care, small animal training not to exceed ten animals on the premises at any one time for training purposes, treatment or grooming of animals and includes retail sales of associated products. Boarding of small animals for two nights is permitted when associated with a veterinary clinic. Typical Uses are pet grooming salons and small animal veterinary clinics. This Use Class does not include animal hospitals.

ARTERIAL ROAD

A road in an urban environment that is designed for high volume and/or high capacity to carry thoroughfare traffic and is subject to controlled or limited access. Roads are designated as Arterial as per the City's road classification hierarchy.

(Bylaw C-1369-24, March 10, 2025)

ASSISTED LIVING FACILITY

An institutional Development intended for residential accommodation with moderate care provisions for residents in a congregate setting. Assisted living residents do not require continuous access to professional services or on-site professional services. Room and board services, light housekeeping services, 24 hour availability of assistance and oversight with personal care and social and recreational support may be provided. Assisted living developments may contain independent bungalow units or suites which may contain up to two bedrooms, living area space and cooking facilities.

(Bylaw C-1104-19, May 29, 2020)

AUCTIONEERING ESTABLISHMENT

A Development specifically intended for the auction of goods, excluding livestock. The Development may include temporary storage areas for items for sale.

AUTOMOBILE SALES AND RENTAL

A Development where single-axle vehicles, double-axle passenger vehicles, or motorized recreational equipment is displayed for sale, lease or rent. These Developments may also have an accessory Automobile Service Center.

AUTOMOBILE SALES AND RENTAL, INDUSTRIAL

A Development where vehicles or motorized equipment are displayed for sale, lease or rent, and may include multi-axle vehicles, farm equipment and other large commercial vehicles. These Developments may also have an accessory Automobile Service Center. This Use does not include Equipment Sales, Service and Rentals.

AUTOMOBILE SERVICE CENTRE

A Development used for the repair and maintenance of vehicles which excludes the sale or distribution of petroleum products.

(Bylaw C-942-15, Jan. 29, 2016)

AWNING

A projection extending from the outside wall of a Building, normally for the purpose of shielding a part of the property from inclement weather.

(Bylaw C-1226-22, December 05, 2022)

BALCONY

A covered or uncovered Deck attached to a Principal Building, more than 0.6 m above Grade, and does not have direct access to the ground.

BED AND BREAKFAST ESTABLISHMENT

A Dwelling occupied by the property owner and used incidentally to provide accommodation to overnight guests for commercial purposes. Up to three rooms may be rented and parking must be provided On Site.

(Bylaw C-942-15, Jan. 29, 2016)

BIOPHYSICAL ASSESSMENT REPORT

A report prepared by a qualified professional in the environmental field that provides a biophysical inventory and assessment of an area, including but not limited to topography, vegetation, hydrology, wetlands, and wildlife.

(Bylaw C-1270-23, Oct. 10, 2023)

BOARDER

An individual residing in a Dwelling along with other individuals who are the principal occupants of the Dwelling and to whom the Boarder is not related by blood or marriage, where accommodation is provided for compensation to the principal occupant.

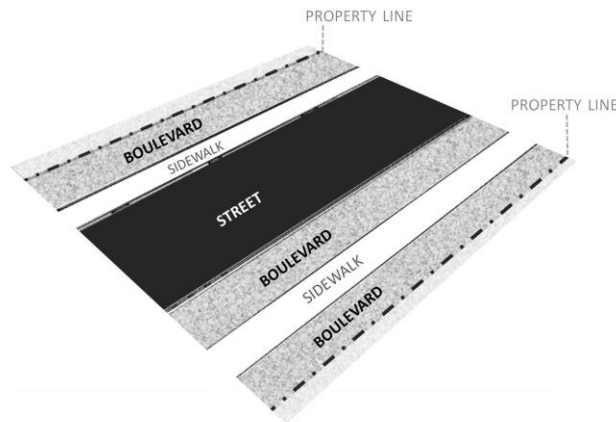
BOARDING AND LODGING HOUSE

A Development consisting of a Building containing sleeping units, which may be in addition to a Dwelling, where lodging or sleeping accommodation with or without meals is provided for remuneration. This Use Class does not include Limited Group Homes or Group Homes. Typical uses include rooming houses and lodges for senior citizens.

BOULEVARD

That part of the road right-of-way, including Arterial, Collector and Local roads, between the curb and the property line that provides for Street infrastructure, utilities and seasonal snow storage.

(Bylaw C-1226-22, December 05, 2022)
(Bylaw C-1057-18, March 18, 2019)



BUILDING

Includes any structure constructed or placed on, in, over or under land but does not include a street, a sidewalk, or bridge forming part of a Street.

BULK FUEL SALES

A Development that provides petroleum products and other motor vehicle fluids in large quantities, primarily to commercial or industrial vehicles and fleets.

BUS DEPOT

A Development where large commercial motor vehicles pick-up and discharge fare paying passengers.

BYLAW OFFICER

An employee of the City of Spruce Grove appointed as such and who, in the execution of their duties, is a person employed for the preservation and maintenance of the public peace.

(C-973-16, November 16, 2016)

CALIPER

The trunk diameter of a tree measured at a point 150.0 mm above the top of the root ball.

CAMPGROUND

A Development intended for tents, trailers, or Recreational Vehicles used for temporary overnight accommodation. A Campground may include related Accessory Buildings, including but not limited to administrative offices, eating and cooking shelters, washroom and shower facilities, playgrounds, food concessions, laundry facilities, fire pits, firewood storage, lighting, water supply, sewage disposal facilities, waste collection and recycling facilities.

CAMPSITE

A space delineated within a Campground for the temporary placement of a tent, trailer, or Recreational Vehicle.

CANNABIS

Cannabis means cannabis as defined in the *Cannabis Act*.

(Bylaw C-1027-17, June 13, 2018)

CANNABIS ACCESSORY

A thing that is commonly used in the consumption of Cannabis. A Cannabis Accessory includes, but is not limited to, rolling papers or wraps, holders, pipes, water pipes, bongs and vaporizers.

(Bylaw C-1027-17, June 13, 2018)

CANNABIS PRODUCTION FACILITY

A Development licensed by Health Canada located in a stand-alone Building where Cannabis is grown, processed, packaged, tested, destroyed, stored, distributed or loaded for shipping. Cannabis Production Facilities shall not include Cannabis Sales or Retail Sales as an Accessory Use.

(Bylaw C-1027-17, June 13, 2018)

CANNABIS SALES

A Principal Use being a business where Cannabis is sold in accordance with the following provisions:

- a. Cannabis sold is for consumption Off Site and Cannabis shall not be consumed On Site;
- b. no other goods are sold on the premises other than Cannabis Accessories;
- c. all Cannabis offered for sale or sold must be from a federally approved and licensed facility;
- d. the business must be licensed by the Alberta Government;

(Bylaw C-1265-23, October 23, 2023)

CANOPY

A roof construction or cantilevered roof, free of enclosing walls, over an entrance to a building or a gasoline pump island.

(Bylaw C-1226-22, December 05, 2022)

CANTILEVERED WALL

A projection of part of an exterior wall of a building not supported by foundation wall for the purpose of accommodating a bow or bay window, shelving units, closets, a fireplace, or a portion of a room. At no time shall a cantilevered wall section extend the entire length of a room if it encroaches into any required setback.

(Bylaw C-942-15, Jan. 29, 2016)

(Bylaw C-1057-18, March 18, 2019)

(Bylaw C-1369-24, March 10, 2025)

CAR SHARE, RESIDENTIAL

A car or cars that is rented for short time periods (typically by the hour) and is available to all residents of a Site; when not in use the car is stored on the Site or within 150.0 m walking distance from the Site.

CAR SHARE, NON-RESIDENTIAL

A car or cars that is rented for short time periods (typically by the hour) and is available to all tenants of a Site or specific use within the Site; when not in use the car is stored on the Site or within 150.0 m walking distance from the Site.

CAR WASH

A Development used for the purpose of washing motor vehicles.

CEMETERY

As per the Cemeteries Act, land that is set apart or used as a place for the burial of dead human bodies or other human remains, or in which dead human bodies or other human remains are buried.

CHILD CARE FACILITY

A Development used to provide care and supervision, but not overnight accommodation, to seven or more children under the age of thirteen. Typical Uses are day care centres, before and after school care, and pre-schools.

(Bylaw C-1265-23, October 23, 2023)

COLLECTOR ROAD

Streets that connect local and Arterial Roads and also provide direct property access. Major collectors are identified in the Transportation Master Plan.

COMMERCIAL SCHOOL

A Development for privately funded instruction and education which may or may not offer courses equivalent to those at public education facilities.

(Bylaw C-1269-23, Feb 12, 2024)

COMMERCIAL SCHOOL, NON-INDUSTRIAL

A Development for privately funded instruction and education which may or may not offer courses equivalent to those at public education facilities but shall not offer courses related to industrial training.

(Bylaw C-942-15, Jan. 29, 2016)
(Bylaw C-1269-23, Feb 12, 2024)

COMMUNICATION TOWER

Any tower used to provide a broad range of communication services through the transmitting, receiving or relaying of voice and data signals such as radio, cellular, broadcast, and wireless data. For the purposes of this Bylaw, this excludes Radio Antenna. Examples include cell phone towers and wireless internet towers.

(Bylaw C-942-15, Jan. 29, 2016)

CORNER

The intersection of any two Site lines.

CORNER CUT

An area of land provided and maintained for adequate and safe visibility for vehicular and pedestrian traffic at intersections of any Street or Alley with any Street or Alley.

(Bylaw C-1057-18, March 18, 2019)

CONSTRUCTION COMPLETION CERTIFICATE (CCC)

A certificate issued by the City, confirming that the work is complete and operational, that all deficiencies have been resolved to the satisfaction of the City, and that the warranty period for the work has commenced.

(Bylaw C-1104-19, May 29, 2020)

COTTAGE INDUSTRY

A Development for the operation of low intensity, small scale activities of a gainful nature demanding a skilled trade or craft or related to an agricultural and/or horticultural operation on an agricultural parcel. Cottage Industry maintains and is compatible with the temporary agricultural character of the surrounding landscape. Typical Cottage Industry requiring skilled trade may include workshops and creative arts that may include space for selling custom made products or offering related services. Typical agriculture and horticulture related Cottage Industry may include growing, packing and sale of food products.

(Bylaw C-1263-23, September 11, 2023)

COURTYARD

An open space, typically enclosed or substantially surrounded by buildings, that is accessible to the public and designed to facilitate gathering, leisure, or social activities.

(Bylaw C-1413-25, August 25, 2025)

CREMATORIUM

A facility fitted with proper appliances for the purpose of cremation of human and animal remains, and includes everything incidental to that Use.

DECK

An unenclosed platform or series of platforms with direct access to the ground. A Deck may be attached to a Dwelling. A Deck is deemed to be accessory to the Principal Building on the Site.

DECK, COVERED

A platform or series of platforms that may be attached to a Dwelling and with a roof attached to and forming part of the same Dwelling, with direct access to the ground. A Covered Deck may be enclosed by glass or other screening.

DENSITY

The number of residential units on a Site divided by the land area of the Site.

DESIGNATED ASSISTED LIVING FACILITY

An institutional development intended for accommodation with flexible 24 hour on-site personal care and oversight, with scheduled access to professional services. Residents receive room and board services, light housekeeping services, 24 hour availability of assistance and oversight with personal care and social and recreational support. Professional services include 24 hour Licensed Practical Nurse oversight, Registered Nurse on-call and intermittent scheduled services provided. Settings are therapeutically designed to offer comfort and safety to clients who are fearful, who may

be at risk for wandering and who need more structure and stimulation. Suites may or may not include a small kitchen.

(Bylaw C-1104-19, May 29, 2020)

DEVELOPER

A person or agency required to obtain a Development Permit, or one that has possession of a valid Development Permit.

DEVELOPMENT

As per the *Municipal Government Act*:

- (a) An excavation or stockpile and the creation of either of them; or
- (b) A Building or an addition to or replacement or repair of a Building and the construction or placing of any of them in, on, over or under land; or
- (c) A change of use or change in intensity of Use of land or a Building or an act done in relation to land or a Building that results in or is likely to result in a change in the Use or the intensity of Use of the land or Building.

(Bylaw C-1025-17, March 5, 2018)

DEVELOPMENT OFFICER

The official(s) appointed by the City Manager with the responsibility of receiving, considering and deciding on applications for Development under this Bylaw.

DEVELOPMENT PERMIT

A document that is issued under this Bylaw and authorizes Development. A Development Permit is separate and distinct from a Building Permit.

DISCRETIONARY USE

A use of land or Buildings described in the District Regulations of this Bylaw for which a Development Permit may be issued with or without conditions, which conforms to this Bylaw.

DRIVE THROUGH BUSINESS

A Development which services customers who remain in their vehicle while business is conducted. A Drive Through Business may be the Principal Use on a Site or an Accessory Use.

DUPLEX

A single Building containing two Dwellings on the same Site, not including Secondary Suites. Each unit shall have a separate entrance directly to the outdoors.

DWELLING

A complete Building or self-contained portion of a Building used by a household, containing a kitchen, living, sleeping and sanitary facilities intended as a permanent residence and having an independent entrance either from the outside of the Building or through a common area inside the Building. Dwelling shall also mean Dwelling unit.

EASEMENT

A registered right to use land, generally for access to other property or as a right of way for a Public Utility.

EATING AND DRINKING ESTABLISHMENT

A Development where prepared food and beverages are offered for sale to the public for consumption on the premises, and may be licensed by the Alberta Liquor and Gaming Commission. Such facilities may include live entertainment but not include Adult Entertainment.

EMERGENCY MEASURE

Any activity that is intended to mitigate the effects of an emergency or disaster and is to provide for the safety, health or welfare of people and the protection of property and the environment in the event of such an occurrence.

(Bylaw C-942-15, Jan. 29, 2016)

ENVIRONMENTAL SITE ASSESSMENT

An investigation in relation to land, conducted by or under the supervision of a qualified industry professional, to identify any potential environmental concerns regarding the land and the likelihood that one or more contaminants have affected any land or water on, in, or under a property.

(Bylaw C-1226-22, December 05, 2022)

EQUIPMENT SALES, SERVICE AND RENTALS

A Development where residential, industrial and/or commercial equipment is kept for sale, lease or rental to the public. The equipment may include items such as lawn and garden tools, floor cleaning equipment, masonry tools, painting and decorating equipment, moving tools, plumbing tools, power tools and other similar products.

EXCAVATION

Any breaking of ground, except common household gardening and ground care.

EYEBROW

A rounded expansion of a Street beyond the required curb line to provide additional frontage for development.

(Bylaw C-900-15, Feb. 23, 2015)

FAÇADE

Exterior face of a building. Typically, the façade facing the street has enhance architectural features.

(Bylaw C-1226-22, December 05, 2022)

FAMILY DAY HOME

A Use accessory to a Principal Dwelling used to provide care and supervision, but not overnight accommodation, for four to six children or adults. This number shall include any children under the age of five who are otherwise permanent residents of the Dwelling.

(Bylaw C-900-15, Feb. 23, 2015 and Bylaw C-942-15, Jan. 29, 2016)

FENCE

A vertical physical barrier constructed for the purpose of marking a boundary, limiting visual intrusion, sound abatement or preventing unauthorized access.

FLEET SERVICES

A Development using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long term lease. This Use Class includes ambulance services, taxi services, bus lines, messenger and courier services, or similar type services.

(Bylaw C-1057-18, March 18, 2019)

FLOOR AREA

The greatest horizontal area of a Building above Grade within the outside surface of exterior walls or within the glass line of exterior walls and the centreline of fire walls, but not including the Floor Areas of elements of a Building such as basements, elevator shafts, attached Garages, Parking Structures, Accessory Buildings or garbage storage areas.

(Bylaw C-942-15, Jan. 29, 2016)

FLOOR AREA, GROSS

The total horizontal area of a Building contained within the outside surface of the exterior and basement walls, provided that in the case of a wall containing windows, the glazing line of windows may be used.

FOUNDATION

The lower portion of a Building, usually concrete or masonry, including the footings which transfer the weight of a Building to the ground.

FRONTAGE

The length of a property measured along a Site line adjacent to a Street, or upon a specified Site line determined by the Development Officer where a Site does not Abut a Street.

FUNERAL HOME

A Development designed for the arrangement of funeral services and supplies to the public; and includes facilities intended for the preparation of dead human bodies for internment or cremation. This shall not mean a Crematorium.

GARAGE SUITE

A single Storey Dwelling, which is located above a detached Garage. A Garage Suite is Accessory to a Building in which the Principal Use is Single Detached Dwelling. A Garage Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the Principal Building located on the Site. A Garage Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure. A Garage Suite does not include Secondary Suites or Garden Suites.

(Bylaw C-1096-19, May 29, 2020)

GARDEN SUITE

A single Storey Dwelling, which is located in a Building separate from the Principal Use Single Detached Dwelling. A Garden Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the Principal Building located on the Site. This Use does not include Secondary Suites or Garage Suites.

(Bylaw C-1096-19, May 29, 2020)

GAS BAR

A Site or portion of a Site used for the sale of gasoline, propane and other fuels, which may include the sale of other motor vehicle fluids and accessories, but does not include Service Stations or Automobile Service Centres.

(Bylaw C-942-15, Jan. 29, 2016)

GAZEBO

A freestanding, roofed accessory structure which is not enclosed, except for screening or glass to shelter from the elements.

(Bylaw C-1283-23, Feb 12, 2024)

GENERAL INDUSTRIAL USE

Development used for one or more of the following activities: manufacturing, processing, assembling, cleaning, repairing, servicing, testing, storage, warehousing or distribution of materials, products or equipment; and may include the training of personnel in general industrial operation. Accessory Uses may include indoor display, office, technical or administrative support areas or any sales operation directly associated with the General Industrial Use activities on-site. This shall exclude natural resource development and Cannabis Production Facilities.

(Bylaw C-999-17, Aug. 14, 2017 and Bylaw C-1027-17, June 13, 2018)

GOLF COURSE

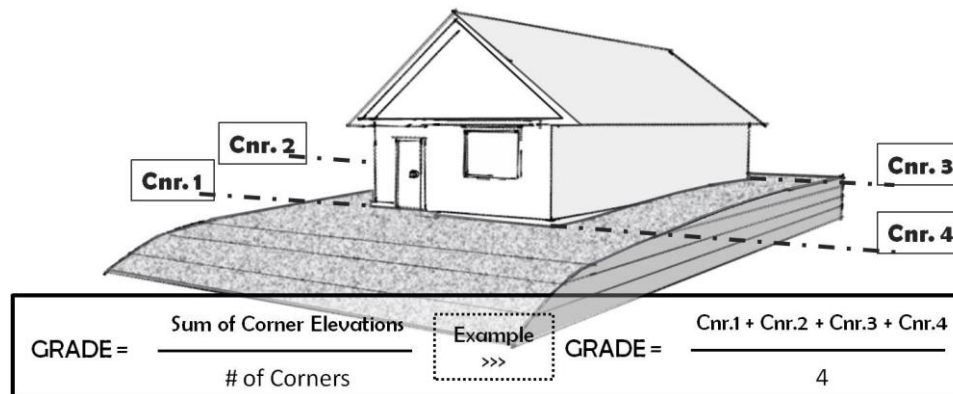
An outdoor Development designated for the game of golf. Accessory Uses may include associated retail sales, driving range, food services and other Commercial Uses typically associated with a golf clubhouse.

GOVERNMENT SERVICE

Development providing offices for, or services by, the municipal, provincial or federal government.

GRADE

The ground elevation established for the purpose of regulating Building Height. The design Grade shall be the level of the ground adjacent to the walls of the Building if the ground is level. If the ground is not level, the design Grade shall be determined by averaging the elevation of the ground for each corner of the Building, excluding an artificial embankment.



GRADE PLAN

A drawing or specification prepared by a professional surveyor or similar professional discipline which specifies elevations for Buildings, Foundations, drainage features, Streets, Alleys, walks, and the finished ground levels of Development Sites.

GRADING

The alteration of, or improvements to, existing clay or landscape elevations, including the addition or removal of clay, topsoil, or other material of any kind.

(Bylaw C-1270-23, Oct. 10, 2023)

GREENHOUSE

A Development used primarily for the raising, storage and sale of bedding, household and ornamental plants, as well as associated products. This use excludes Cannabis Production Facilities.

(Bylaw C-999-17, Aug. 14, 2017 and Bylaw C-1027-17, June 13, 2018)

GROSS LEASABLE AREA

The total Floor Area of the Building contained within the outside surface of the exterior and basement walls but excludes common interior areas for pedestrian access and circulation, mechanical and utility rooms, public washrooms, stairwells and elevators.

(Bylaw C-870-14, Feb 24, 2014)

GROUP CARE FACILITY

A Development consisting of the use of a Building as a facility which is recognized, authorized, licensed or certified by a public authority as a social care facility which provides room, board and services to meet the specified needs for four or more individuals, of whom one or more are unrelated. These individuals may be aged, disabled or undergoing rehabilitation. This use includes supervised facilities such as group homes without age restrictions and halfway houses. A Limited Group Home is not a Group Care Facility.

GROUP HOME, LIMITED

A residential care facility which is recognized, authorized, licensed or certified by a public authority such as a social care facility intended to provide room and board for six residents or less, exclusive of staff or family members residing in the home, for disabled persons or persons with physical, mental, social or behavioural problems. The facility may provide for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The residential character of the Dwelling shall be primary; with the occupants living together as a single housekeeping unit and using shared cooking facilities. This Use does not include active treatment centers such as drug or alcohol treatment or housing facilities for convicts or ex-convicts (see Group Care Facility).

(Bylaw C-942-15, Jan. 29, 2016)

GRUBBING

The removal of stumps, roots, buried logs, and logging slash (downed logs, tree branches and tops, and uprooted stumps, trees, and shrubs) and other debris left on the ground from clearing operations

(Bylaw C-1369-24, March 10, 2025)

HARD SURFACE

A ground covering consisting of paving, concrete, asphalt or other durable rigid material suitable for pedestrian or vehicular traffic.

HEALTH SERVICE

A Development used for the provision of licensed physical and mental health services on an outpatient basis, but does not include hospitals. Typical uses or facilities included medical and dental offices, health clinics, and chiropractic offices. This Principal Use may include the retail sale of related products as an Accessory Use.

HEIGHT

The vertical distance between existing Grade (or design Grade for Development that is not built) and the highest point of a Building, excluding any structure which is not essential to the enclosure or load bearing framework of the Building such as elevator housing, mechanical housing, parapet walls, a roof entrance, ventilating fans, skylights, chimneys, smoke stacks and firewalls.

HIGH STREET

An internal private road developed to provide vehicular and non-vehicular connectivity between private lots and access to public roadways.

(Bylaw C-1413-25, August 25, 2025)

HOME OCCUPATION, MAJOR

A business venture carried on within a Dwelling and/or accessory structure that does not affect the residential character of the property. Such an operation is secondary to the residential Use of the Dwelling and does not change the character thereof. This Use does not include Family Day Homes.

(Bylaw C-1269-23, Feb 12, 2024)

HOME OCCUPATION, MINOR

A business venture carried on within a Dwelling which is not visible in any manner from outside of the Dwelling. Such an operation is secondary to the residential Use of the Dwelling and does not change the character thereof. This Use does not include Family Day Homes.

(Bylaw C-1269-23, Feb 12, 2024)

HOME OFFICE

An accessory development contained within a dwelling unit for a business that involves office functions only and is operated by a permanent resident of the dwelling unit. Home Offices do not have any visitors and only employ the resident of the Dwelling.

(Bylaw C-1269-23, Feb 12, 2024)

HOSPITAL

A Development used for the provision of medical, surgical and nursing care, either on an inpatient or outpatient basis.

HOTEL

Development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor and are not equipped with individual kitchen facilities. Hotels may include Accessory food and beverage facilities, meeting and convention rooms, Retail Sales, and Personal Service Establishment.

IMPERMEABLE MATERIAL

Material that is impenetrable by water and includes building coverage, artificial turf asphalt, concrete, and brick, stone, and wood that do not have permeable spacing. Impermeable Material does not include gravel, river rock, wood chips, bark mulch, permeable pavers, pervious concrete, permeable asphalt, permeable artificial turf, soil pavement, wood decking with spaced boards, and other materials which have permeable characteristics when in place and are not placed on a layer of material that is impenetrable by water such as plastic sheeting.

(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1369-24, March 10, 2025)

INDOOR SELF STORAGE

A commercial space within a building available for lease to the public for the storage of personal goods of a non-hazardous nature. This use excludes outdoor storage.

(Bylaw C-1187-22, July 18, 2022)

LANDSCAPING

A modification and enhancement of a Site through the planting of vegetative materials such as trees, shrubs, turfgrass, or groundcovers, or through the use of materials such as rock, wood, brick, or by the installation of architectural elements such as Fencing, screens, walls or art.

(Bylaw C-1226-22, December 05, 2022)

LIVE-WORK UNIT

A form of Mixed-Used Development consisting of a Building that provides a residential dwelling above or behind a flexible ground floor commercial space to be used by the dwelling's occupant for their business. The Building may be of an attached or detached form, and the Dwelling will typically have a separate Street entrance.

(Bylaw C-1162-21, April 11, 2023)

LOADING SPACE

An off-Street area on the same Site as a Building or group of Buildings for the temporary parking of a commercial vehicle while commodities are being loaded or unloaded.

LOCAL ROAD

A Street that primarily provides direct property access and is not an Alley.

(Bylaw C-1057-18, March 18, 2019)

MANUFACTURED HOME

A Dwelling built in an enclosed factory environment in one or more sections, intended to be occupied as a dwelling unit in a place other than of its manufacture, and conforming upon development application to the CSA Z240 or CSA A277 certified standard, to the Alberta Building Code where non-CSA certified or modified, or as existing in the RMHC - Manufactured Home Court District prior to May 1, 2022.

(Bylaw C-1142-21, June 27, 2022)

MANUFACTURED HOME COURT

A Development area designated for Manufactured Homes and containing areas designated for leasehold tenure which are not subdivided.

(Bylaw C-857-13, May 14, 2014)

MANUFACTURED HOME STALL

An area of land for the installation of one Manufactured Home with permissible Accessory Buildings and located in a Manufactured Home Court or Manufactured Home Subdivision.

(Bylaw C-1142-21, June 27, 2022)

MIXED USE DEVELOPMENT

A multi-Storey Building designed for more than one type of land Use on the same Site. The composition of Uses will typically be retail or office on the ground floor, with residential units above. In these Developments, residential Uses shall not be on the same floor as Commercial Uses, and shall not be on the ground floor.

MOTEL

Development used for the provision of rooms or suites for temporary lodging or housekeeping, where each room or suite has its own exterior access. Motels may include Accessory food and beverage facilities, Retail Sales and Personal Service Establishments.

MULTI-UNIT DWELLING

A residential Development containing three or more Dwellings that share a common entrance, and may contain one or more suites, containing sleeping and sanitary facilities and may have cooking and food preparation facilities, for temporary lodging or housekeeping.

(C-1013-17, December 13, 2017)

MUNICIPAL TICKET

A ticket alleging an offence issued pursuant to the authority of a bylaw of the City.

(C-973-16, November 16, 2016)

NATURAL AREA

An area identified in the Municipal Development Plan, or at the time of redistricting, for conservation, preservation or restoration of natural features, biodiversity and ecological processes. Passive and appreciative recreation activities may take place within these areas such as walking, bird watching and picnicking.

NATURAL AREAS INTERFACE REPORT

A report prepared by a qualified environmental professional that describes the effects (positive and negative) a proposed development may have on adjacent Natural Areas and recommends measures to mitigate any negative effects.

(Bylaw C-1270-23, Oct. 10, 2023)

NATURAL RESOURCE DEVELOPMENT

A Development for the removal, extraction and primary processing of raw materials found on or under a Site. Typical uses include gravel, sand or clay pits, and oil and gas wells. This Use does not include the processing of raw materials transported to the Site.

NON-CONFORMING BUILDING

As per the *Municipal Government Act*, a Building:

- (a) That is lawfully constructed or lawfully under construction on the date that a land use bylaw or any amendment thereof affecting the Building or land on which the Building is situated becomes effective; and
- (b) That on the date the land use bylaw or any amendment thereof becomes effective does not, or when constructed will not, comply with the land use bylaw.

NON-CONFORMING USE

As per the *Municipal Government Act*, a lawful specific Use:

- (a) Being made of land or a Building or intended to be made of a Building lawfully under construction, at the date a land use bylaw or any amendment thereof affecting the land or Building becomes effective; and

- (b) That on the date the land use bylaw or any amendment thereof becomes effective does not, or in the case of a Building under construction will not, comply with the land use bylaw.

OCCUPANCY

The Use or intended Use of a Building or part thereof for either persons or property.

OFF SITE

A location other than the Site which is the subject of a Development.

ON SITE

A location on the Site which is the subject of a Development.

PARK

A specific-use open space area that is managed to provide opportunities for recreation, education, cultural or aesthetic use but shall not include an area for School purposes.

(Bylaw C-1265-23, October 23, 2023)

PARK AND RIDE FACILITY

A facility and public transportation transfer point that includes a Parking Lot used by regional commuters to park their vehicles or bicycles, and then use public transit for the remainder of their journey. Potential Park and Ride Facilities are identified in the Transportation Master Plan.

(Bylaw C-942-15, Jan. 29, 2016)

PARKING FACILITY

A Site or part of a Site for the parking of vehicles and includes the parking spaces and all other areas required for vehicular access and circulation within the facility. This Use shall not include vehicle storage or parking that is accessory to the principal use.

(Bylaw C-942-15, Jan. 29, 2016)

PARKING STALL

A space delineated and set aside for the parking of one vehicle for occupants, employees, employers, customers, or visitors to a development.

(Bylaw C-1369-24, March 10, 2025)

PATIO

An at grade concrete slab or other hard surface that for the purpose of outdoor gathering.

(Bylaw C-1057-18, March 18, 2019)

PEACE OFFICER

A member of the Royal Canadian Mounted Police, a Peace Officer appointed under the *Peace Officer Act*, or a City Bylaw Officer.

(Bylaw C-973-16, November 16, 2016)

PEDESTRIAN ORIENTATION

The extent to which a Development on a Site caters specifically to those on foot, as opposed to those arriving by automobile. This type of Development is characterized by the location and access to building from Streets and Sidewalks and is notable for its attention to architectural details including Building design, signage, Landscaping and lighting, which are highly articulated and relate closely to the Street.

PERGOLA

An outdoor unenclosed accessory structure consisting of columns that support a roofing grid of beams and rafters, where the roof is open to sky.

(Bylaw C-1283-23, Feb 12, 2024)

PERMITTED USE

A Use of land or Buildings or structures described in the District regulations of this Bylaw which conform to all applicable regulations this Bylaw and a Development Permit shall be issued by the Development Officer with or without conditions.

PERSONAL SERVICE ESTABLISHMENT

A Development used for the provision of service to an individual. Such services may include those related to the cleaning and repair of personal effects or the care and appearance of the body and may include accessory Retail Sales. Typical uses include, but are not limited to tailors, hair salons, shoe repair shops, laundromats and dry cleaning services.

PIPELINE

As per the *Pipeline Act*, Pipeline:

A pipe used to convey a substance or combination of substances, including installations associated with the pipe, but does not include:

(i) a pipe used to convey water other than water used in connection with:

(A) a facility, scheme or other matter authorized under the Oil and Gas Conservation Act or the Oil Sands Conservation Act; or

(B) a coal processing plant or other matter authorized under the Coal Conservation Act,

(ii) a pipe used to convey gas, if the pipe is operated at a maximum pressure of 700 kilopascals or less, and is not used to convey gas in connection with a facility, scheme or other matter authorized under the Oil and Gas Conservation Act or the Oil Sands Conservation Act; or

(iii) a pipe used to convey sewage.

PLAYGROUND

An outdoor area dedicated to play structures for children.

(Bylaw C-1027-17, June 13, 2018)

PLAZA

A publicly accessible open area, commonly adjacent to or fronting buildings, designed as a gathering place for people and intended to accommodate a range of activities, events, or circulation.

(Bylaw C-1413-25, August 25, 2025)

POST SECONDARY INSTITUTION

A publicly funded or subsidized university, college or technical institute established as per the *Post Secondary Learning Act*.

(Bylaw C-900-15, Feb. 23, 2015)

PREMISE

An area on a Site or in a Building that is devoted to a specific Use or business.

(Bylaw C-1027-17, June 13, 2018)

PRINCIPAL BUILDING

A Building which constitutes the primary purpose for which the Site is used and is the main Building among one or more Buildings on the Site. The Principal Building shall be determined by the Development Officer.

PRINCIPAL USE

The primary purpose for which a Building or Site is used in the opinion of the Development Officer.

PRIVACY WALL

A structure that provides visual screening and is located on a balcony, deck or patio and does not include a fence, railing or a wall attached to an accessory building.

(Bylaw C-981-16, Jan. 25, 2017)

(Bylaw C-1057-18, March 18, 2019)

PRIVATE CLUB

A Development used for social activities of members of non-profit groups or organizations, excluding On Site residence. Private Clubs may include room for eating, drinking and assembly. Private Clubs shall not allow for On Site Cannabis consumption.
(Bylaw C-1027-17, June 13, 2018)

PRIVATE DEVELOPMENT

A Site which contains several dwellings that are situated along private roadways.
(Bylaw C-1057-18, March 18, 2019)

PROFESSIONAL AND OFFICE SERVICES

A Development used for the provision of professional, management, administrative, consulting and financial services. Typical Uses include offices for lawyers, accountants, engineers, architects, real estate agents, insurance brokers, office support services, banks, loan offices, printing establishments, and janitorial firms.

PROJECTIONS

Those portions of a Building which extend horizontally beyond the Foundation of a Building, but are not constructed on the Foundation, and may include eaves, canopies, awnings, cornices, Balconies and uncovered Decks. An Accessory Building is not considered a Projection.

PUBLIC UTILITY BUILDING

A Building or Development used to provide a utility to the public, as per the *Municipal Government Act*. This shall not include offices. (Bylaw C-942-15, Jan. 29, 2016)

PUBLIC LIBRARIES AND CULTURAL EXHIBITS

Development for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public use; or a Development for the collection, preservation and public exhibition of works or objects of historical, scientific or artistic value. Typical Uses include libraries, museums and art galleries.
(Bylaw C-1265-23, October 23, 2023)

RADIO ANTENNA

An accessory structure consisting of a device and its support structures designed to receive and transmit radio waves for limited commercial uses and non-commercial uses such as commercial fleet services and amateur radio operators. This definition does not include satellite dish antennas or communication towers. Examples include radio antennas used for commercial fleet dispatch and ham (or hobby) radio antennas.
(Bylaw C-942-15, Jan. 29, 2016)

RECREATION

Leisure activities which may be active or passive in nature. Active recreation tends to require specific equipment and takes place in a prescribed location (e.g. soccer, baseball, hockey). Passive recreation tends to be less structured (e.g. walking, picnicking, nature observing).

RECREATIONAL VEHICLE

A wheeled or wheel-less structure intended to be moved from one point to another; designed to provide temporary living quarters or used as a form of recreation or transportation, which may or may not be a motor vehicle itself. Typical examples are travel trailers, motor homes, boats, and campers.

(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1300-24, May 27, 2024)

RECREATIONAL VEHICLE SALES AND RENTAL

Development used for the retail sale or rental of motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar Recreational Vehicles or crafts, together with incidental maintenance services and sale of parts. This Use Class includes Recreational Vehicle dealerships, rental agencies and motorcycle dealerships.

RECREATIONAL ESTABLISHMENT, COMMERCIAL

A Development intended to provide leisure services as part of a for-profit business. Uses may include bingo halls, pool halls, and bowling alleys and typically include Eating and Drinking Establishments as an Accessory Use. This shall not include casinos.

RECREATIONAL ESTABLISHMENT, INDOOR

A Development intended to provide sports or recreational activities within an enclosed Building and the related Accessory Buildings for the users of the facility. This does not include Commercial Recreational Establishments. Typical Uses are athletic or health clubs, studios for sports/fitness classes, arenas, swimming pools and gymnasium facilities.

(Bylaw C-1265-23, October 23, 2023)

RECREATIONAL ESTABLISHMENT, OUTDOOR

A Development intended to provide structure for sports or leisure activities, including the related accessory Developments for the users of the facility. Typical Uses include sports fields, playgrounds, skating rinks, tennis courts and spray parks.

(Bylaw C-1265-23, October 23, 2023)

RECYCLING TRANSFER DEPOT

Development used for temporary storage of bottles, cans, newspapers and similar household goods for reuse, either as a Principal Use or as an Accessory Use on a Site.

REGISTERED OWNER

- (a) In the case of land owned by the Crown in Right of Alberta or the Crown in Right of Canada, the Minister of the Crown having the administration of the land.
- (b) In the case of any other land:
 - (i) The purchaser of the fee simple estate in the land under an agreement for sale that is the subject of a caveat registered against the certificate of title in the land and any assignee of the purchaser's interest that is the subject of a caveat registered against the certificate of title; or
 - (ii) In the absence of a person described in paragraph (i) above, the person registered under the Land Titles Act as the owner of the fee simple estate in the land.

RELIGIOUS ASSEMBLY

A Development used for religious worship and related religious, philanthropic or social activities and includes Accessory rectories, manses, meeting rooms, food preparation and service facilities, classrooms, dormitories and other Buildings. Typical Uses include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries.

RELIGIOUS ASSEMBLY, INCUBATION

A Development used for religious worship and related religious, philanthropic or social activities and includes meeting rooms located in an industrial district on a temporary basis, for a period of not more than three years. This use does not include Schools, accessory rectories, food preparation and service facilities, or dormitories.

(Bylaw C-939-15, Jan. 29, 2016)

REPAIR SERVICES

Development used for the provision of repair services to goods, equipment and appliances normally found within the home. This Use includes radio, television and appliance repair shops, furniture refinishing and upholstery shops. This Use does not include Service Stations or Gas Bars.

RETAIL SALES

A Development up to 3000.0 m² used for the sale of consumer goods in an enclosed building, including such items as groceries, clothing and footwear, electronics, furniture and appliances, hardware supplies, household goods, printed matter, confectionary,

pharmaceuticals, personal care items and office supplies. Retail Sales does not include Retail Sales, Industrial; Retail Sales, Alcohol Sales, or Gas Bars; or Cannabis Sales.
(Bylaw C-1265-23, October 23, 2023)

RETAIL SALES, INDUSTRIAL

A Development used for the sale of goods required for commercial or industrial use, including such items as pipes, cables, specialized tools, agricultural supplies, electrical equipment, gauges and instruments, safety equipment, or fabrication supplies. Supplies for sale may be stored outdoors.

RETAIL, MAJOR

A Retail Sales Development in excess of 3000.0 m². Major Retail may contain Uses that are Accessory to the Principal Use.

(Bylaw C-999-17, Aug. 14, 2017)

RETAINING WALL

A stabilizing feature constructed to hold back or support an earthen bank.

ROOFTOP TERRACE

An elevated structure intended for use as an outdoor Amenity Area surrounded by guardrails, parapet walls or similar features, located above:

- (a) the uppermost habitable room;
- (b) the uppermost commercial floor area intended for occupancy; or
- (c) any roof in the case of an Accessory Building

(Bylaw C-1226-22, December 05, 2022)

ROW HOUSING

A Development of three or more Dwellings joined in whole or in part at the side only, with no Dwelling being placed over another in whole or in part. Each Dwelling shall be separated from the one adjoining, where they are adjoining, by a vertical wall which is insulated against sound transmission. Each Dwelling shall have separate, individual, and direct access to Grade. This Use Class shall not include Multi-Unit Dwellings.

ROW HOUSING DEVELOPMENT

A Site which contains several Row House groupings that are situated along private roadways. The maximum number of Row Housing units that can be consecutively attached is six.

ROW HOUSING, STACKED

Row Housing development except that Dwellings may be arranged one over the other, with a maximum of two units stacked vertically. Each Dwelling shall have separate and

individual access, not necessarily directly to Grade, provided that no more than two Dwellings may share one access to Grade.

ROW HOUSING, STREET ORIENTED

Row Housing which fronts onto a Street and where vehicle access to the Site is typically from the Alley. The maximum number of Row Housing units that can be consecutively attached is six.

SALES CENTRE

A Temporary Building erected or moved onto a Site to provide information about the type of Development occurring on the Site or in other parts of a Development area.

(Bylaw C-942-15, Jan. 29, 2016)

SALVAGE YARD

A Development that recovers or reclaims any goods or property considered damaged, discarded, condemned or abandoned for reuse, repair, or scrapping.

SCHOOL

A publicly or privately supported or subsidized Development used for education operated by a School Board for any or all of Kindergarten to Grade 12, as per the School Act.

(Bylaw C-1265-23, October 23, 2023)

SECONDARY SUITE

Development consisting of a Dwelling located within, and Accessory to, a structure in which the Principal Use is Single Detached Dwelling or other residential use as defined in the general purpose of a District. A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the Principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the Principal Building, either from a common indoor landing or directly from the side or rear of the structure. This Use Class includes the Development or conversion of basement space or above-grade space to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing Single Detached Dwelling. This Use Class does not include Garage Suite and Garden Suite.

(Bylaw C-1139-20 – Feb. 19, 2021)

(Bylaw C-1288-23 – March 11, 2024)

SEMI-DETACHED DWELLING

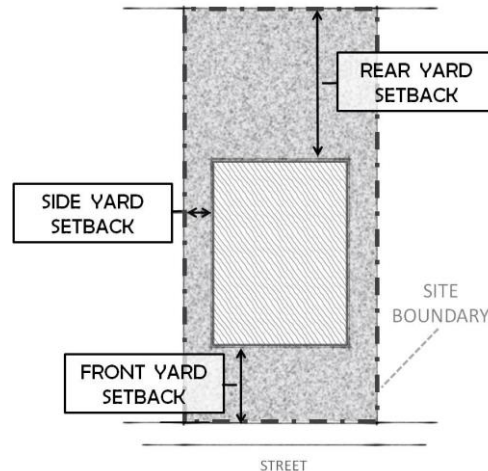
A Building containing not more than two Dwellings sharing a common wall or structural feature, but with each Dwelling located on a separate Site.

SERVICE STATION

A Development used for the sale of fuels and other automotive fluids and accessories for motor vehicles and may include the servicing or repairing of motor vehicles or towing service dispatch as Accessory Uses.

SETBACK

A minimum distance measured perpendicular to the Site line specified in the land use provisions of this Bylaw that Development, structures or uses must be from Site lines, Streets or Utility rights-of-way. The minimum horizontal distance measured perpendicularly from the nearest point of the exterior wall of a Building or specified portion thereof, to the property line, excluding Corner cuts. (Bylaw C-900-15 – Feb. 23, 2015)



SETBACK, DEVELOPMENT

A required Setback from the property line to any Development on a Site, including Accessory Buildings, fencing, Hard Surfacing or Landscaping for personal use. A Development Setback area is intended to act as a buffer between uses, and is applied in addition to any other Setbacks described in the District regulations. A Development Setback must be Graded and Landscaped with sod; additional Landscaping is permitted where it is not intended for personal use.

SHOW HOME

A permanent, unoccupied, residential Dwelling which is constructed for the Temporary Use of displaying to the public the type or character of Dwellings to be constructed in other parts of the same Development area. Show Homes may contain offices for the sale of other Sites or Dwellings in the area.

SIDEWALK

A designated pathway which forms part of the Street right-of-way or pedestrian circulation system of a Development.

SINGLE DETACHED DWELLING

A Building comprised of one Dwelling on a Site.

SITE

A division of land legally described as one entity on one certificate of title. A Site may also be referred to as a lot.

SITE AREA

The total land area of a Site.

SITE, CORNER

A Site at the intersection of two or more Streets other than Alleys and shall include a Site that is bordered by two Streets that meet but do not intersect.

(Bylaw C-942-15, Jan. 29, 2016)

SITE COVERAGE

The combined area of all Buildings or structures on a site measured at the approved Grade and expressed as a percentage of the total Site area. Site coverage shall not include any allowed Projections, Hard Surfacing, or Decks that are less than 0.6 m above Grade.

SITE DEPTH

The shortest distance between the front and rear Site boundaries.

SITE LINE

A boundary delineating the edge of a Site.

SITE WIDTH

The shortest distance between the side boundaries of a Site, unless otherwise stated in this Bylaw. For irregular and pie-shaped Sites, the minimum Site Width shall be measured 9.0 m back from the front property line, other than on street bump-outs or 'eyebrows'.

SOLAR COLLECTOR

Any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy.

SPECIAL CARE FACILITY

An institutional Development used to provide residential care including meals, sleeping accommodation and incidental care to residents where the maximum occupancy

exceeds seven residents. Typical Uses include nursing homes, auxiliary hospitals, respite care facilities and shelters.

SPECIFIED ACT

Actual or simulated acts of bestiality, buggery, cunnilingus, defecation, fellatio, masturbation, sexual bondage, sexual intercourse, urination, or the sexual bonding, sexual flagellation, sexual mutilation, sexual maiming, sexual murder or sexual torture of one or more human beings or animals.

SPECIFIED BODY AREA

In the case of all human beings, the pubic perineum areas and the buttocks; additionally, in the case of a female human being, the breasts.

STADIUM

A Development containing an athletic field and a constructed spectator area primarily used for sporting events. The Building may be enclosed or have an open air design.

STATUTORY PLAN

A Municipal Development Plan, Intermunicipal Development Plan, Area Structure Plan or Area Redevelopment Plan adopted pursuant to the *Municipal Government Act*.

STOCKPILING

The accumulation or import of goods, aggregates, soils, clays, or similar materials, on a specified property, usually accumulated because of Stripping, Grubbing, Grading, and excavation activities to accommodate development.

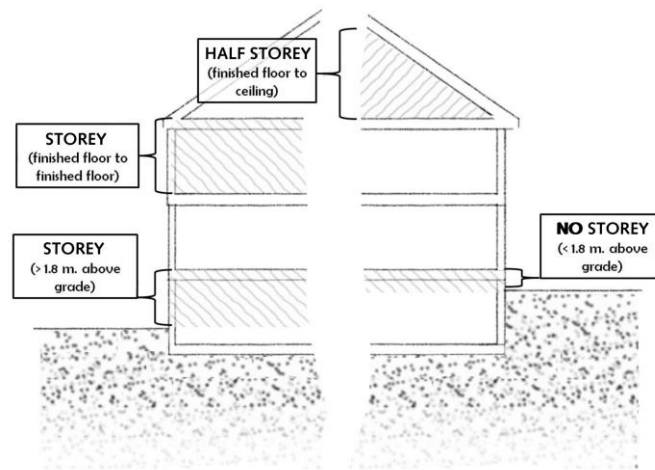
(Bylaw C-1270-23, Oct. 10, 2023)

STOREY

That portion of a Building which is situated between the top of any floor and the top of the floor above it, or the ceiling if there is no floor above. If the top of the floor directly above a basement is more than 1.8 m above Grade, the basement shall be considered a Storey.

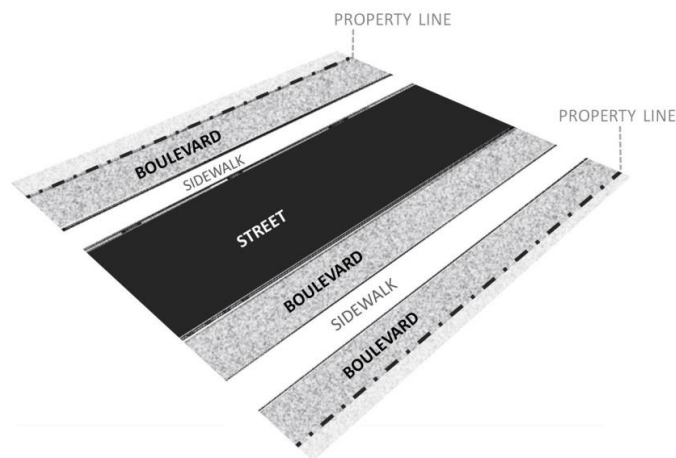
STOREY, HALF

A Half Storey is the living space contained under a peaked roof.



STREET

That part of road right-of-way designed for vehicular traffic as prescribed by the City's Engineering Standards. This does not include an Alley.



STRIPPING

Any activity that removes or significantly disturbs vegetated or otherwise stabilized soil surfaces, including tree clearing and grubbing operations.

(Bylaw C-1270-23, Oct. 10, 2023)

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

A board appointed pursuant to the *Municipal Government Act*.

SUBSEQUENT OFFENCE

An offence committed by a person after that person has already been convicted of the same offence or has voluntarily paid a fine for the same offence.

SURVEILLANCE SUITE

A Dwelling or a Manufactured Home used solely to accommodate a person or persons related as family, or an employee, whose function is to provide surveillance, maintenance and/or security for a Development. The Surveillance Suite shall form part of the Development with which it is associated and clearly be an Accessory Use of the Site on which it is located.

(Bylaw C-942-15, Jan. 29, 2016)

TEMPORARY BUILDING OR USE

A Building or Use that is permitted to exist or operate for a period of time determined by the Development Officer. A temporary Development Permit is issued for a maximum of 365 days, after which time the Development Permit may be extended or re-issued at the discretion of the Development Officer.

THEATRE

A Development devoted to the showing of motion pictures or presentations of live entertainment to an audience, excluding any Adult Entertainment.

TOPSOIL PROCESSING

A land Use that includes the stockpiling and screening of soil, which may be brought to a Site from other locations, or be processed on the same Site from which it is removed, and may also include the sale of topsoil and related products. This Use shall not include topsoil stockpiling, grading or removal which is a usual stage of Site development.

TRANSIT TRANSFER CENTRE

A convenient focal point for several bus routes to connect and allow transfer activities by passengers. Transit Transfer Centres can be standalone facilities, or can include Park and Ride facilities, or can be integrated into higher density land Uses to access the higher ridership potential.

(Bylaw C-942-15, Jan. 29, 2016)

TURFGRASS

Turfgrass means various grass species that are grown as a ground cover to form a lawn.

(Bylaw C-1104-19, May 29, 2020)

USE

The purpose or function of land or Buildings as determined by the Development Officer.

UTILITY

The components of any public utility system usually contained within an easement or Utility right of way.

VIOLATION TICKET

A violation ticket as defined in the *Provincial Offences Procedure Act*.

(C-973-16, November 16, 2016)

WATERBODY

An accumulation of water such as lakes, swamps, sloughs, reservoirs, lagoons, marshes, Wetlands, and includes such bodies of water that are intermittent seasonal or perennial.

(Bylaw C-1270-23, Oct. 10, 2023)

WATERCOURSE

The bed and shore of a river, stream, or creek whether it contains water continuously or intermittently.

(Bylaw C-1270-23, Oct. 10, 2023)

WETLAND

Land saturated with water long enough to promote Wetland or aquatic processes as indicated by poorly drained soils, hydrophytic (water loving) vegetation, and various kinds of biological activity that are adapted to a wet environment.

(Bylaw C-1270-23, Oct. 10, 2023)

WETLAND ASESSMENT REPORT

A report that includes the Wetland identification, classification, and delineation, relative Wetland value, species surveys, and any other necessary project dependent surveys performed by a qualified Wetland science practitioner.

(Bylaw C-1270-23, Oct. 10, 2023)

WHOLESALE ESTABLISHMENT

A Development which buys and sells merchandise to and from retailers, to industrial, commercial, institutional or professional business users, or to other wholesalers.

WIND ENERGY SYSTEM (SMALL)

Means a wind energy conversion system consisting of a wind turbine, a tower or vertical axis turbines designed to capture updrafts, and associated control or conversion electronics, which has a rated capacity that does not exceed the allowable rated capacity of 1 kW and which will be used primarily to reduce On Site consumption of Utility power.

XERISCAPING

Landscaping using native plants, soil grading and mulching that take full advantage of rainfall retention and reduces or eliminates the need for supplemental water from irrigation.

YARD, FRONT

The portion of a Site extending across the full width of the Site and measured perpendicularly from the front Site boundary to the nearest part of the exterior wall of the Principal Building. On a Corner Site where the front entrance of the Principal Building is oriented toward the narrower Site Frontage, that Frontage shall be considered the Front Yard. Where the front entrance is oriented toward the longer Site Frontage, both Street Frontages shall be considered Front Yards, except that the Front Yard along the longer Frontage shall only extend the width of the Principal Building.

YARD, REAR

The portion of a Site extending across the full width of the Site and measured perpendicularly from the rear Site boundary to the nearest part of the exterior wall of the Principal Building. On a Corner Site, the Rear Yard is adjacent to the Street Side Yard, or where there are two Front Yards, adjacent to the Front Yard on the longer Street Frontage.

YARD, SIDE

The portion of a Site extending the full length of the Principal Building from the Front Yard boundary to the Rear Yard boundary measured perpendicularly from the side Site boundary to the nearest part of the exterior wall of the Principal Building. On a Corner Site there is only one Side Yard. On a Corner Site with a Street Side Yard, the Side Yard is on the opposite side of the Principal Building from the Street Side Yard. On a Corner Site with two Front Yards, the Side Yard is on the opposite side of the Principal Building from the Front Yard on the longer Street Frontage.

YARD, STREET SIDE

That portion of a Corner Site adjacent to a Street that would normally be a Side Yard, and is located between the Front Yard and the Rear Yard. The Street Side Yard shall be measured perpendicularly from the property boundary adjacent to a Street to the nearest part of the exterior wall of the Principal Building.

ZERO SIDE YARD

A Site where a Building is permitted to be constructed on the side Site boundary with no required Side Yard Setback.

PART 3 – ESTABLISHMENT OF DEVELOPMENT CONTROL

SECTION 8 DEVELOPMENT AUTHORITY

- (1) The Development Authority is established by the Development Authority Bylaw.
- (2) As the Development Authority, a Development Officer shall:
 - (a) Perform duties as established by Council to enforce this Bylaw in accordance with the *Municipal Government Act*.
 - (b) Receive and process all applications for Development Permits and Certificates of Compliance;
 - (c) Keep and maintain for the inspection of the public during office hours, a copy of this Bylaw and all amendments thereto and ensure that copies of the same are available to the public at a reasonable charge;
 - (d) Keep a register of all applications for Development, including the decisions thereon, and all orders, for a minimum period of seven years;
 - (e) Consider and decide on applications for Development Permits for Permitted Uses;
 - (f) Advise the applicant for a Development Permit for a use which is not listed as a Permitted Use or Discretionary Use in the District in which the Building or land is situated, of the option of applying to the City for an amendment to this Bylaw; and
 - (g) Sign and issue all Development Permits and Certificates of Compliance.
- (3) Council, acting as the Development Authority in a Direct Control District, shall receive, consider and decide on applications for a Development Permit.
- (4) Notwithstanding subsection (3) above, Council may delegate authority to a Development Officer to process Development Permits in a Direct Control District.

SECTION 9 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

- (1) The Subdivision and Development Appeal Board established by the Subdivision and Development Appeal Bylaw shall perform such duties as specified in the Subdivision and Development Appeal Bylaw and the *Municipal Government Act*.

PART 4 – ADMINISTRATIVE CLAUSES

SECTION 10 CONTROL OF DEVELOPMENT

- (1) Except as otherwise provided in this Bylaw or in the *Municipal Government Act*:
 - (a) No person shall commence a development unless a Development Permit has first been issued therefore pursuant to this Bylaw; and
 - (b) No person shall carry out or continue a Development except in accordance with the terms and conditions of a Development Permit.

SECTION 11 WHERE A DEVELOPMENT PERMIT IS NOT REQUIRED

- (1) A Development Permit is not required in respect of the following Developments which shall nonetheless comply with the provisions of this Bylaw and must be carried out or performed in accordance with all other applicable legislation, regulations and bylaws:
 - (a) Maintenance, repair or alteration of any Building or Development, either internally or externally, that does not include structural alterations and complies with required design regulations, where such work does not result in changes to the Use or intensity of the structure.

(Bylaw C-1162-21, April 11, 2023)
 - (b) The completion of a Building which was lawfully under construction at the date this Bylaw comes into full force and effect, provided that:
 - (i) The Building is completed in accordance with the terms of any permit granted by the City, subject to the conditions of that permit; and
 - (ii) The Building is completed within a period of twelve months from the date this Bylaw comes into effect.
 - (c) Construction or maintenance of a Street, Alley or Utility undertaken on a public Street or Utility Easement, or to connect a Street, Alley or Utility with a lawful use of Buildings or land.
 - (d) Landscaping, excluding retaining walls, in the Districts identified in Section 88 (2), where the proposed Grades will not adversely affect the subject, Abutting or Adjacent properties.

(Bylaw C-1369-24, March 10, 2025)
 - (e) Decks, patios and stairways that do not exceed 0.6 m in height.

(Bylaw C-1025-17, March 5, 2018)

- (f) The erection, construction, or the maintenance of gates, Fences, or other means of enclosure less than 2.0 m in height provided that the erection of such a fence or gate conforms to Sections 34 and 50 of this Bylaw.
- (Bylaw C-1057-18, March 18, 2019)
- (g) Hard Surfacing of any area on a residential Site for the purpose of providing vehicular access from a Street or alley to the required On Site Parking Stall(s), unless the Hard Surfacing exceeds 6.1 m in width.
- (h) The construction, maintenance and repair of driveways and parking pads installed in accordance with (g) above, and with Part 8 of this Bylaw, private walkways and similar works provided the construction is wholly confined within the legal boundaries of the Site.
- (i) An Accessory Building less than 10.0 m² in a residential District.
- (j) The erection of flagpoles and other poles not exceeding 4.5 m in Height, provided it is not located in a Side or Front Yard, or on a Building or structure, and meets the required Setbacks for Accessory Buildings. Notwithstanding, flags and banners are regulated under Section 96 of this Bylaw.
- (k) The installation and operation of a satellite dish antenna less than 0.9 m in diameter.
- (l) Television or communication towers or aerials as regulated by Industry Canada, except as described in Section 63 of this Bylaw.
- (m) A Change of Use which:
- (i) does not result in exterior and structural alterations to the Building or Site;
 - (ii) does not result in additional gross floor area to the building;
 - (iii) is a Permitted Use in the applicable district with the same parking requirements; or supported by a parking analysis if parking requirements are not the same; and,
 - (iv) complies with regulations that restrict the size and location of the Use in the applicable district.
- (Bylaw C-1226-22, December 05, 2022)
- (n) A home office, provided the following:
- (i) No individual other than the resident of the Dwelling is employed there;
 - (ii) The business does not generate any pedestrian or vehicular traffic;
 - (iii) There are no On Site Signs or advertisements;

- (iv) No outdoor storage of materials, goods or finished products for business purposes; and

(Bylaw C-1057-18, March 18, 2019)

- (v) The business is operated as an Accessory Use and does not change the residential character or appearance of the Dwelling.
- (o) A Temporary Building, not to be used for residential purposes, the sole purpose of which is incidental to the construction or alteration of a Principal Building or Development for which a Development Permit has been issued under this Bylaw, provided the Temporary Building is on the same Site as the Principal Building under construction whichever occurs first. The Temporary Building shall not be sited on any Street and shall be removed within one year of the commencement of construction or upon completion of the construction. Temporary Buildings of this nature on a separate Site do not require a Development Permit but shall require written permission from the landowner to occupy said Site.
- (p) City sanctioned special events held on municipal property.
- (q) Solar Collectors located and installed in complete conformity with Section 77 of this Bylaw.
- (r) Fire pits.
- (s) Those Uses and Developments exempted by the *Municipal Government Act*.
- (t) Signs which do not require a permit as described in Part 10 of this Bylaw.
- (u) An emergency measure, undertaken only by the City of Spruce Grove or by a contractor on behalf of the City.
(Bylaw C-942-15, Jan. 29, 2016)
- (v) Privacy walls in compliance with Section 34 of this Bylaw.
(Bylaw C-1025-17, March 5, 2018)
- (w) Stripping and grading where it covers an area less than 1,000m² and does not impact Natural Areas, Wetlands, Waterbodies, and/or Watercourses. This includes removal of trees, brush, and topsoil.
(Bylaw C-1270-23, Oct. 10, 2023)
- (x) All-Terrain Vehicles and Recreational Vehicles in compliance with Section 47 of the Land Use Bylaw.
(Bylaw C-1300-24, May 27, 2024)

SECTION 12A APPLICATION FOR A DEVELOPMENT PERMIT

- (1) An application for a Development Permit shall be made in writing on the proper application form. All permit applications shall include the following:
 - (a) The authorization and signature of the Registered Owner or authorized agent and accompanied by a letter of authorization when an application is made by any person other than the Registered Owner on which the Development is proposed.

- (b) A description of the proposed Use of all parts of the land and Buildings.
- (c) Description of adjacent land uses.
(Bylaw C-1000-17, June 27, 2017)
- (d) Right of entry authorization;
- (e) The estimated cost of the proposed Development excluding land;
- (f) A copy of the certificate of title for the subject property, issued within fifteen business days prior to the application date;
- (g) A fee as set out in the Development Fees Bylaw;
- (h) Site Plan Requirements: Site plan or a Real Property Report signed by an Alberta Land Surveyor and prepared within one year of the date of application satisfactory to the Development Officer showing all of the following as required:
 - (i) Front, Side and Rear Yard Setbacks;
 - (ii) Outlines of roof overhangs;
 - (iii) North arrow;
 - (iv) Legal description of the property;
 - (v) Location of all existing and proposed municipal local improvements, Principal Building, Accessory Buildings, Garages, carports, Fencing, access points, Hard Surfacing and Landscaping;
 - (vi) Site grading with elevations at all Corners of the Site, the proposed Development, and adjacent Streets, Alleys and sewers;
 - (vii) Location and depth of existing and proposed services and shallow utilities including materials and connection details;
(Bylaw C-1057-18, March 18, 2019)
 - (viii) Exterior Building elevations showing Height, elevation of lowest openings of lots adjacent to water bodies, including storm water ponds, horizontal dimensions and finishing materials of all Buildings, existing and proposed;
(Bylaw C-981-16, Jan. 25, 2017)
 - (ix) The lowest finished floor elevation of either the Basement or main floor in the Principal and Accessory Buildings where applicable;
 - (x) The location of required parking and driving aisles;
(Bylaw C-1057-18, March 18, 2019)
 - (xi) A Landscaping plan in accordance with Part 9 of this Bylaw;

- (xii) Storm Water Management Plan including pipe sizing and orifice calculations, ponding depths and runoff rates;

(Bylaw C-1057-18, March 18, 2019)

- (xiii) Easements and party wall agreements;
- (xiv) Existing and proposed Utility rights-of-way;
- (xv) Location of off-Street loading, recycling and garbage containment areas;
- (xvi) Location of all lighting and light standards, catch basins, utility poles, hydrants and utility fixtures;
- (xvii) A lighting plan;
- (xviii) Access points to and from the Site;
- (xix) A pedestrian circulation plan within the Site; and
- (xx) The type and location of traffic signs within private property and entering/exiting public road rights-of-way.

(Bylaw C-1226-22, December 05, 2022)

(Bylaw C-1057-18, March 18, 2019)

(i) Supplementary Information Requirements:

- (i) A Geotechnical Report may be required but not limited to the following circumstances:

- a. When the development is located within prescribed setbacks of a creek bank or, near slopes;
- b. Where flooding, slope stability or land topography is a concern;
- c. Where a known soil disturbance has occurred on a registered lot, such as adjacent to servicing trenches within lot boundaries, or known areas of deep engineering fill of equal or greater than 1.5 m depth;
- e. Where developments require special foundation due to height or other construction conditions;
- f. Where large retaining walls are proposed higher than 1.2 m and within a prescribed distance from a structure where it forms part of the structural integrity of that building, parking lot or other similar structures.

- (ii) A Traffic Impact Analysis may be required but not limited to the following circumstances:

- a. Where it is determined that the proposed development could impact surrounding transportation network either due to anticipated traffic volume generation, proximity to intersections or other accesses.
 - b. When a proposed development is requesting additional access to a collector or arterial road.
 - c. When a proposed development is a special event center, a more detailed analysis may be required.
- (iii) An Environmental Site Assessment, to the satisfaction of the Development Officer, may be required in the following circumstances, but not limited to:
- a. There is a likelihood that contamination could exist on-site or on an adjacent site; or
 - b. An historical use had an environmentally hazardous operation/infrastructure.

(Bylaw C-1226-22, December 05, 2022)

- (j) Such additional information as the Development Officer may deem necessary.
(Bylaw C-1057-18, March 18, 2019)
- (k) Pursuant to the City's Municipal Development Standards, applications for Development Permits shall not be issued unless the required subdivision construction is completed to the satisfaction of the Engineering Department.
(Bylaw C-900-15, Feb. 23, 2015)
(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1369-24, March 10, 2025)
- (l) When a Development Permit Application is for an activity involving the use, manufacturing or storage of hazardous substances, the Development Officer may require the applicant to submit a risk assessment prepared by a qualified environmental professional such as an engineer, biologist, planner, geologist or hydrogeologist. The Development Officer may impose any conditions necessary to mitigate the risks associated with the use, manufacturing or storage of hazardous substances identified in the assessment.

(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1226-22, December 05, 2022)

SECTION 12B DEVELOPMENT PERMIT APPLICATION COMPLETENESS REVIEW

- (1) Unless extended by an agreement in writing between the applicant and the Development Officer, the Development Officer shall within 20 days after receipt of an application for development:
 - (a) issue a written acknowledgment to the applicant advising that the application is complete; or

- (b) issue a written notice to the applicant advising that the application is incomplete, listing the documentation and information that is still required, and setting a date by which the required documentation and information must be submitted.
- (2) If the required documentation and information is not provided by the date set in the notice issued pursuant to Section 12B.(1)(b), the Development Officer shall issue a written notice to the applicant stating that the application has been refused and the reason for the refusal.
- (3) Upon receipt of the required documentation and information by the date set in the notice issued pursuant to Section 12B.(1)(b), the Development Officer shall issue a written acknowledgment to the applicant advising that the application is complete.
- (4) Notwithstanding the issuance of a written acknowledgement issued pursuant to sections 12B.(1)(a) and 12B.(3), the Development Officer may request additional information or documentation from the applicant that the Development Officer considers necessary to review the application.

(Bylaw C-1226-22, December 05, 2022)

SECTION 12C APPLICATION TO SUBDIVIDE AND COMPLETENESS REVIEW

- (1) Unless extended by an agreement in writing between the applicant and the Designated Officer, the Designated Officer shall within 20 days after receipt of an application for development:
 - (a) issue a written acknowledgment to the applicant advising that the application is complete; or
 - (b) issue a written notice to the applicant advising that the application is incomplete, listing the documentation and information that is still required, and setting a date by which the required documentation and information must be submitted.
- (2) If the required documentation and information is not provided by the date set in the notice issued pursuant to Section 12C.(1)(b), the Subdivision Authority shall issue a written notice to the applicant stating that the application has been refused and the reason for the refusal.
- (3) Upon receipt of the required documentation and information by the date set in the notice issued pursuant to Section 12C.(1)(b), the Subdivision Authority shall issue a written acknowledgment to the applicant advising that the application is complete.
- (4) Notwithstanding the issuance of a written acknowledgement issued pursuant to sections 12C.(1)(a), and 12C.(3), the Subdivision Authority may request additional information or documentation from the applicant that the Subdivision Authority considers necessary to review the application.

(Bylaw C-1226-22, December 05, 2022)

SECTION 13A DECISIONS ON DEVELOPMENT PERMITS

- (1) A complete application for a Development Permit shall be considered by the Development Officer who shall:
 - (a) Approve, with or without conditions, an application for a Permitted Use where the proposed Development conforms to this Bylaw;
 - (b) Approve, with or without conditions, or refuse an application for a Discretionary Use;
 - (c) Notwithstanding Section 8(2)(f) of this Bylaw, if a proposed Use of land or a Building does not conform to the wording of any Use definition or generally conforms with the wording of two or more Use class definitions in the District, the Development Officer may, in his or her discretion, determine that the Use conforms to and is included in the Use class which he or she considers most similar in character and General Purpose to a Use permitted in that Land Use District and may allow the Development as a Discretionary Use; and
 - (d) Notwithstanding any provisions or requirements of this Bylaw, the Development Officer may establish a more stringent standard for a Discretionary Use when the Development Officer deems it necessary to do so.
- (2) For a Permitted or Discretionary Use, the Development Officer may require any or all of the following:
 - (a) That the applicant enter into an agreement with the City to construct or pay for construction of roadways, Utilities, walkways, parking and loading areas, and any Off Site levies or redevelopment levies imposed by bylaw. To ensure compliance with the conditions of the agreement a caveat may be registered on the certificate of title to be filed on the subject Site in favour of the City;
 - (b) Financial guarantees in a form and amount acceptable to the City to secure performance of any of the conditions of a Development Permit;
 - (c) That servicing for the supply of water, electric power, sewerage and Street access are extended to the subject Site, including payment of the costs for installing or constructing any such Utility by the applicant. In the case that satisfactory arrangements for services cannot be made, the Development Permit shall be refused.
- (3) Prior to issuing a decision, the Development Officer may refer any application to any municipal department or external agency for comment where applicable.
- (4) For a Development Permit application in a Direct Control District, the Development Officer shall:

- (a) Make a decision where Council has delegated its authority to the Development Officer, based on Council's instructions and this Bylaw; or
 - (b) Prepare a recommendation for Council to make a decision regarding the Development Permit application where Council has not delegated authority to the Development Officer. The recommendation may be for approval with or without conditions, or a refusal with reasons given for the refusal.
- (5) Council may, pursuant to the provisions of the *Municipal Government Act* and by an amendment to this Bylaw, designate any area of land a Direct Control District.
- (6) The Bylaw creating a Direct Control District shall:
- (a) Provide for the one or more Uses of land available in that District;
 - (b) Provide for the land use regulations applicable to that District, either in addition to the regulations of this Bylaw, or in substitution therefore or in any combination thereof;
 - (c) Identify the Development Officer and any particular methods of Development approval applicable to that District; and
 - (d) Such other matters as Council may determine to be desirable or required.

SECTION 13B NOTICE OF DEVELOPMENT PERMIT APPLICATION

(Bylaw C-1390-25, July 7, 2025)

- (1) The Development Officer may require applicants to post a Notice of Application Sign on the subject Site in a location and format approved by the City for Development Permit applications for a Discretionary Use or requiring a variance.
- (2) The Notice of Application Sign must be posted where required by the Development Officer within fourteen days, and removed within thirty days of the decision of the Development Permit application

SECTION 14 VARIANCES

- (1) The Development Officer may allow a variance to a Development regulation provided that the Development Officer is of the opinion that:
 - (a) The variance does not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring Sites; and
 - (b) The proposed Development conforms with the Use prescribed for that land or Building in this Bylaw.

- (2) In addition to the consideration provided under Section 14(1) of this Bylaw, and subject to Sections 14(3) and 14(4), a variance may only be granted if, in the opinion of the Development Officer the variance:
- (a) Requested maintains the intent and purpose of the Municipal Development Plan;
 - (b) Requested maintains the General Purpose and intent of the Land Use District which is being applied;
 - (c) Is desirable for the appropriate and orderly Development or Use of the land; and
 - (d) In the opinion of the Development Officer, is truly minor in nature.
- (3) Notwithstanding Sections 14(1) and 14(2) the Development Officer shall not grant a variance from the regulations prescribing Site Coverage, or Density. Subject to Sections 14(1) and 14(2), the Development Officer may grant a variance from the regulations prescribing Height up to 10% of the maximum prescribed Height.
- (Bylaw C-1000-17, June 27, 2017)
(Bylaw C-1057-18, March 18, 2019)
(Bylaw C-1369-24, March 10, 2025)
- (4) For the Semi-Detached Dwelling and Street Oriented Row Housing Lots that have a lot depth of less than 30 m created prior to the coming in force of this Bylaw (Bylaw C-824-12) and notwithstanding the regulations of the R1 and R2 Districts, the Development Officer may vary the site regulations to reflect those described below:
- (Bylaw C-981-16, Jan. 25, 2017)
- (a) Site Coverage shall not exceed 65%.
 - (b) Minimum Front Yard Setback
 - (i) The minimum Front Yard Setback shall be 4.0 m. Where a residential district across a Street is required to provide a Yard Setback of more than 4.0 m from the Street, each Development in this district shall provide an equivalent Front Yard Setback.
 - (ii) Where the Front Yard is determined by the Development Officer to be a flanking yard, a flanking yard Setback of twenty percent of the Site Width will be required, at a minimum 2.4 m.
 - (c) Minimum Side Yard Setback
 - (i) In the case of one Storey Developments, there shall be one minimum Side Yard Setback of 1.35 m, except in the case of internal Dwellings of Row Housing where the unit sharing two common walls shall have no Side Yard requirements.
 - (ii) In the case of Row Housing two Storeys or higher, there shall be one minimum Side Yard Setback of 1.5 m, except in the case of

internal Dwellings of Row Housing where the unit sharing two common walls shall have no Side Yard requirements.

- (iii) A minimum Side Yard Setback of 4.5 m shall be provided where a Site or condominium unit Abuts a Site in another district.

(d) Minimum Rear Yard Setback

- (i) The minimum Rear Yard Setback shall be 6.0 m. In the case of a Corner Site, the minimum Setback for the yard flanking the Alley at the rear of the Site shall be 4.5 m.

- (5) A variance shall be considered only in cases of hardship or practical difficulties particular to the use, character or situation of land or Buildings which are not common to other Sites in the same Land Use District.
- (6) A Development Officer may grant a variance to a Design Regulation in the C1 - City Centre Commercial District for a Non-Conforming Building for a minor alteration where in their opinion it would contribute a positive aesthetic improvement to a Building.
(Bylaw C-1162-21, April 11, 2023)
- (7) The Development Officer may grant a variance to Setbacks or Site Coverage for a Non-Conforming Building which was approved under a previous Bylaw, where the Building was developed according to the regulations of the previous Bylaw.
(Bylaw C-900-15, Feb. 23, 2015)
- (8) All requests for a variance shall be made through a Development Permit application, clearly stating the reasons for the variance, outlining the applicable criteria identified in Section 14(2) of this Bylaw, and the nature of the hardship or practical difficulties that will arise if the variance is not granted.
- (9) If a variance is granted pursuant to this Section, the Development Officer shall specify its nature in the Development Permit approval.

SECTION 15 CONDITIONS OF DEVELOPMENT PERMIT

- (1) The Development Officer, or Council in the case of a Direct Control District, may impose such conditions on the approval of a Development Permit application as are necessary to uphold the intent and objectives of the following:
 - (a) The *Municipal Government Act*;
 - (b) The Municipal Development Plan;
 - (c) Area Structure Plans or Area Redevelopment Plans; and/or
 - (d) Subdivision and Development Regulations.

- (2) As a condition of approval for a Development Permit, the Development Officer may require that the applicant enter into an agreement with Council as per the *Municipal Government Act*, to do any or all of the following:
- (a) Construct or pay for the construction of:
 - (i) A Street required to give access to the Development;
 - (ii) A pedestrian walkway system and Sidewalks to provide circulation within the Development, or to give access to an adjacent Site or Development, or both; and
 - (iii) Off Street or other Parking Facilities and loading and unloading facilities.
 - (b) To construct, install or pay for any local improvements and Utilities which are needed to serve the Development, including, but not limited to, On Site stormwater management facilities and any required Easements, and joint drainage and access requirements.
 - (c) To pay all applicable development charges and levies imposed by bylaw.
 - (d) To repair or reinstate, to original condition, any street furniture, curbing, sidewalk, Boulevard Landscaping or trees which may be damaged or destroyed or otherwise harmed by Development or building operations upon the Site.
 - (e) To provide an irrevocable letter of credit, or other form of security acceptable to the Development Officer, to guarantee performance of the conditions of the Development Permit.
 - (f) To attend to all other reasonable matters the Development Officer considers appropriate.
- (3) Development on a Site may be prohibited when satisfactory arrangements have not been made by the developer to complete the required improvements specified in Section 15(2).
- (4) To ensure compliance with a development agreement the City may register a caveat against the property being developed which shall be discharged upon the terms of the agreement being met. Costs associated with the preparation and registration of a caveat shall be borne by the applicant. Costs for removal of said caveat shall be borne by the requestor, based upon the fees in the Development Fees and Fines Bylaw.
(Bylaw C-981-16, Jan. 25, 2017)
- (5) Subject to this Bylaw, any Statutory Plan, and the *Municipal Government Act*, the Development Officer may attach whatever conditions it considers appropriate to a Development Permit for either a Permitted or Discretionary Use, including, but not limited to the following:
(Bylaw C-981-16, Jan. 25, 2017)
- (a) Landscaping requirements;

- (b) Noise attenuation;
- (c) Special parking provisions;
- (d) Location, appearance and character of the Building;
- (e) Provision of a Real Property Report prior to occupancy of the development;
(Bylaw C-865-13, Feb. 10, 2014)
- (f) Grading of a Site to protect adjacent properties; and
- (g) Ensuring the proposed Development is compatible with surrounding land Uses; and
- (h) Limiting hours of operation and number of patrons.
(Bylaw C-1025-17, March 5, 2018)

- (6) In the absence of an agreement under Section 15(2), the Development Officer may require, as a condition of issuing a Development Permit, that an applicant provide an irrevocable letter of credit or other form of security acceptable to the Development Officer, to ensure completion of the Development in conformance with the Land Use Bylaw, and to cover the cost of repairing local improvements which may be damaged during the process of Development. Any unused portion of the security shall be returned after the final occupancy permit has been issued.
- (7) When services or facilities are required, a person shall not begin the excavation for the Foundation nor commence the Development until provision has been made for such services or facilities to the satisfaction of the approving authorities.

SECTION 16 NOTICE OF DEVELOPMENT PERMIT DECISION

- (1) All decisions on applications for a Development Permit shall be given in writing to the applicant.
- (2) If an application is approved with conditions, the notice of decision shall contain the conditions imposed as part of the approval.
- (3) If an application is refused, the notice of decision shall contain the reasons for the refusal.
- (4) A notice of decision shall indicate the following:
 - (a) The date the decision was made;
 - (b) The location and use of the subject Site;
 - (c) The decision of the Development Officer; and

- (d) That a development appeal to the Subdivision and Development Appeal Board may be made by a person affected by the issue of a Development Permit for a Discretionary Use or the granting of a variance, or the refusal of a Development Permit, pursuant to the provisions in the *Municipal Government Act*.
- (5) When a Development Permit is approved for a Discretionary Use, or a variance is granted, the Development Officer shall provide notice to the community by undertaking any or all of the following:
- (a) Publishing a notice in the local newspaper;
 - (b) Mailing a notice to all assessed property owners who may be affected by the proposed development, or those assessed property owners within 30.0 m of the subject Site, at the discretion of the Development Officer; and/or
 - (c) Posting a notice on the City's website.
 - (d) Posting a Notice of Development Approval Sign on the subject Site in a location and format approved by the City within seven days of the approval and removed within twenty-one days of the approval.
- (Bylaw C-942-15, Jan. 29, 2016)
- (Bylaw C-1390-25, Sept 2, 2025)
- (6) A notice described in Section 16(5) shall state the following:
- (a) The proposed use of the Development and the variance, if any, granted;
 - (b) That any person who objects to the proposed Use may make an appeal in writing to the Subdivision and Development Appeal Board; and
 - (c) The date by which appeals must be received.
- (7) For the purpose of this Bylaw, the date a Notice of Decision is deemed to have been given:
- (a) On the date the Notice of Decision is issued in accordance with Section 16;
 - (b) On the date that a written appeal decision is issued for decisions made by the Subdivision and Development Appeal Board;
 - (c) Any work undertaken by any person with a Development Permit that has been approved prior to the twenty one (21) days within which an appeal may be filed, or prior to an appeal decision made by the Subdivision and Appeal Board, does so at their own risk.
- (Bylaw C-1104-19, May 29, 2020)

SECTION 17 REFUSED PERMITS

- (1) Where an application for a Development Permit has been refused, by either the Development Officer, or the Subdivision and Development Appeal Board, the Development Officer may not accept another application for a Development Permit on the same Site for the same or similar land Use until at least six months after the date of the last refusal.
- (2) Notwithstanding the above, the Development Officer may accept a new Development Permit application for a Development that was previously refused if the application is substantially different or requests a variance if a variance was not originally requested.
- (3) As per the *Municipal Government Act*, a Development Permit is deemed refused at the option of the applicant when no Development Permit decision has been made within forty days of the submission of a complete application, unless an agreement to extend the forty day period is entered by the applicant and the Development Officer.

SECTION 18 VALIDITY OF DEVELOPMENT PERMITS

- (1) A Development Permit shall expire and shall no longer be valid after one year from the date the Notice of Decision is given, if no construction has been initiated. Construction includes, but is not limited to, Site surface preparation or excavation. Furthermore:
 - (a) Work such as engineering studies, geotechnical investigations, Site surveys, soils analysis, environmental assessment and the like shall not be considered as construction in the context of this subsection; and
 - (b) In the case of a change of Use within an existing structure, where no significant construction or reconstruction is necessary, the applicant shall have the new Use in operation within one year of the issue of the Development Permit.
- (2) The Development Officer or Council may cancel or suspend a Development Permit, by written notice to the permit holder in the case of the following:
 - (a) The application for the Development Permit contains a misrepresentation;
 - (b) The application for the Development Permit was incomplete, in that relevant facts were omitted;
 - (c) The conditions of the Development Permit are not fulfilled or are not in the process of being fulfilled;
 - (d) The applicant fails to comply with a Stop Order as per the *Municipal Government Act*; or
 - (e) The Development Permit was issued in error.
- (3) Where a Development Permit is issued for a Site where any other Development Permit has been approved, all previous permits shall be invalid if the physical aspects of the

Development conflict, or both could not occur simultaneously upon the Site, in conformity with the regulations of this Bylaw.

- (4) Notwithstanding Section 18 (1) above, time shall not run during an appeal of the Development Permit to the Subdivision and Development Appeal Board and any consequent court proceedings until:
 - (a) The Subdivision and Development Appeal Board has issued a written decision of its approval of the Development Permit and there is no appeal from this decision of the Subdivision and Development Appeal Board; or
 - (b) The Alberta Court of Appeal denies leave to appeal; or
 - (c) The Alberta Court of Appeal has granted leave 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 Alberta Court of Appeal has been finally determined.
- (5) The Development Officer or Council may extend the period of time that a development permit is valid for a period not to exceed twelve (12) months, as long as the development that is the subject of the development permit has commenced within twelve (12) months from the date of the issuance of the development permit or, in the opinion of the Development Officer or Council, has been carried out with reasonable diligence.

(Bylaw C-942-15, Jan. 29, 2016)

SECTION 19 DEVELOPMENT APPEALS

- (1) An appeal may be made to the Subdivision and Development Appeal Board where a Development Officer:
 - (a) Refuses an application for a Development Permit;
 - (b) Fails to issue a decision and the permit is deemed refused;
 - (c) Issues a Development Permit subject to conditions;
 - (d) Grants or refuses to grant a variance; or
 - (e) Issues a Stop Order pursuant to the *Municipal Government Act*.
- (2) The *Municipal Government Act* shall apply in the case of subdivision or Development appeals, and hearings shall be held in conformance with the process and requirements therein.
- (3) Further to Section 19 (2), the Subdivision and Development Appeal Board Bylaw shall set out regulations for the Board and procedures during an appeal.
- (4) Decisions made by Council with respect to a Direct Control District are not subject to appeal to the Subdivision and Development Appeal Board.

- (5) The Subdivision and Development Appeal Board may direct repayment of an appeal fee if the Board upholds an appeal. The Board may determine that all or part of the appeal fee be returned to the appellant.

SECTION 20 AMENDMENTS OF BYLAW

- (1) This Bylaw and all amendments shall be enacted in conformance with the *Municipal Government Act*, the Subdivision and Development Regulation, the Municipal Development Plan, the relevant Area Structure Plan, and any other relevant Statutory Plan.
- (2) All amendments to this Bylaw shall be made following a public hearing in accordance with the *Municipal Government Act*. An application to amend this Bylaw may be made as follows:
 - (a) In the case of an application for a redistricting amendment, the Registered Owner or their authorized agent may apply in writing to the City to have the Land Use designation of the Site amended; or
 - (b) In the case of an application for a text amendment, any person may apply in writing to the City to have the text amended.
- (3) Council may initiate amendments to this Bylaw. If deemed necessary, and in accordance with the provisions of the *Municipal Government Act*, the City may initiate an amendment to this Bylaw affecting any parcel of land without the Registered Owner's consent.
- (4) A person may request an amendment to this Bylaw by applying in writing as described in Section 21 of this Bylaw.

SECTION 21 AMENDMENT APPLICATIONS

- (1) A Land Use Bylaw amendment application shall be made to the City on the prescribed form, and shall be signed by the applicant or the applicant's agent authorized in writing.
- (2) The following information and documents shall accompany an application for amendment to the Land Use Bylaw as it applies to the districting of a Site:
 - (a) The name, address and phone number of the applicant and the Registered Owner of the subject Site, and notice of who will act as the contact person for the application;
 - (b) A letter of authorization from the Registered Owner of the land, their agent, or other persons having legal or equitable interest in the land;
 - (c) The legal land description;

- (d) If applicable, the municipal address(es);
 - (e) A current copy of the certificate of title for the lands, searched within thirty days;
 - (f) A written statement from the applicant explaining the reasons for the proposed amendment, and how the redistricting conforms with the relevant Statutory Plans;
 - (g) A plan indicating the Site to be amended, the current and proposed Land Use Districts as they apply to the Site, the relationship to adjacent land uses within 90.0 m of the subject area and the location of any prominent natural and man-made physical features; and for residential areas, a Street layout of the proposed area and surrounding lands. The plan shall be submitted as follows:
 - (i) A printed copy produced at an appropriate scale with the necessary labels and dimensions; and
 - (ii) A digital AutoCAD copy in .dwg format.
 - (h) Where applicable, a concept plan showing a preliminary Site layout, including the general location of future Development, vehicular and pedestrian circulation (i.e., internal roads, Parking Facilities, Loading Areas, Alleys, and key access points), and connections to adjacent Sites;
 - (i) Permission for right-of-entry by a designated officer;
 - (j) The fee as set out in the Development Fees Bylaw;
 - (k) An Environmental Site Assessment, to the satisfaction of the Development Officer, in the following circumstances:
 - (i) When there is a likelihood that contamination could exist on-site or on an adjacent site and the proposal is proposing to change from non-residential to residential uses; or
 - (ii) An historical use had an environmentally hazardous operation/infrastructure.
- (Bylaw C-981-16, Jan. 25, 2017)
(Bylaw C-1226-22, December 05, 2022)
- (l) Any other information required, which may include but is not limited to approvals from the Province of Alberta, traffic impact analyses, geotechnical information; and

(Bylaw C-981-16, Jan. 25, 2017)
 - (m) Any other information deemed necessary.

(Bylaw C-981-16, Jan. 25, 2017)
- (3) An application for a text amendment to this Bylaw must include the following information:

- (a) A written statement from the applicant explaining the reasons for the proposed Bylaw amendment;
 - (b) The content of the proposed text amendment;
 - (c) A written statement from the applicant describing the impact that the amendment will have on the Site, adjacent lands and the City in general should Council approve the proposed bylaw amendment;
 - (d) The fee as set out in the Development Fees and Fines Bylaw; and
(Bylaw C-1226-22, December 05, 2022)
 - (e) Any other information deemed necessary by the Development Officer or Council.
- (4) The City may refuse to accept an application to amend this Bylaw if the required information has not been supplied or if the information is of inadequate quality to properly evaluate the application.
- (5) After accepting an application to amend this Bylaw, the application shall be processed for consideration by Council in accordance with this Bylaw and City Policy 7,005 Information Requirements for Redistricting Bylaws.
(Bylaw C-981-16, Jan. 25, 2017)
- (6) The applicant shall post a Notice of Application Sign on the subject Site in a location and format approved by the City within fourteen days of a redistricting amendment application being deemed complete, and removed within thirty days of the approval or refusal of the redistricting amendment.
(Bylaw C-1390-25, Sept 2, 2025)
- (7) Notwithstanding Section 21(6) a Notice of Application Sign may not be required where the redistricting amendment application:
- (a) conforms with the Area Structure Plan in effect; and
 - (b) will not impact abutting Sites and/or the neighbourhood, including the road network, infrastructure, or access to Parks, commercial, or other amenities; and/or
 - (c) the Director of Planning and Development waives the requirement.
- (Bylaw C-1390-25, Sept 2, 2025)
- (8) When an application is made for an amendment to this Bylaw, the City requires the following steps to be followed to complete the public participation process including the public hearing:
- (a) Notification of a public hearing to Registered Owners of land within 30.0 m of the affected area, or those determined by the City to be affected;
 - (b) The public hearing held by Council; and

- (c) The Director of Planning and Development may require that the applicant hold at least one public meeting prior to the public hearing; and

(Bylaw C-1247-33, June 12, 2023)

- (d) During any mail delivery stoppage or disruption to City services, the City may provide alternative means of notification of a public hearing.

(Bylaw C-1369-24, March 10, 2025)

(9) Council, after considering:

- (a) Any representations made at the public hearing;
- (b) The Municipal Development Plan, Area Structure Plan, or any other Statutory Plan affecting the application, and the provisions of this Bylaw; and
- (c) Any other relevant information and documents presented before Council, Council may make any changes it considers necessary to the proposed amendment if such changes are appropriate, and
 - (i) proceed to pass the proposed amendment;
 - (ii) defer the amendment application for more information, such as the completion of an Area Structure Plan;
 - (iii) or defeat the proposed amendment.

(10) When an application for a redistricting amendment is refused by Council, another application shall not be made with respect to the same land for a change in Land Use designation for at least six months from the date of Council's decision, unless:

- (a) Council otherwise directs; or
- (b) New information related to the amendment is submitted by the applicant and is deemed to be substantially different by the Development Officer.

PART 5 – ENFORCEMENT

SECTION 22 NON-CONFORMING USES AND BUILDINGS

- (1) The *Municipal Government Act* shall apply in the case of non-conforming Uses and non-conforming Buildings.
- (2) A non-conforming Use or Building may be continued on any Site, unless the Use is discontinued for a period of six months or more, in which case the Use must conform to this Bylaw.
- (3) A non-conforming Use may not be extended or transferred in whole or in part to another area of the Site, and no additional Buildings may be constructed on the Site while the non-conforming Use continues.
- (4) A non-conforming Building or a Building containing a non-conforming Use may continue to be used but may not be altered, added to or enlarged except:
 - (a) To make it a conforming Building;
 - (b) As may be deemed necessary by the Development Officer for the routine maintenance of the Building; or
 - (c) In accordance with Sections 14(5) or 22(5).
- (5) When a Building is a non-conforming Building solely by reason of its encroachment into a required Setback or inadequate parking, an extension of, or an addition to, the Building, may be allowed at the discretion of the Development Officer, if such an extension or addition will not in itself constitute an encroachment into any required Yard, and if such extension or addition complies with the provisions of this Bylaw.
- (6) A non-conforming Building that is damaged or destroyed to the extent of more than 75% of the assessed value of the Building above its Foundation cannot be repaired or rebuilt except in accordance with this Bylaw.
- (7) Land Use and/or the Use of a Building is not affected by a change in ownership or tenancy of a Building.

(Bylaw C-942-15, Jan. 29, 2016)

SECTION 23 GENERAL PROVISIONS & RIGHT TO ENTRY

- (1) The enforcement powers granted under this Bylaw are in addition to any enforcement powers the City or any of its officers may have under the *Municipal Government Act* or any other applicable legislation.
- (2) A Peace Officer may enforce the provisions of the *Municipal Government Act*, the Subdivision and Development Regulation, this Bylaw, a development permit and a

subdivision approval. Enforcement action may be in the form of Municipal Ticket or Violation Ticket.

- (3) For the purposes of Section 542 of the *Municipal Government Act*, a Bylaw Officer and a Development Officer are designated officers of the City of Spruce Grove.

(C-973-16, November 16, 2016)

SECTION 24 CONTRAVENTION

- (1) A person is guilty of an offence when allowing or commencing any development that:

- (a) Contravenes or does not comply with the provisions of this Bylaw;
- (b) Requires a Development Permit which has not been issued;
- (c) Is contrary to a Development Permit that has been issued, or a subdivision approval that has been given or a condition of a Permit or approval;
- (d) Contravenes a Stop Order; or
- (e) Contravenes the *Municipal Government Act*.

- (2) Each day that an offence has occurred may be considered to be a separate offence.

(C-973-16, November 16, 2016)

SECTION 25 DELETED

(C-1283-23, February 12, 2024)

SECTION 26 VIOLATION TICKETS

- (1) If a municipal ticket has been issued for first and/or subsequent offences and the specified penalty has not been paid or corrective measures have not been taken, the Peace Officer is authorized to issue a violation ticket pursuant to the *Provincial Offences Procedures Act*.
- (2) Notwithstanding Section 26(1), the Peace Officer may issue a violation ticket without previously issuing a municipal ticket if, in the opinion of the Peace Officer, the situation deems it necessary.
- (3) The violation ticket must state:
- (a) The name of the person contravening the Bylaw;
 - (b) The offence;
 - (c) The specified penalty established in the “Schedule B: Penalties and Fines – Development Permit and Land Use Bylaw Violations”;

(Bylaw C-1356-24, October 15, 2024)

- (d) Due date of payment; and
- (e) The date of the summons to appear in court.

(C-973-16, November 16, 2016)

PART 6 – GENERAL REGULATIONS

The General Regulations set forth in Part 6 shall apply to Development in all Districts, and may be amended in the same manner as any other Part or Section of this Bylaw.

SECTION 27 ADDRESS NUMBER

- (1) Every Dwelling and business shall have its address number clearly displayed near the front door of the main entrance.
- (2) Address numbers shall be a minimum of 10.0 cm tall, visible from the Street, and be installed prior to occupancy.
- (3) Where a Building is developed with an Alley, Buildings shall also have their house number clearly visible from the Alley.

(Bylaw C-1025-17, March 5, 2018)
(Bylaw C-1283-23, Feb. 12, 2024)

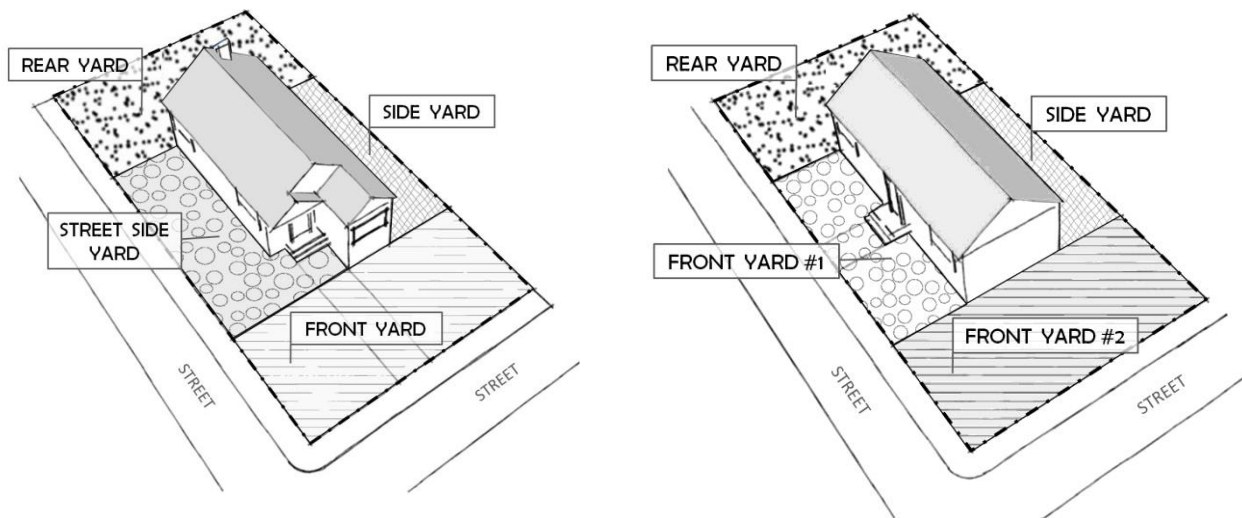
SECTION 28 BUILDING HEIGHT

- (1) The Height of a Building shall be determined by calculating the vertical distance between Grade (or design Grade for Development that is not built) and the highest point of the Building.
- (2) In determining the highest point of a Building, elements that are not essential to the structure of the Building shall not be considered, including but not limited to the following:
 - (a) Elevator housing;
 - (b) Mechanical housing;
 - (c) Roof entrances;
 - (d) Ventilation fans;
 - (e) Skylights;
 - (f) Solar panels;
 - (g) Wind turbines;
 - (h) Steeples;
 - (i) Smokestacks or chimneys;
 - (j) Fire walls;

- (k) Parapet walls; or
- (l) Flagpoles.

SECTION 29 CORNER SITES

- (1) In residential areas a Site abutting two or more Streets shall have either two Front Yards or one Front Yard and one Street Side Yard, as determined by the Development Officer.
- (2) In all cases the location of Buildings on a Corner Site shall be subject to approval by the Development Officer who shall account for the location of existing Buildings on adjacent Sites or permitted Setbacks on adjacent Sites.



SECTION 30 DESIGN AND APPEARANCE OF BUILDINGS

- (1) The design and appearance of all Buildings must be compatible with the Land Use District and with surrounding Sites, unless the Building is setting a higher standard of design for the Land Use District or neighborhood.
- (2) The massing, size and shape of Buildings shall consider the existing streetscape and the impact of the Development on adjacent Buildings and Sites, and shall not have a negative impact on either.
- (3) The external finish of Principal and Accessory Buildings shall be reviewed for consistency with Adjacent Buildings and Sites with respect to color, finish and texture, to the satisfaction of the Development Officer.
- (4) Any non-residential Building that has exterior wall length greater than 25.0 m shall incorporate architectural features in an effort to minimize the Building's mass to the satisfaction of the Development Officer. Such architectural features could include the use of:

- (a) Multiple colours,
- (b) Differing, but complementary finishes and textures,
- (c) Landscaping;
- (d) Recessing portions of the visible Frontage,
- (e) Awnings, and
- (f) Varying roof lines.

(Bylaw C-942-15, Jan. 29, 2016)

(5) The following regulations on design and appearance shall apply to all new Buildings on lands districted PS – Public Service Institutional District within the City Centre Overlay Area as depicted on the Land Use Map Schedule A.

- (a) Sites and Buildings shall contribute to a high-quality urban form by:
 - (i) Front and Side Yard Setbacks may be varied at the discretion of the Development Officer where providing space for pedestrian access or an outdoor public space such as a small courtyard or patio.
 - (ii) Building's entrance shall be provided that face the Street-front and be a clearly identifiable feature, universally accessible and utilize architectural elements such as paving materials, lighting, signage, awnings, and canopies.
 - (iii) Buildings shall be accentuated to address Street-fronts at the corners of prominent Street intersections by use of building massing and architectural features.
 - (iv) Roof line variation shall be encouraged.
 - (v) Vehicular access to parking areas shall be from an alley, and where no alley exists access may be from an adjacent Street on the side that would best limit potential pedestrian conflicts.
 - (vi) Loading and waste storage areas shall be located at the rear of Buildings and shall be screened from view.
- (b) Building facades and exterior design shall adhere to the following:
 - (i) Architectural features shall be used to differentiate Building faces while allowing that each face remains architecturally compatible with an adjacent Building by use of similar and complementary forms, materials, and scale.

- (ii) A Building wall visible from an adjacent Alley and/or on-site parking area shall be designed to improve the rear Building aesthetic.
- (iii) All blank walls of a Building shall be treated with cladding complementary to the overall Building, to add interest and texture of the wall and building, or with mural artwork where appropriate.
- (iv) Brick, natural wood, wood composites, stucco, or glass shall be used for a Building as its fundamental cladding with these materials being compatible and complementary to adjacent Buildings.
- (v) Vinyl siding shall not be used as a cladding material.

(Bylaw C-1162-21, April 11, 2023)

(6) The following regulations on design and appearance shall apply to all new Buildings on lands districted R1 – Low to Medium Density Residential District lands within the City Centre Overlay Area on the Land Use District Map Schedule A.

(a) Sites and Buildings shall contribute to a high-quality urban form by:

- (i) The Height of new Building shall be compatible with a neighbouring building.
- (ii) Building design shall be architecturally compatible with other structures by using complementary forms, materials, and scale.
- (iii) Roof line variation shall be encouraged.

(b) Building Facades and exterior design elements shall adhere to the following:

- (i) Architectural features shall be used to differentiate one face of a building from another.
- (ii) Brick, natural wood, wood composites, stucco, or glass shall be used for a Building as its fundamental cladding with these materials being compatible and complementary to adjacent Buildings.
- (iii) Vinyl siding shall not be used as a cladding material.

(Bylaw C-1162-21, April 11, 2023)

(7) The City may require that a Developer register a restrictive covenant against a Site or Development area in order to ensure ongoing conformance with architectural controls or guidelines.

(8) All mechanical equipment, including roof mechanical units and exhaust fans, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by integrating it into the total building design.

(Bylaw C-1025-17, March 5, 2018)

SECTION 31 DEVELOPMENT ON OR NEAR SLOPES

- (1) For the purpose of this section, “top of bank” is determined by the Development Officer.
- (2) A Development on or near a slope must include a geotechnical assessment conducted by a professional engineer licensed in the Province of Alberta as part of the Development Permit application. The report must demonstrate defined flood hazard areas, bank stability, safe building elevations, and mitigation of the potential for flood damage or erosion of the bank, to the satisfaction of the Development Officer.
- (d) No permanent Building shall be permitted within 20.0 m of the top of bank of any water body, or the top or bottom of a slope that exceeds a 15% Grade.
- (e) No permanent Building shall be permitted within a 1:100 year floodplain, unless the Developer is able to demonstrate adequate flood proofing.
- (5) The Development Officer may require a greater or lesser Setback based on the geotechnical assessment.
- (6) Where the Development Officer has granted a Setback less than 20.0 m in accordance to (4) above, the applicant shall enter into a Development agreement, including security in favour of the City relieving the City of responsibility for damage or loss due to flooding, subsidence or erosion.
- (7) There shall be no infill of materials within the floodplain of drainage courses that are not protected by City storm water management on the north side of Highway 16, as per the *Big Lake Basin Study*.

SECTION 32 DWELLING UNITS PER SITE

- (1) One Dwelling shall be permitted per Site unless otherwise specified in the District regulations.

SECTION 33 EASEMENTS AND RIGHTS OF WAY

- (1) No Building except a Fence shall be placed on a Utility Easement or right-of-way unless:
 - (a) Written consent from the Utility provider or party whose interest is registered on the right-of-way has been obtained; and
 - (b) The proposed Building does not restrict access to the Easement or right of way for the purpose of installation and maintenance of the Utility, in the opinion of the Development Officer.

This regulation is subject to the specific conditions of a Utility Easement.

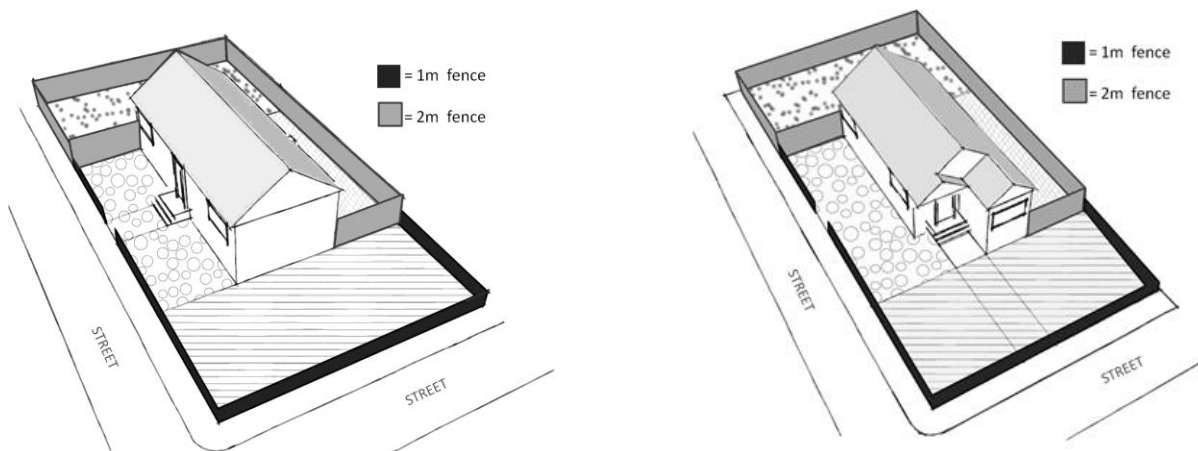
- (2) No Principal Building or building containing a Garden or Garage Suite shall be sited closer than 7.0 m from the boundary of any Pipeline right-of-way.
- (3) No Building shall be located closer than 5.0 m to a railway right-of-way.
- (4) Any Development or Landscaping authorized by a Development Permit shall be done at the applicant's risk and should removal be required, the cost shall be the responsibility of the Registered Owner.
- (5) Drainage swales shall be kept clear of all obstructions and debris and shall not be altered or blocked.

(Bylaw C-1057-18, March 18, 2019)

SECTION 34 FENCES AND SCREENING

- (1) For internal Sites the maximum height of a Fence shall be:
 - (a) 2.0 m for the portion of the Fence that does not extend into the Front Yard; and
 - (b) 1.0 m for the portion of the Fence that extends into the Front Yard.
- (2) For Corner Sites the maximum height of a Fence shall be:
 - (a) 1.0 m for the portion of the Fence which extends into the Front Yard(s) and/or the Street Side Yard; and
 - (b) 2.0 m for the portion of the Fence located in the Rear Yard or Side Yard.
- (3) Notwithstanding Section 14(3) of this Bylaw, the Development Officer may issue a variance to a Fence height for a Street Side Yard or Front Yard on a Corner Site as it applies to subsection 2(a) above, taking into consideration the Development on adjacent Sites.

(Bylaw C-865-13, Feb.10, 2014)
(Bylaw C-1025-17, March 5, 2018)
- (4) Where a Site has both its Front Yard and Rear Yards facing onto a Street, a Development Permit is required for a Fence. The height and specifications for a Fence in such a case shall conform to the surrounding neighborhood context.



- (5) In the industrial and urban reserve Districts the maximum Height and location of Fences and screening shall be determined by the Development Officer.
- (6) Barbed wire shall only be permitted in the industrial District when it is placed on top of a Fence that is 2.0 m or higher.
- (7) No electric Fencing or razor wire is permitted under any circumstances.
- (8) When associated with a Single Detached Dwelling, a privacy wall on a deck must not exceed 2.0 m in height when measured from the surface of the deck. A privacy wall on a patio must not exceed 3.0 m in height.

(Bylaw C-981-16, Jan. 25, 2017)
 (Bylaw C-1057-18, March 18, 2019)
 (Bylaw C-1283-23, Feb. 12, 2024)
- (9) When associated with a Semi-Detached Dwelling or a Street Oriented Row House, a privacy wall along the shared property boundary shall be a minimum of 1.5 m but not more than 3.0 m in height when measured from the surface of the deck. All other privacy walls must not exceed 2.0 m in height when measured from the surface of the deck or patio.

(Bylaw C-981-16, Jan. 25, 2017)
 (Bylaw C-1025-17, March 5, 2018)
 (Bylaw C-1057-18, March 18, 2019)
 (Bylaw C-1283-23, Feb. 12, 2024)
- (10) Within the GPL – Greenbury Planned Lot district or other Districts that allow Zero Side Yard Development, there shall be no fencing located in the front yard, no fencing between the principal buildings, and no fencing closer than the furthest rear façade in the rear yard.

(Bylaw C-1000-17, June 27, 2017)
 (Bylaw C-1369-24, March 10, 2025)
- (11) In the case of commercial, industrial, public and quasi-public uses the Development Officer may require fencing to mitigate negative impacts against adjacent uses. The fence type will be at the discretion of the Development Officer and will be dependent upon the need for the mitigation. The fence shall be not less than 1.5 m or more than 2.0 m in height.

- (12) On a Site Abutting a Site districted to allow Single Detached, Semi-Detached and Row Housing as a Permitted Use, a Rooftop Terrace and/or Privacy Wall, excluding vegetative screening constructed on a Rooftop Terrace, shall be developed in accordance with the following:
- (a) Privacy Wall, excluding vegetative screening, shall be installed along the full length of the portion of the Rooftop Terrace facing an interior Side Lot Line.
 - i. Notwithstanding Section 32(12)(a), where a stepback of 2.0 m or greater is provided from any building façade facing an interior Side Lot Line for a Rooftop Terrace, Privacy Wall shall not be required.
 - (b) The minimum stepback for Privacy Wall shall be 1.0 m from any building façade.
 - (c) Privacy Wall, excluding vegetative screening, constructed on a Rooftop Terrace shall be a minimum Height of 1.5 m and shall not exceed 2.0 m in Height, when measured from the floor of a Rooftop Terrace.
- (Bylaw C-1226-22, December 05, 2022)
- (13) All Fences shall maintain a clearance of 0.05m between bottom of fence and finished grade (design grade).

(Bylaw C-1369-24, March 10, 2025)

SECTION 35 FIRE HYDRANTS

- (1) Fences, Landscaping and other obstructions shall be located a minimum of 1.5 m from any fire hydrant.
- (2) Property owners are responsible for ensuring that fire hydrants abutting their property are kept clear of debris and are visible at all times.

SECTION 36 GARBAGE AND CONTAINMENT AREAS

- (1) Garbage, recycling and other containment areas shall be evaluated as part of a Development Permit where required by the Development Officer.
- (2) All Garbage, recycling and other containment areas shall be landscaped in accordance with Section 89(9) of this Bylaw.
- (3) All refuse materials shall be stored in weatherproof containers and screened to the same Height as the container on all sides from adjacent Sites and Streets, by a freestanding enclosure. The enclosure shall be constructed of materials that are consistent or compatible with the exterior finish of the Principal Building.
- (4) Garbage and containment areas shall be in a location easily accessible for pickup.

SECTION 37 LIGHTING

- (1) A Development Permit for non-residential uses adjacent to residential uses may require a lighting plan as part of the application, at the discretion of the Development Officer.
- (2) The lighting plan shall depict where any lights are located, their Height and demonstrate the limits of their casting at 2 LUX.
- (3) Any outdoor lighting for any Development shall be located and arranged so that:
 - (a) No direct rays of light are directed at any adjoining properties;
 - (b) Indirect rays of light do not adversely affect an adjacent site; and
 - (c) Direct and indirect rays of light do not interfere with the effectiveness of any traffic control devices.
- (4) Within a Site, lighting shall be of a consistent design that minimizes the amount of light pollution directed skyward.

SECTION 38 MUNICIPAL LAND

- (1) All Development on land owned by the City shall require a Development Permit as specified in this Bylaw.
- (2) If a Development Permit is not required for a Development, written authorization from the City to proceed with the Development is required.
- (3) No Development by anyone other than the City shall take place on a Public Utility Lot, unless the Site in question is the subject of a licensing agreement with the City. Such Development shall conform to the Public Utility Lot License of Occupation Policy.
- (4) Any Development or Landscaping authorized by a Development Permit shall be done at the applicant's risk and any damage to municipal lands caused by the Development or Landscaping shall be the responsibility of the applicant.

SECTION 39 MUNICIPAL SERVICING

- (1) Services shall be provided as outlined in the *Municipal Utility Services Bylaw*.
- (2) No Development shall commence until the Development Officer is satisfied that the appropriate Site servicing and improvements, including any Off-Site local improvements, will be provided to the Development.
- (3) Private sewer and/or water systems shall not be permitted. The exception shall be for renovations or Accessory Buildings on sites where private sewer and/or water systems already exist, provided that the private systems do not require expansion.

SECTION 40 OUTDOOR STORAGE AND DISPLAY

- (1) Outdoor storage and display is not permitted in residential districts.
- (2) Outdoor storage of goods and materials shall be kept in a clean and orderly manner at all times and shall be screened from Streets and adjacent residential uses to the satisfaction of the Development Officer.
- (3) Outdoor storage is not permitted within the required Front Yard Setback of a Development.
- (4) Outdoor display of goods and materials shall normally be temporary and shall be arranged and maintained in a clean and orderly manner. The location of an outdoor display shall be to the satisfaction of the Development Officer.
- (5) Any outdoor storage or display must not unduly interfere with the amenities of the district or materially interfere with the use, enjoyment or value of neighboring Sites.
- (6) Any outdoor storage or display must not interfere with pedestrian or vehicular circulation or use any required Parking Stalls.

SECTION 41 PROJECTIONS

- (1) No portion of the Principal Building on a site shall project over or onto a required Front, Side or Rear Yard Setback, unless otherwise specified in this Bylaw.
- (2) The non-architectural features of a Principal Building, such as dryer vents, window wells and gas meters, shall not be considered a Projection.
- (3) Notwithstanding any other section of this Bylaw, the eaves of an Accessory Building shall not project more than 0.6 m into a required Setback.

SECTION 42 PROJECTIONS INTO FRONT YARDS (PRINCIPAL BUILDINGS)

- (1) An eave, Canopy, cornice, Balcony, stairs or uncovered Deck may project up to 1.5 m into the required Front Yard Setback.
(Bylaw C-981-16, Jan. 25, 2017)
- (2) A chimney, bay or bow window, or cantilevered wall section may project up to 0.6 m into the required Front Yard Setback, provided the Projection does not exceed 2.5 m in width.

SECTION 43 PROJECTIONS INTO REAR YARDS (PRINCIPAL BUILDINGS)

- (1) A chimney, bay or bow window, Balcony, eave or cantilevered wall section may project up to 1.2 m into the required Rear Yard Setback.

- (2) Unenclosed stairs, either below Grade or not more than 3.0 m above Grade, may project up to 1.5 m into the required Rear Yard Setback.
- (3) Where a Site backs onto a public park, Natural Area or stormwater pond, a Covered Deck that is attached to the Principal Building may project to within 1.0 m of the rear Site line, at the discretion of the Development Officer, who shall base the decision on the location and condition of the Site. Such a Projection shall only be permitted where the impact on neighboring properties is minimal.

SECTION 44 PROJECTIONS INTO SIDE YARDS (PRINCIPAL BUILDINGS)

- (1) An eave, Canopy, cornice, or Balcony may project up to 0.6 m into the required Side Yard Setback.
- (2) A chimney, bay or bow window, or cantilevered wall section may project up to 0.6 m into the required Side Yard Setback, provided the Projection does not exceed 2.5 m in width and the Projection is no closer than 0.9 m from the Site line.
- (3) An eave may project an additional 0.6 m into the Street Side Yard where it is part of a bay or bow window, or a cantilevered wall section.
- (4) Unenclosed stairs required for access to the main floor or lower floor of the Principal Building may project into the required Side Yard Setback up to 0.6 m from any property line.

(Bylaw C-942-15, Jan. 29, 2016)
(Bylaw c-1025-17, March 5, 2018)
- (5) Notwithstanding subsections (2) and (3) above, where a driveway is required on the Side Yard to provide access to a parking area, no Projection is permitted within 3.0 m of the Site line.
- (6) Where there is more than one Projection into a required Side Yard, the portion of the Building from which a Projection is permitted to project is 33% of the total length of the side wall of the Principal Building, excluding the wall of an attached garage, covered deck and veranda.

(Bylaw C-981-16, Jan. 25, 2017)
- (7) Notwithstanding the above, for all Zero Side Yard Development within the GPL – Greenbury Planned Lot District, the only projection allowed into the required Side Yard Setback is an eave up to 0.30 m.

(Bylaw C-1000-17, June 27, 2017)
(Bylaw C-1369-24, March 10, 2025)

SECTION 45 PUBLIC UTILITY BUILDINGS

- (1) The location of a Public Utility Building on a Site is subject to Setbacks which are satisfactory to the Development Officer. This shall also apply to any equipment placed on a Site.

(Bylaw C-1057-18, March 18, 2019)

SECTION 46 RELOCATION OF BUILDINGS

- (1) A Development Permit is required when a Building is moved to a new location, either within a Site, or from one Site to another.
- (2) A Development Permit for the removal of a Building from a Site requires proof of service disconnection for all applicable Utilities.
- (3) Any Foundation remaining on a Site that is not demolished subsequent to the removal of a Building must be secured by fencing or other means in order to prevent unauthorized access.
- (4) In order to receive Development Permit approval for an existing Building to be moved, the proposed location of the Building must meet the District regulations and all other requirements of this Bylaw.

SECTION 47 RESTRICTED OBJECTS IN YARDS

- (1) A Recreational Vehicle shall not be permitted in: a Yard, Side; Yard, Street Side; or a Yard, Front driveway of a Site in any residential District except from April 15 to November 30 in any year.

(Bylaw C-1057-18, March 18, 2019)
(Bylaw C-1283-23, Feb. 12, 2024)
(Bylaw C-1300-24, May 27, 2024)
- (2) All-Terrain Vehicles with tracks, including snowmobiles, shall not be permitted in: a Yard, Side; Yard, Street Side; or a Yard, Front driveway of a Site in any residential District except from November 15 to April 15.

(Bylaw C-1300-24, May 27, 2024)

SECTION 48 SITE CONSOLIDATION

- (1) A Development Permit application that proposes to use two or more Sites shall require that the two or more Sites be consolidated into a single lot by a plan of subdivision prior to approval, unless approved by the City as a plan of survey.
- (2) The consolidation of Sites for Development of Single Detached Dwellings is not permitted unless such a consolidation will allow for Development of a Dwelling that is in keeping with the neighborhood character, to the satisfaction of the Development Officer.

SECTION 49 STRIPPING AND GRADING

- (1) With the exception of those lands governed by a valid Development agreement, Stripping and grading activities are considered a Discretionary Use in all Districts and require a Development Permit. Grading shall conform to the Surface Drainage Bylaw where applicable.

(Bylaw C-1270-23, Oct. 10, 2023)

- (2) Stockpiles shall be setback and/or maintain a minimum of 300 metres from residential developments.
(Bylaw C-1270-23, Oct. 10, 2023)
- (3) All Stripping and Grading activities shall adhere to the Migratory Bird Convention Act.
(Bylaw C-1270-23, Oct. 10, 2023)
- (4) An application for a Development Permit under this Section shall contain the following information, in addition to the requirements described in Section 12 of this Bylaw:
(Bylaw C-1270-23, Oct. 10, 2023)
- (a) A Plan and a current aerial overlay showing the area of the Site on which the Excavation and/or Stripping will take place, including dimensions of the operation or area, location of any stockpiled materials, and a 300m radius around any stockpiles; the depth of soil removal; and the location, area, and dimensions of where trees are to be removed;
(Bylaw C-1270-23, Oct. 10, 2023)
 - (b) The purpose of the proposed activity;
 - (c) The surrounding land Uses;
 - (d) A Natural Areas Interface Report, Wetland Assessment Report, or Biophysical Assessment Report which describes the location of natural features, including trees, water bodies, slopes, etc. and details on how these features are to be retained and protected;
(Bylaw C-1270-23, Oct. 10, 2023)
 - (e) Water Act approval if Stripping and Grading is to take place on the same Site or adjacent to a Site with a Water Body;
(Bylaw C-1270-23, Oct. 10, 2023)
 - (f) Existing Grades of the land relative to adjacent Sites and Streets, as well as any natural features or drainage courses;
(Bylaw C-1270-23, Oct. 10, 2023)
 - (g) A Surface Drainage Plan, including the expected Grades and condition of the land on completion of the activity;
(Bylaw C-1270-23, Oct. 10, 2023)
 - (h) An Erosion and Sedimentation Control Plan;
(Bylaw C-1270-23, Oct. 10, 2023)
 - (i) Locations of utilities, active and abandoned oil and gas facilities, and old septic systems and water wells.
(Bylaw C-1270-23, Oct. 10, 2023)
- (5) As a condition of approval under this section, the Development Officer may require any or all of the following:
- (a) That precautions are taken for the prevention and control of dust, noise or any other nuisance caused by the proposed operation;

- (b) That Fencing or other screening is put in place to buffer the Use from adjacent lands;
 - (c) Measures that serve to protect any natural features on the Site or on adjacent Sites;
 - (d) Steps that must be taken to promote the reclamation of the Site if required, including restorative Landscaping; and
 - (e) Any other measures deemed necessary by the Development Officer in order to shield adjacent lands from the activity on the Site.
- (6) Where significant Excavation and fill is proposed as part of a Development, the Development Officer may require an engineered plan bearing the seal and signature of a professional engineer in the Province of Alberta.
 - (7) In all cases, Site Grades shall be established with regard to preventing drainage from one Site to another, unless cross-site drainage conforms to a plan approved by the City's Engineering Department.
 - (8) The Development Officer may require a grading certificate as part of a Development Permit application, indicating the final elevations of the Corners of the Site and the elevations around the perimeter of any Buildings.
 - (9) As a condition of a Development Permit, the Development Officer may require security up to the estimated value of any proposed grading activities to ensure the work is carried out with reasonable diligence.

SECTION 50 TRAFFIC SIGHT LINES AT INTERSECTIONS

- (1) A sight triangle shall be maintained at all Street intersections. A sight triangle may include:
 - (a) A Corner cut which is part of the Site boundary;
 - (b) A straight line drawn between two points on the exterior boundaries of the subject Site 3.0 m from the point where they intersect at an Alley; or
 - (c) A straight line drawn between two points on the exterior boundaries of the subject Site 6.0 m from the point where they intersect at a Street.

Notwithstanding the above, a Corner Cut meeting the dimensions required above shall be provided at subdivision in those instances where sidewalks are to be located along the Street at either of the above noted intersections.

(Bylaw C-1057-18, March 18, 2019)

- (2) No fencing, Landscaping, Recreational Vehicles, vehicles or other screening shall obstruct sight lines at intersections.

SECTION 51 TANKS

- (1) A Development Permit is required for installation or removal of tanks.
(Bylaw C-1369-24, March 10, 2025)
- (2) Any tank removal or installation must be referred to the City's Fire Department.
(Bylaw C-1369-24, March 10, 2025)
- (3) All applicable petroleum tanks shall be registered with the Petroleum Tank Management Association of Alberta, and comply with the requirements of the Alberta Fire Code 2006, as amended.
- (4) After the removal of tanks, the owner must reclaim the Site in accordance with the Alberta Environmental Protection and Enhancement Act.

SECTION 52 ZERO SIDE YARD DEVELOPMENTS

- (1) Where a Development is permitted to have a Zero Side Yard, the regulations of this Section and those of the District in which the Development is located shall apply.
- (2) Where there is a Zero Side Yard, an Easement shall be registered by the Developer on the Site abutting that Side Yard for the purpose of maintenance of the existing Principal and Accessory Buildings, and to the extent that any future Development could take place.
- (3) For Zero Side Yard developments:
 - (a) Side door entrances to a Principal Building and access thereto (e.g. sidewalk) shall comply with the Easement agreement or grading requirements.
 - (b) Hard Surfacing, storage, air conditioners, garbage cans, accessory uses and buildings, landscaping other than Turfgrass, or similar developments shall not be located within a Side Yard Easement.
(Bylaw C-1369-24, March 10, 2025)
- (4) Side Yard Setbacks shall be:
 - (a) Zero for one Side Yard, unless the Site abuts a Development which is not a Zero Side Yard Development, in which case the Side Yard Setback shall be the same as the required Setback for the adjacent Development.
 - (b) In any District except the GPL – Greenbury Planned Lot District, 3.0 m for the other Side Yard, unless that Side Yard is required for vehicle parking or vehicle access to a parking area, in which case the Side Yard Setback shall be 3.5 m.
(Bylaw C-1000-17, June 27, 2017)

- (5) A Party Wall Agreement shall be required between the owners of adjoining units with separate certificate of title, of Semi-detached Dwellings, Row Housing, Street-Oriented Row Housing, Stacked Row Housing, Row Housing Development and Multi-Unit Dwellings to address such matters as encroachment by either party, maintenance and repair, and rebuilding if necessary. A Party Wall Agreement is required for all adjoining buildings (e.g. Principal Building and attached or detached garages). All Party Wall Agreements, for lots registered after January 1, 2018, shall include a maintenance easement agreement that runs the full length of the lot.

(Bylaw C-1025-17, March 5, 2018)

SECTION 52A CONTROL OF NUISANCES

- (1) In any land use district, no storage or activity may be undertaken that would, in the opinion of the Development Officer:
- (a) Unduly interfere with the amenities of the district, or
 - (b) Materially interfere with or affect the use, enjoyment or value of adjacent or nearby properties, or
 - (c) Constitutes a danger or annoyance to persons on the Site, on a public property or on a Site in the vicinity to it.

(Bylaw C-942-15, Jan. 29, 2016)

PART 7 – SPECIAL REGULATIONS

SECTION 53 ACCESSORY BUILDINGS

- (1) Where a Building is attached to the Principal Building on a Site by a roof, an open or enclosed structure and/or a floor or a foundation, it is to be considered a part of the Principal Building and not as an Accessory Building and shall adhere to the Setback requirements for Principal Buildings as specified in the applicable District regulations.
- (2) An Accessory Building shall not be used as a Dwelling, except where it contains a Garage Suite or Garden Suite in accordance with Section 67.
(Bylaw C-942-15, Jan. 29, 2016)
- (3) Unless otherwise provided in this Bylaw, Accessory Buildings shall be located:
 - (a) A minimum of 1.0 m from the Principal Building;
(Bylaw C-1104-19, May 29, 2020)
 - (b) Not in the Front Yard;
 - (c) No closer than 1.0 m to the rear property line;
 - (d) No closer than 1.0 m to the side property line;
 - (e) Side facing detached Garages will only be permitted on Sites which meet the following criteria:
 - (i) There must be workable vehicle access, in the opinion of the Development Officer, into the Garage; and
 - (ii) The minimum distance between the Garage vehicle door(s) and the side property line which they face shall be 6.0 m from the opposite side boundary.
(Bylaw C-865-13, Feb. 10, 2014)
 - (f) Notwithstanding Section 53.3.(a) unenclosed accessory buildings including hot tubs, pools, Pergolas and Gazebos may be located less than 1.0 m from the Principal Building.
(Bylaw C-1283-23, Feb. 12, 2024)
- (4) Accessory Buildings in residential Districts may include, but are not limited to Garages, carports, sheds, storage buildings, gazebos, decks, sundecks, permanently installed private swimming pools and hot tubs. Fabric covered buildings, used for storage purposes, are prohibited in all residential districts.
(Bylaw C-942-15, Jan. 29, 2016)
- (5) Notwithstanding (3) a Deck;
 - (a) May be attached to the Principal Building;

- (b) May extend beyond the front line of the Principal Building;
- (c) May extend into the required Front Yard of the Principal Building in accordance with Section 42 of this Bylaw; and
- (d) May extend into the required Rear Yard of the Principal Building in accordance with Section 43 of this Bylaw.

(Bylaw C-865-13, Feb. 10, 2014)

- (6) The maximum Height of an Accessory Building that is a Garage shall be 4.5 m unless it contains a Garage Suite, where the Height of the Garage shall conform to Section 67 of this Bylaw.
- (7) Notwithstanding subsection (7) above, in any residential District, the maximum Height of an Accessory Building shall be 4.5 m.
(Bylaw C-900-15, Feb. 23, 2015)
- (8) Notwithstanding Section 53(3)(c) and (d), an Accessory Building shall not be located on an Easement or Utility right-of-way unless allowed by the easement holder through an amending agreement.
(Bylaw C-1025-17, March 5, 2018)
- (9) Accessory Buildings, at the discretion of the Development Officer, may be constructed on a Zero Side Yard Setback, or a reduced setback as approved for the Principal Building, provided they are located on the same Zero Side Yard or the reduced setback as the Principal Building, and adhere to the provisions under Section 53.
- (10) The exterior finish of an Accessory Building shall be consistent or compatible with the exterior finish of the Principal Building with respect to colour, finish, materials and texture.
- (11) Unless otherwise provided for in this Bylaw, the provisions for Accessory Buildings will be at the discretion of the Development Officer.
- (12) Notwithstanding (1), where an unenclosed Building is attached to the front of the Principal Building by a roof, and is an open structure, it shall meet the minimum required side yard setback of an Accessory Use.

(Bylaw C-1104-19, May 29, 2020)

SECTION 54 ACCESSORY USES

- 1) A Use shall be considered Accessory to a Permitted or Discretionary Use which is a Principal Use on a Site only if such a Use complies with the definition of Accessory Use contained in this Bylaw.
- 2) A Development Permit for an Accessory Use or Building is permitted where the Accessory Use is listed as a Permitted Use in the applicable District.

- 3) A Development Permit for an Accessory Use or Building may be approved on a discretionary basis where:
 - (a) The Accessory Use or Building is listed as a Discretionary Use in the applicable District; or,
 - (b) The Accessory Use or Building is not listed as a Permitted Use or Discretionary Use in the applicable District and the Development Officer deems that the Accessory Use is compatible with the other Uses and the purpose of the District.
- 4) Notwithstanding the foregoing, no Sign may be approved as an Accessory Use. Signs may only be approved as a Use only if they are listed as a Sign allowable in a District as determined in Part 10 of this Bylaw.

SECTION 55 ADULT ENTERTAINMENT

- (1) Any Site containing an Adult Entertainment business shall be located at least:
 - (a) 300.0 m from the boundary of the nearest residential district; and
 - (b) 150.0 m from any Site which contains an existing Religious Assembly facility, School, Recreational Establishment (Indoor or Outdoor, not Commercial), Child Care Facility, or public park.

SECTION 56 ALCOHOL AND CANNABIS SALES

- (1) Alcohol Sales and Cannabis Sales shall not be located closer than 0.0 m from the Site boundary of any Use or Site.

(Bylaw C-1265-23, October 23, 2023)

- (2) The Development Officer shall consider the following criteria when reviewing Development Permit applications for Alcohol and Cannabis Sales:
 - a. Type of Streets abutting the proposed Alcohol Sale and/or Cannabis Sale.
 - b. Type of Uses abutting, across the Street, and directly visible from the proposed Alcohol Sale and/or Cannabis Sale with additional consideration for Child Care Facilities, Parks, Residential Sites, Recreational Establishments, Indoor, Recreational Establishments, Outdoor, and Schools. Potential exposure to children, youth and vulnerable populations will also be assessed.
 - c. Incorporation of Crime Prevention Through Environmental Design (CPTED) into the site design, including but not limited to the visual accessibility of the site layout, lighting, opportunities for surveillance from windows, and clearly defined and controlled entrances and exits.

(Bylaw C-1265-23, October 23, 2023)

SECTION 57 ANIMAL SERVICE FACILITIES, MINOR AND MAJOR

- (1) Uses pursuant to this Section shall be designed to adequately suppress noise from neighboring Uses.
- (2) A separate air extractor system shall be provided for animal holding areas where heating, cooling, and air circulation systems are shared with other businesses.
- (3) Facilities permitted to board animals overnight shall be equipped with indoor exercise runs, and the permit application shall demonstrate that the number of runs provided is sufficient for the needs of the animals to be met.
- (4) Animal Service Facilities, Major shall not be permitted within 150.0 m of a residential District.
- (5) All exterior exercise areas, such as runs, shall be enclosed with a Fence acceptable to the Development Officer with a minimum Height of 1.8 m.
- (6) Additional screening from adjacent Sites may be required at the discretion of the Development Officer.
- (7) The City's Dog and Domestic Animal Control Bylaw shall apply to all Developments under this Section.

SECTION 58 BED AND BREAKFAST

- (1) A Bed and Breakfast shall be an Accessory Use, with the Principal Use as the Dwelling.
- (2) The principal character and appearance of the residential Use shall not be altered by the Development of a Bed and Breakfast.
- (3) One additional On Site Parking Stall is required for each guest room.
- (4) No kitchen facilities shall be available in guest rooms.

SECTION 59 BOARDING AND LODGING HOUSE

- (1) For the purpose of calculating the Density of this Use Class, a sleeping unit shall be considered to be a Dwelling. The same shall apply to any other Use Class for which the residential component is, by definition, a Boarding and Lodging House.
- (2) No sleeping units shall contain kitchen facilities.

SECTION 60 CAMPGROUNDS

- (1) For the purpose of calculating the Density of this Use Class, a Campsite shall be considered to be a Dwelling.
- (2) In addition to the information outlined in Section 12, a Development Permit application for a Campground shall include the additional information:
 - (a) Land Uses on Adjacent Sites;
 - (b) Site topography and proposed changes in Grade on the Site;
 - (c) Location of all Campsites and the Density of the Development;
 - (d) Location of all Accessory Buildings;
 - (e) Location of open space;
 - (f) Proposed servicing as applicable;
 - (g) Location of waste collection and recycling receptacles;
 - (h) Site access and internal roadways;
 - (i) Pedestrian walkways and circulation paths;
 - (j) Landscaping plan;
 - (k) Buffering between the Campground and adjacent Uses, if applicable;
 - (l) Street lighting; and
 - (m) A traffic impact assessment.
- (3) A minimum of 30% of Campsites shall be reserved for short-term use which shall not exceed fourteen days.
- (4) Fires are only permitted in fire pits, barbeques, wood burning stoves or other facilities approved by Fire Services. Any cooking facilities shall be located, constructed, maintained and used to minimize fire hazard and smoke nuisance.
- (5) A permanent Campground map shall be placed at the entrance to each Campground area, clearly identifying roadways, Campsite numbers, parking areas, Accessory Buildings and any other amenities. The Sign shall be kept current by the Registered Owner.
- (6) Pedestrian walkways shall be provided to Accessory Buildings and amenities, with a minimum width of 1.2 m, and drained, lit and surfaced to a standard compatible with the surrounding natural environment, to the satisfaction of the Development Officer.

- (7) Each Campsite number shall be clearly marked at the Campsite.
- (8) Each Campsite shall include an individual amenity space running the length of the Campsite a minimum of 3.0 m in width. The amenity space shall contain a picnic table, be landscaped with sod and contain a minimum of one tree.
- (9) Notwithstanding the above, amenity space for group Campsites shall be designed to the satisfaction of the Development Officer.
- (10) Each Campsite shall have a minimum 5.0 m Setback from a natural area, Accessory Building, walkway or playground.
- (11) All roadways shall be designed and maintained to accommodate emergency vehicles.
- (12) All roadways shall have directional signage to direct users and emergency vehicles to Campsites or other facilities.
- (13) The roadway system shall be designed with regard to the topography and environmental characteristics of the Site.
- (14) Each Campsite shall be large enough to accommodate one vehicle.
- (15) A minimum of one visitor parking stall for every twenty campsites shall be provided within a designated area, unless special circumstances permit the Development Officer to issue a variance.
- (16) Parking shall not be permitted on roadways, but must be accessed from an internal roadway.
- (17) Vehicles must use designated Parking Stalls when parked, and all Parking Stalls shall have an acceptable form of surfacing or ground cover to prevent erosion to the satisfaction of the Development Officer.
- (18) A minimum of 5% of the total area of the Campground shall be set aside as a common Amenity Area.
- (19) The common Amenity Area must contain a fire pit, cook hut, benches and picnic tables.
- (20) Campsites and other facilities or uses are not permitted in the Amenity Area.
- (21) A Campground with more than 10 campsites for Recreational Vehicles must provide a play structure in the Amenity Area.
- (22) A minimum of one water supply outlet for filling portable water storage tanks shall be provided On-Site.
- (23) A water supply outlet shall be located within 100.0 m of each Campsite.

- (24) A garbage collection facility shall be located within 100.0 m of each Campsite. In addition, an animal-proof garbage can shall be provided for each tent Campsite.
- (25) There shall be one toilet provided for each gender for every thirty Campsites. In addition, there shall be one toilet provided for every ten tent Campsites.
- (26) All toilets shall be connected to municipal services.
- (27) A Campground shall include a sanitary dumping station, designed, maintained and located to the satisfaction of the Development Officer.
- (28) Each sanitary dumping station shall provide a water outlet with the necessary appurtenances connected to the water supply system to permit periodic wash down of the immediate flushing and cleaning area.
- (29) A sanitary dumping station shall be easily accessible and located a minimum of 20.0 m from any Campsite or Amenity Area.
- (30) Fire hydrants shall be provided and located to the satisfaction of Fire Services.
- (31) The natural habitat should be conserved for the benefit of the users of the Campground. Trees and natural vegetation shall be retained as per Part 9 of this Bylaw.
- (32) Campgrounds designed for year-round use shall demonstrate the following:
 - (a) Internal roadways designed to accommodate snow removal;
 - (b) An On Site area for snow storage;
 - (c) Servicing for year-round use; and
 - (d) Use of Campsites is restricted to Recreational Vehicles between October 31 and May 1.

SECTION 61 CAR WASHES

- (1) A Car Wash shall not have any vehicle exiting doors located within 23.0 m of a residential District, when measured to the nearest Site line of a Site designated as a residential District.
- (2) The Development Officer shall consider the location of On-Site activities such as vehicle queuing and vacuum cleaning that may adversely affect Adjacent properties, and may require additional screening or Yard Setbacks.
- (3) A minimum of four in-bound queuing spaces shall be provided, and one out-bound queuing space for each main entrance into the Car Wash facility. The Development Officer may require a greater number of in-bound spaces. In addition a variance may be

issued to the minimum required queuing spaces where the design of the Development and number of entries warrants a reduction.

SECTION 62 CHILD CARE FACILITIES

- (1) Child Care Facilities shall be in a separate facility, either within the Principal Building on the Site or in an Accessory Building, with a separate access to ground level.
- (2) The Development Officer shall, when deciding whether to approve or refuse a Child Care Facility in a commercial District, take into account, among other matters, traffic, noise and proximity to hazardous uses to ensure the proposed Child Care Facility is in an appropriate location.

(Bylaw C-942-15, Jan. 29, 2016)

- (3) No portion of a Child Care Facility Use, including the Building or bay of the Building and, where provided, On Site outdoor play space, shall be located within 50.0 m of a Service Station or a Gas Bar. This distance shall be measured from the pump island, fill pipes, vent pipes, or Service Station or Gas Bar Building, depending on whichever is closest to the Child Care Facility.
- (4) Where On Site outdoor play space is provided, pursuant to the Provincial Child Care Licensing Regulation, it shall comply with the following regulations:
 - (a) Noisy, noxious or hazardous Adjacent Uses such as, but not limited to, Loading Spaces, garbage bins, large parking lots, Arterial Roads, passenger drop-off areas, rail lines, or stormwater lakes should either be avoided or their effects mitigated through Landscaping, buffering, Fencing, or other means.
 - (b) Outdoor play space shall be located at ground level. If no reasonable opportunity exists for outdoor play space at ground level, the Development Officer may approve an above grade outdoor play space provided that the following conditions are met:
 - (i) Secure perimeter Fencing is provided that is at least 1.8 m in Height and is located a reasonable distance from the edge of the Building; and
 - (ii) Roof top mechanical equipment is located a reasonable distance away from the play space to avoid sources of noise and fumes unless the mechanical equipment is designed so that it does not create adverse effects related to noise and fumes and can be integrated into the play area.
 - (c) Outdoor play space shall be securely enclosed on all sides with the exception of developments proposed in the PS – Public Service Institutional District and P1 – Parks and Recreation District where existing play fields are proposed as outdoor play space.
 - (d) In a residential District, outdoor play space may be allowed in any Yard, providing it is designed to limit any interference with other Uses, or the peaceful enjoyment

of the properties of nearby residents, through Fencing, Landscaping, buffering and the placement of fixed play equipment.

- (e) In any non-residential District, the outdoor play space shall not be located in any Yard that Abuts a Street unless the design, size and other characteristics of the proposed play space mitigate the potential impact from the Street traffic upon children using the play space.
- (5) All Development Permit applications for Child Care Facilities shall include:
- (a) Plans that show all elevations;
 - (b) Floor plans that show indoor play and rest areas, including the location of windows; and
 - (c) A Site Plan that shows the required On-Site Parking, drop-off facilities, and, where provided, On-Site outdoor play areas, including the location and type of fixed play equipment, as well as Fencing, Landscaping and any buffering to be provided.

SECTION 63 COMMUNICATION TOWERS

- (1) In all cases, regulations and procedures set out by Industry Canada in regard to radio communication and broadcasting antenna systems shall take precedence over this Bylaw.
- (2) An applicant for a Communication Tower must apply for a radio communication and broadcasting antenna systems application from the Planning and Development Department.
- (3) Any new applications shall provide a co-location analysis to explore the option of using existing communication structures, towers or rooftops rather than Sites that would locate the tower at grade level. The applicant's preferred location shall include technical details to demonstrate the reason that it is the best fit over other locations.
- (4) Proof of a lease agreement must be demonstrated at the time of Development Permit application, or copy of the certificate of title for the subject property, issued within fifteen business days prior to the application date showing the applicant as the Registered Owner.
- (5) The Development Permit application shall demonstrate how the structures are designed, screened, and situated on the Site in such a way as to minimize any potential detrimental effects of the neighbourhoods or area within which they are proposed.

The following should be considered in design and siting of both tower and antenna structures as well as auxiliary Buildings:

- (a) Screening of facilities by using existing vegetation, Landscaping, Fencing, or other means in order to blend with the built and natural environments.

- (b) Design and colour sensitive to the style of architecture in the neighbourhood to encourage unobtrusive, inconspicuous appearance.
 - (c) Massing – situate as near as possible to similarly-scaled structures.
 - (d) Lighting of the facilities is prohibited unless required by Navigation Canada.
 - (e) Stealth and/or monopole structures with flush mounted antennas should be used to better integrate form with the existing built environment. Where co-location on a single structure is desired, opportunities to design equipment within a single structure should be investigated.
 - (f) Access to facilities should be possible without unduly interfering with traffic flow or without unduly creating safety hazards.
- (6) Communications Towers are not permitted in residential Districts or in Natural Areas.
- (7) An open house shall be held subsequent to the receipt of a complete application. Notices shall be sent to Registered Owners at a radius seven times the Height of the proposed Communication Tower.
- (Bylaw C-1247-33, June 12, 2023)
- (8) Notwithstanding (7) above, where an application is made in the M1 – General Industrial District, the notification area will be at the discretion of the Development Officer, and dependent on the Height of the proposed structure.
- (9) The City will submit a letter to Industry Canada upon completion of a processed application detailing:
- (a) Its opinion as to whether the location of a new telecommunications facility is appropriate from the City's land use perspective;
 - (b) Whether or not, in the City's opinion, adequate public consultation has been conducted by the carrier; and
 - (c) The degree to which the carrier has met the regulations in Section 63 of this Bylaw as they relate to location, design and visual impact.

SECTION 64 DENSITY BONUSING

- (1) Density bonusing offer Developments the opportunity to surpass the level of Density as determined by the district applied to the Site. Density bonusing:
- (a) is available for Row Housing and Multi-Unit Dwelling Developments only; and
 - (b) any Dwelling developed as Affordable Housing, as defined by this Bylaw, does not apply to the calculation of Density for the Development.

- (2) Any Affordable Housing Dwellings developed under this Section must remain available as Affordable Housing for a period of fifteen years.

SECTION 65 DRIVE THROUGH BUSINESSES

- (1) A Drive Through Business shall not be located on a Site which is considered unsafe in terms of vehicle circulation and access, in the opinion of the Development Officer.
- (2) No drive through aisles are permitted in the Setback area. The Development Officer may require greater Setbacks than those established in the applicable District when considering Adjacent land Uses and vehicle circulation and access.
- (3) For Sites where the principal access to the Drive Through Business is from an Arterial Road, a minimum of twelve On Site queuing spaces shall be provided from the order window (first window to serve customers). For all other Drive Through Businesses, the minimum number of On Site queuing spaces required is nine.
- (4) Queuing spaces shall be a minimum of 6.0 m long and 2.8 m wide.
- (5) The queuing space must not overlap with any Parking Stalls or drive aisles.
- (6) Drive lanes shall have a sufficient turning radius to accommodate vehicle entrance to the drive through aisle.
- (7) No pedestrian access into the premises shall cross the drive through aisle.
- (8) Where the drive aisle is Adjacent to a residential District, screening shall be provided in accordance to Part 9 of this Bylaw.

SECTION 66 FAMILY DAY HOMES

- (1) A Family Day Home:
 - (a) Shall not be located in a Dwelling containing a Home Occupation, Major or Minor.
(Bylaw C-1269-23, Feb. 12, 2024)
 - (b) May require privacy screening that prevents visual intrusion into any outdoor play areas;
 - (c) May require Provincial or Family Day Home Agency approval.
(Bylaw C-942-15, Jan. 29, 2016)
 - (d) Shall not employ any person on site other than a resident of the Dwelling.
(Bylaw C-1226-22, December 05, 2022)

SECTION 67 GARAGE AND GARDEN SUITES

- (1) A Garage Suite shall be developed as an integral part of a detached Garage which faces an Alley where the Principal Dwelling is a Single Detached Dwelling.
- (2) Only one of a Secondary Suite, Garage Suite or Garden Suite may be developed in conjunction with a Principal Dwelling on a Site.
- (3) A Garage Suite shall have an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure.
- (4) The minimum Site width for a Site with a Garage Suite or a Garden Suite shall be 12.0 m.
- (5) The maximum Height of a Garage Suite shall be 6.5 m, or the Height of the Principal Dwelling, whichever is the lesser.
- (6) The maximum Height of a Garden Suite shall be 4.5 m.
- (7) The maximum Floor Area for Garage and Garden Suites shall be 60.0 m².
- (8) The minimum Floor Area of a Garage Suite or Garden Suite shall be 30.0 m².
- (9) The minimum Side Yard Setback shall be:
 - (a) For that portion of a detached Garage that contains a Garage Suite, the same as that for the Principal Dwelling in the applicable District.
 - (b) For a Garden Suite, the same as that for the Principal Dwelling in the applicable District.
 - (c) On a Corner Site where a Garage Suite or Garden Suite abuts a flanking Street, other than an Alley, the minimum Street Side Yard Setback shall not be less than that provided for the Principal Building.
- (10) The minimum distance between a detached Garage containing a Garage Suite, or Garden Suite and the Principal Dwelling on the same Site shall be 4.0 m.
- (11) A minimum of one Parking Stall shall be provided in addition to the required number of Parking Stalls for the principal Dwelling.
- (12) No Decks on Garage Suite or Garden Suite roofs shall be allowed.
- (13) Balconies shall be allowed as part of a Garage Suite developed above a detached Garage only where the Balcony faces the Alley or a flanking Street.
- (14) Windows contained within the Garage Suite portion of the detached Garage shall be placed and sized such that they minimize overlook into Yards and windows of abutting properties through one or more of the following:

- (a) Off-setting window placement to limit direct views of abutting Rear or Side Yard amenity areas, or direct view into a Garage Suite or Garden Suite window on an abutting Site;
 - (b) Strategic placement of windows in conjunction with Landscaping or the placement of other Accessory Buildings; and
 - (c) Placing larger windows such as living room windows, to face an Alley, a flanking Street, or the larger of any Side Yard abutting another property.
- (15) A Garage Suite or Garden Suite shall not be allowed within the same Site containing a Secondary Suite, Group Care Facility or Limited Group Home, or Home Occupation, Major.
- (Bylaw C-1269-23, Feb. 12, 2024)
- (16) Where Garage Suites are Discretionary within the applicable District, the Development Officer may exercise discretion in considering a Garage Suite having regard to:
- (a) Compatibility of the Use with the siting, Grade elevations, Height, roof slopes and Building types and materials characteristic of surrounding low density ground-oriented housing and Development;
 - (b) The effect on the privacy of adjacent Sites; and
 - (c) The policies and guidelines for Garage Suites contained in a Statutory Plan for the area.
- (17) Garage Suites shall not be subject to separation from the Principal Dwelling through a condominium conversion or subdivision.
- (18) All Garage and Garden suites shall be serviced from the main service curb cock and shall not be serviced through a separate service connection.

(Bylaw c-1025-17, March 5, 2018)

SECTION 68 GAS BARS AND SERVICE STATIONS

- (1) The maximum Site Coverage for all Buildings on a Site under this section shall be 25% of the Site area.
- (2) The minimum Site area for a Gas Bar shall be 600.0 m², or 1200.0 m² where a Gas Bar is part of a Development with a Car Wash.
- (3) The minimum Site area for a Service Station shall be 1500.0 m², or 2100.0 m² where a Service Station is part of a Development with a Car Wash.
- (4) Where a Service Station or a Gas Bar is an Accessory Use, the minimum Site area and maximum Site Coverage may be varied at the discretion of the Development Officer.
- (5) All fuel pumps shall be located a minimum of 6.0 m from the Site boundary.

- (6) A canopy over a fuel pump may extend to within 3.0 m of the Site boundary.
- (7) Where Gas Bars or Service Stations are adjacent to a Site to which a residential District is applied, or separated from them by an Alley, or are directly visible to residential Uses across a Street, the Development Officer shall consider the design, finishing, lighting and siting of development, including the orientation of gas pump islands and service bays with the intent of achieving a compatible relationship with surrounding Development and a high standard of appearance when viewed from Adjacent Streets.
- (4) No part of the pump island, fill pipes, vent pipes, or Service Station or Gas Bar Building, depending on whichever is closest to the Child Care Facility, shall be located within 50.0 m of a Child Care Facility Use, including the Building or bay of the Building and, where provided, On Site outdoor play space.

(Bylaw C-1057-18, March 18, 2019)

SECTION 69 GROUP CARE FACILITIES AND LIMITED GROUP HOMES

- (1) The Development Officer shall establish the maximum number of residents allowed in a Group Care Facility or Limited Group Home, on a case specific basis with attention given to the District in which the Use is located and the type of facility seeking approval.
- (2) Pedestrian and vehicular traffic shall not be generated in excess of what is characteristic for the area.
- (3) A Site containing a Group Care Facility or Limited Group Home shall not contain a Secondary Suite, Garage Suite or Garden Suite.

SECTION 70 HOME OCCUPATIONS

- (1) A Home Occupation, Major and Minor shall not be allowed in a residence if, in the opinion of the Development Officer, it would be more appropriately located in a Commercial or Industrial District.
- (2) A resident who intends to carry out a Home Occupation, Major and Minor, shall make application for a Development Permit and shall, if given approval, comply with the following provisions:
 - (a) The Home Occupation, Major and Minor shall be operated as a secondary Use only and shall not change the principal character or external appearance of the Dwelling involved.

(Bylaw C-1269-23, Feb. 12, 2024)

(Bylaw C-1269-23, Feb. 12, 2024)

(Bylaw C-1269-23, Feb. 12, 2024)

- (b) There shall be no outside business activity, display or storage of materials, commodities, or finished products.
(Bylaw C-1269-23, Feb. 12, 2024)
- (c) Indoor storage related to the business activities of the Home Occupation, Major shall be allowed in either the Dwelling or Accessory buildings.
(Bylaw C-1269-23, Feb. 12, 2024)
- (d) Indoor storage related to the business activities of the Home Occupation, Minor shall be allowed only inside the Dwelling.
(Bylaw C-1269-23, Feb. 12, 2024)
- (e) There shall be no mechanical or electrical equipment used which creates visual, audible or electrical interference with radio or television reception.
- (f) No commodity other than the product or service of the Home Occupation, Major and Minor shall be sold on the premises.
(Bylaw C-1269-23, Feb. 12, 2024)
- (g) Only the resident shall undertake any work or park their business vehicle at the Dwelling for Major and Minor Home Occupations.
(Bylaw C-942-15, Jan. 29, 2016)
(Bylaw C-1269-23, Feb. 12, 2024)
- (h) If, at any time, any of the requirements for Home Occupations, Major and Minor have not been complied with, the Development Officer may suspend or cancel the Development Permit.
(Bylaw C-1269-23, Feb. 12, 2024)
- (i) A Home Occupation, Major that attracts clients, customers, or students to the premises shall be limited to a maximum of six persons, not including dependents, in attendance at any one time.
(Bylaw C-1269-23, Feb. 12, 2024)
- (j) A Home Occupation, Minor that attracts clients, customers, or students to the premises shall be limited to a maximum of one person, not including dependents, in attendance at any one time.
(Bylaw C-1269-23, Feb. 12, 2024)
- (k) A Home Occupation, Major or Minor shall not create nuisances including noise, smoke, steam, odor, dust, fumes, or excessive deliveries.
(Bylaw C-1269-23, Feb. 12, 2024)
- (l) A Site containing a Home Occupation, Major shall not contain a Secondary Suite, Garage Suite or Garden Suite.
(Bylaw C-1269-23, Feb. 12, 2024)
- (m) A Home Occupation, Major or Minor is not allowed within a Secondary Suite, Garage Suite, or Garden Suite.
(Bylaw C-1269-23, Feb. 12, 2024)
- (n) A maximum of two Home Occupations, Major or Minor is allowed per Dwelling.
(Bylaw C-1269-23, Feb. 12, 2024)

- (o) Not more than one business related vehicle, no heavier than 5,000 kg, shall be parked on the property at any time.

(Bylaw C-1057-18, March 18, 2019)

- (p) A utility trailer parked on the property associated with the business shall not exceed 6.0 m in length.

(Bylaw C-981-16, Jan. 25, 2017)

- (q) A Home Occupation, Major and Minor shall not display an exterior Sign or advertisement, except a Sign from inside the Dwelling to a maximum size of 46 cm x 13 cm.

(Bylaw C-1269-23, Feb. 12, 2024)

SECTION 71 PRIVATE OUTDOOR SWIMMING POOLS

- (1) Private outdoor swimming pools shall be sited in accordance with Section 53.

SECTION 72 RECYCLING TRANSFER DEPOT

- (1) The location and siting of a Recycling Transfer Depot is subject to Section 13 of the Subdivision and Development Regulation (A.R. 43/2002).
- (2) Where the Recycling Transfer Depot is the Principal Use of a Building, the Site shall be fenced with a Fence of 2.0 m in height.
- (3) The Site shall have two gates suitable for vehicular access and egress.
- (3) A Recycling Transfer Depot as an Accessory Use shall not be placed on the required On-Site Parking Stalls pursuant to Part 8 of this Bylaw.

SECTION 73 RELIGIOUS ASSEMBLY

- (1) The Site for a Religious Assembly shall have a minimum front Site line of 30.0 m and a minimum Site area of 930.0 m².
- (2) Where living quarters for religious officials are part of the Development, the minimum Site area shall be 1300.0 m². In such cases, the Development shall not be located within the C2 - Vehicle Oriented Commercial District.

SECTION 74 SALES CENTRES

- (1) Sites containing Residential Sales Centres shall be located and developed such that their impacts on local Streets and surrounding residential Development are minimized. In deciding upon an application, the Development Officer shall take into consideration the scale of the Residential Sales Centre, its proximity to Arterial Roads or Collector Roads, and to occupied residential Development.

- (2) The applicant shall demonstrate that sufficient parking is available on or Adjacent to the Site so that parking congestion shall not develop on the portion of Streets serving existing Development in the vicinity of the Sales Centre.
- (3) The siting and Development of Residential Sales Centre Buildings shall comply with the regulations of the Land Use District applying to the Site.
- (4) A Sales Centre shall not operate for a period greater than twenty-four months, unless the Developer applies for and receives an extension from the Development Officer.
- (5) A Sales Centre shall be maintained in an orderly manner and shall have hard surface access for pedestrians.

(Bylaw C-942-15, Jan. 29, 2016)

(Bylaw C-981-16, Jan. 25, 2017)

SECTION 75 SECONDARY SUITES

- (1) A Secondary Suite shall be operated as an Accessory Use only and shall not change the residential character of the Principal Dwelling.
- (2) A Secondary Suite shall be considered within the Principal Dwelling only.
- (3) In the case of a Secondary Suite located completely below the first Storey of a Principal Dwelling (other than stairways or a common landing), the Floor Area (excluding the area covered by stairways) shall not exceed the Floor Area of the first Storey of the associated Principal Dwelling.
- (4) The minimum Floor Area for a Secondary Suite shall be not less than 30.0 m².
- (5) A Secondary Suite shall not be allowed within the same Site containing a Group Care Facility, Limited Group Home, Home Occupation, Major, Garden Suite or Garage Suite.
- (6) A minimum of one on-site Parking Stall shall be provided in addition to the required number of Parking Stalls for the Principal Dwelling.
- (7) A Secondary Suite shall be serviced from the main service valve and shall not be serviced through a separate service connection.

(Bylaw C-1288-23 – March 11, 2024)

(Bylaw C-1269-23, Feb. 12, 2024)

(Bylaw C-1104-19, May 29, 2020)

SECTION 76 SHOW HOMES

- (1) In addition to the information requirements in Section 12, a Development Permit application for a Show Home shall include the following information:
 - (a) The location of any exterior lighting; and

- (b) The size and location of any permitted Signs in accordance with a valid development agreement.
- (2) A Show Home shall not operate for a period greater than twenty-four months, unless the Developer applies for and receives an extension from the Development Officer.
- (3) Any exterior lighting shall be developed in accordance with Section 37 of this Bylaw.
- (4) A Show Home shall be compatible in appearance with the character of the other Buildings in the area.

(Bylaw C-1283-23, Feb. 12, 2024)

SECTION 77 SOLAR COLLECTORS

- (1) A Solar Collector may be located on the roof or wall of a Building.
- (2) A Solar Collector mounted on a roof with a pitch of less than 4:12, may project:
 - (a) A maximum of 0.5 m from the surface of a roof, when the Solar Collector is located 5.0 m or less from a side Site Line, measured directly due south from any point along the side Site Line; and
 - (b) In all other cases, a maximum of 1.3 m above the maximum Height permitted in the District applied to the site.
- (3) A Solar Collector mounted on a roof with a pitch of 4:12 or greater, may project a maximum of 1.3 m above the maximum Height permitted in the District applied to the site.
- (4) A Solar Collector mounted on a roof shall not extend beyond the outermost edge of the roof.
- (5) A Solar Collector that is mounted on a wall:
 - (a) Must be located a minimum of 2.4 m above Grade; and
 - (b) May project a maximum of:
 - (i) 1.5 m from the surface of that wall, when the wall is facing a Rear Site Line; and
 - (ii) In all other cases, 0.6 m from the surface of that wall.
- (6) A Solar Collector mounted on a structure must meet Yard Setback regulations of the applied District.
- (7) A Solar Collector shall be mounted in such a way as to not produce glare to neighbouring properties and Streets.

(Bylaw C-1025-17, March 5, 2018)

SECTION 78 SURVEILLANCE SUITES

- (1) A maximum of one Surveillance Suite shall be permitted on any single Site.
- (2) A Surveillance Suite shall not be used as a Principal Dwelling.
- (3) The Development Permit for a Surveillance Suite is considered void if the Use or Development with which the Surveillance Suite is associated ceases or is removed.
- (4) The maximum Floor Area of a Surveillance Suite shall be 80.0 m².
- (5) Where a Surveillance Suite is not part of the Principal Building, it shall be sited in accordance with the following:
 - (a) A minimum of 2.0 m from any Buildings;
 - (b) A minimum of 2.0 m from rear and side Site boundaries; and
 - (c) No closer to the front Site boundary than the front line of the Principal Building.
- (6) When the Surveillance Suite is a Manufactured Home, the unit shall have CSA certification, with proof submitted as part of the application. The Manufactured Home shall be secured to a foundation and properly skirted to the satisfaction of the Development Officer. The exterior treatment shall be compatible with other Buildings on the Site and adjacent Sites.

(Bylaw C-942-15, Jan. 29, 2016)

SECTION 79 TRANSIT CENTRES

- (1) Transit Centres provide convenient focal points for several bus routes to connect and allow transfer activities by passengers. Transit centres can be standalone facilities, or can include Park and Ride Facilities, or can be integrated into higher density land uses to access the higher ridership potential.

SECTION 80 WIND ENERGY SYSTEMS (SMALL) (SWES)

- (1) A Development Permit for a Wind Energy System is an Accessory Use and shall be considered Discretionary and subject to the provisions of Section 54 of this Bylaw.
- (2) Definitions:

For the purpose of this Section the following definitions shall apply, in addition to those contained in Part 2 of this Bylaw:

BLADE

An element of a Wind Energy System rotor, which acts as a single airfoil, thereby extracting kinetic energy directly from the wind.

ROTOR'S ARC

The largest circumferential path travelled by a blade.

TOTAL HEIGHT

The height from the Grade at the base of the Building on which a SWES is mounted to the highest vertical extension of a SWES. In the case of a SWES with a horizontal axis rotor, total height includes the distance from Grade to the top of the tower, plus the distance from the top of the tower to the highest point of the rotor's arc.

TOWER

The structure which supports the rotor.

- (3) A Small Wind Energy System may only be located on the roof of a Building, with the exception of vertical axis turbines designed to capture updrafts.
- (4) In addition to the requirements of Section 12 of this Bylaw, applications for Small Wind Energy Systems shall include the following information where applicable:
 - (a) The manufacturer's specifications indicating:
 - (i) The SWES rated output in kilowatts;
 - (ii) Safety features and sound characteristics;
 - (iii) Type of material used in tower, blade, and/or rotor construction; and
 - (iv) Canadian Standards Association approval.
 - (b) Potential for electromagnetic interference;
 - (c) Nature and function of over speed controls which are provided;
 - (d) Specifications on the foundations and/or anchor design, including location and anchoring of any guy wires; and the
 - (e) Location of existing Buildings or improvements.
- (5) Prior to making a decision on a Development Permit application for a Small Wind Energy System, the Development Officer may refer and consider the input of the following agencies and departments:
 - (a) Public Utilities Board;

- (b) Transport Canada; and
 - (c) Navigation Canada.
- (6) The Total Height of a Small Wind Energy System may exceed the maximum allowable Height of the applied District by a maximum of 2.0 m.
- (7) Small Wind Energy Systems shall comply with the following standards:
- (a) There shall be a limit of one Small Wind Energy system per Site.
 - (b) The system's Tower shall be located and screened by landforms, natural vegetation or other means to minimize visual impacts on neighbouring residences and Streets, public trails and other public areas.
 - (c) The system's Tower and supporting structures shall be painted a single, neutral, non-reflective, non-glossy colour (for example, earth-tones, gray, black) that, to the extent possible, visually blends the system with the surrounding natural and built environments.
 - (d) The system shall be equipped with manual and automatic over speed controls. The conformance of rotor and over speed control design and fabrication to good engineering practices shall be certified by a licensed mechanical, structural or civil engineer;
 - (e) The system shall be operated such that no electro-magnetic interference is caused.
 - (f) The system's maximum power shall not exceed 1 kW.
 - (g) Wind turbines shall not exceed 60 dB(A), or in excess of 5 dB(A) above the background noise, whichever is greater. The level, however, may be exceeded during short-term events including utility outages and severe windstorms.
 - (h) Brand names or advertising associated with the system or the system's installation shall not be visible from any public place.

SECTION 80A POST SECONDARY INSTITUTION

- (1) A minimum of five percent (5%) of the Site shall be required to provide an Amenity Area which may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space and include two or more of the following:
- (a) Benches, picnic tables, or other seating;
 - (b) A gazebo or other shelter;
 - (c) A patio;

- (d) Courtyards;
 - (e) Gardens; or
 - (f) Other amenity uses that would meet the needs of the facility for the specific Development under consideration.
- (2) Notwithstanding the regulations contained in Part 9 – Landscaping Regulations, the Development Officer may require additional Landscaping for a Site Adjacent to a residential District.

(Bylaw C-900-15, Feb. 23, 2015)

SECTION 80B RELIGIOUS ASSEMBLY, INCUBATION

- (1) A Development Permit issued for this use shall include a condition requiring the landowner to grant to the City a restrictive covenant which recognizes that the use of surrounding parcels is predominantly industrial, prohibiting use on the parcel which conflicts with those industrial uses and prohibiting the use for Religious Assembly, Incubation after the expiry of the time period for which the Development Permit is issued, not to exceed three years.

(Bylaw C-939-15, Jan. 29, 2016)

SECTION 80C CANNABIS PRODUCTION FACILITY

- (1) The owner or applicant shall provide as a condition of Development Permit a copy of the current licence and all subsequent licence renewals for all activities associated with Cannabis production issued by Health Canada.
- (2) The owner or applicant shall obtain any other approval, permit, authorization, consent or licence that may be required to ensure compliance with applicable federal, provincial or municipal legislation.
- (3) All processes and functions of the Development shall be fully enclosed within a stand-alone Building, including but not limited to all Loading Spaces and docks, garbage containers, storage and waste material.
- (4) The Development shall be a singular Use and shall not be operated in conjunction with any other Uses.
- (5) The Development shall not be located Adjacent to an Arterial Road.
- (6) The Development shall include equipment designed and intended to remove odours from the air where it is discharged from the Building as part of a ventilation system.
- (7) The Development Site shall be located a minimum of 75.0 metres from a residential district.

(Bylaw C-1027-17, June 13, 2018)

- (8) The Development Authority may require, as a condition of Development Permit, a waste management plan, completed by a qualified professional, that includes details regarding:
 - (a) the incineration of waste products and airborne emissions, including smell;
 - (b) the quantity and characteristics of liquid and waste material discharged by the facility; and
 - (c) the method and location of collection and disposal of liquid and waste material.
- (9) The minimum number of Parking Stalls shall be based on the requirements for General Industrial Uses.
- (10) Fencing of the Site shall be required for security purposes, subject to the provisions of Section 34.
- (11) Notwithstanding the provisions of Section 127(2), Cannabis Production Facilities shall not be constructed with a Zero Side Yard.
(Bylaw C-1027-17, June 13, 2018)
- (12) Notwithstanding the provisions of Part 10, no Sign shall be displayed on the Site that identifies the Use.
- (13) The Development may be subject to periodic inspections to ensure compliance with the Alberta Building Code, Alberta Fire Code, National Energy Code of Canada, Land Use Bylaw and approved Development Permit.
(Bylaw C-999-17, Aug. 14, 2017)

SECTION 80D CANNABIS SALES

- (1) Cannabis Sales shall meet the requirements of the *Gaming, Liquor and Cannabis Act*.
- (2) A copy of the Retail Cannabis Licence issued by the Alberta Gaming and Liquor Commission shall be provided to the City prior to occupancy as a condition of development permit approval.
- (3) In addition to the provisions of Part 10 – Sign Regulations, advertising inside the premises shall not be visible from the outside.
- (4) The premises must operate separately from other businesses, including providing a separate Loading Space when one is required.
- (5) The public entrance and exit to the Use must be direct to the outdoors.
- (6) Goods shall not be visible from outside the business premises.

- (7) A Development Officer may condition Cannabis Sales in the C1 - City Centre Land Use District to ensure visual interest is maintained on public sidewalks, Streets and walkways.

(Bylaw C-1265-23, October 23, 2023)

SECTION 80E COTTAGE INDUSTRY

- (1) Cottage Industry use is a discretionary Use in the Urban Agricultural Transition District and may be considered if, in the opinion of the Development Authority, the potential intensity of the use is compatible with the nature and character of the area and will not adversely impact the quality of life for the neighbouring residents;
- (2) In addition to (1), a Cottage Industry shall not be approved if the Development Authority is of the opinion that the Development will inhibit future development in the area;
- (3) The scale and intensity of the Cottage Industry use, including details of building size, use and type, number of commercial vehicles, and the number of employees on site shall be approved at the discretion of the Development Authority if, in the Development Authority's opinion, they do not interfere with the characteristics of the surrounding landscape;
- (4) Potential adverse impacts to neighbouring landowners caused by noise, odour, waste or other nuisances generated by the Cottage Industry use shall be adequately mitigated to the satisfaction of the Development Authority;
- (5) All outdoor storage related to the Cottage Industry that may present visual impact shall be screened by means of fencing, landscaping, or locating in areas not visible to neighbouring residential dwellings;
- (6) The Cottage Industry use shall provide adequate on-site parking for clients and employees;
- (7) The display or placement of signage on the premises for a Cottage Industry shall be in accordance with Part 10; and
- (8) The Development Authority may require the applicant to conduct and document a public engagement prior to submitting a development permit application for a Cottage Industry use, if in the Development Authority's opinion, the proposal may increase the intensity of the land use relative to the surrounding areas, or may affect adjacent land uses by increasing noise, dust, odour, emissions, waste, traffic or lighting.

(Bylaw C-1263-23, September 11, 2023)

PART 8 – PARKING REGULATIONS

SECTION 81 LIMITED ACCESS TO MAJOR STREETS

- (1) No access for vehicles will be permitted from an Arterial Road as designated by the Transportation Master Plan and/or Area Structure Plans to:
 - (a) Any residential Site, unless the access serves more than four Dwellings;
 - (b) Any Site, other than residential, unless turning space is provided on the Site such that vehicles entering upon the Site may turn around before re-entering the Street; or
 - (c) Any Site, where in the opinion of the Development Officer, there would be an excessive number of access points onto the Street or there would be disproportionately adverse effects on traffic safety or traffic operations. If necessary the Development Officer may require an access review opinion by a qualified transportation engineer to determine the suitability of an access.

SECTION 82 ACCESS FROM STREETS AND ALLEYS

- (1) All vehicular and pedestrian access points to a Site and circulation within a Site shall be designed and located to the satisfaction of the Development Officer.
- (2) All off Street parking areas shall be designed to provide:
 - (a) Adequate vehicle access and egress to and from the Parking Facility by means of clearly defined driveways; and
 - (b) Adequate vehicle access and egress to and from each Parking Stall at all times by means of clearly defined maneuvering aisles designed to the satisfaction of the Development Officer.
- (3) Multi-unit residential, commercial or industrial Sites shall be designed in a manner that provides for safe and clearly defined vehicular and pedestrian circulation.
- (4) For all Single Detached Dwellings, Semi-Detached Dwellings and Duplexes and Street-Oriented Row Housing, vehicular access shall be limited to one access per Site:
 - (a) In a subdivision developed with no Alley, one access off the Street; and
 - (b) In a subdivision developed with an Alley, one access off the Alley.
- (5) Notwithstanding (4) above, the Development Officer may allow access from both the Street and Alley as a Discretionary Use with consideration to the following:

- (a) The additional access may not cross a Boulevard that is composed of a sidewalk with a landscaped area between the street and sidewalk;
 - (b) The lot must have a minimum Site Width of 12.0m;
 - (c) The access configuration of other Sites in the area;
 - (d) The impact to Adjacent Sites; and
 - (e) The additional access is authorized by the Engineering Department.
(Bylaw C-865-13, Feb. 10, 2014)
- (6) The Development Officer may allow vehicle access from the Street for Street Oriented Row Housing only where:
- (a) There is no Boulevard;
 - (b) The subject Street Oriented Row Housing faces Development that is developed with an Alley;

In such circumstances, front attached garages shall be developed in pairs and designed such that the garage is attached to a shared common wall and includes a shared driveway apron.

- (7) Except for Districts that allow Zero Side Yard Development, with a Site Width less than 11.0 m all driveway aprons must be designed and located in pairs.
(Bylaw C-1000-17, June 27, 2017)
(Bylaw C-1025-17, March 5, 2018)
(Bylaw C-1369-24, March 10, 2025)
- (8) Sites shall be designed to provide adequate access routes for firefighting and emergency vehicles and equipment in accordance with the Safety Codes Act.
- (9) Driveway extensions located over City Boulevards shall be made of concrete only.
(Bylaw C-1104-19, May 29, 2020)

SECTION 83 ON SITE PARKING REQUIREMENTS

- (1) Parking Stalls and Loading Spaces shall be clearly marked on the Site and within the Parking Facility. Such marking shall be regularly maintained to ensure legibility to users and shall be to the satisfaction of the Development Officer.
- (2) Loading Spaces and Parking Facilities shall be separated from the property line or Street by a landscaped area at least 1.0 m in width.
(Bylaw C-1226-22, December 05, 2022)
- (3) All On Site Car Share stalls must be signed as Car Share Parking Stalls and be located closer to the Building entrance doors than most non-car share Parking Stalls.

- (4) All Park and Ride Parking Stalls must be clearly signed as Park and Ride Parking Stalls and must be available on ordinary working days from 6:00 AM to 6:00 PM.
- (5) Parking Stalls, Loading Spaces and Parking Facilities shall be constructed so that:
 - (a) Necessary curb cuts are located and flared to the satisfaction of the Development Officer;
 - (b) Every On Site Parking Stall provided and the access thereto shall be Hard Surfaced if the access is from a Street or Alley which is Hard Surfaced; and
(Bylaw C-981-16, Jan. 25, 2017)
 - (c) Parking Facilities used at night shall have adequate lighting for the entire Parking Facility. Such lighting shall be directed away from Adjacent Sites where, in the opinion of the Development Officer, the lighting would have adverse effects;
(Bylaw C-865-13, Feb 10, 2014)
 - (d) In all Districts except residential with four or less Dwellings, the number of Parking Stalls designated for persons with physical disabilities shall conform to the Barrier Free Design Guidelines of the Alberta Building Code, but in no case shall be less than one Parking Stall. The Barrier Free Design Guidelines shall also be used to determine the size and location of these Parking Stalls.
(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1226-22, December 05, 2022)
 - (e) All vehicle parking spaces in residential districts shall be hard surfaced and accessible by a permanent vehicle access. Permeable pavers or materials can be considered for parking stalls at the discretion of the Development Officer.
(Bylaw C-1356-24, October 15, 2024)

SECTION 84 MINIMUM PARKING STALL WIDTH AND DEPTH

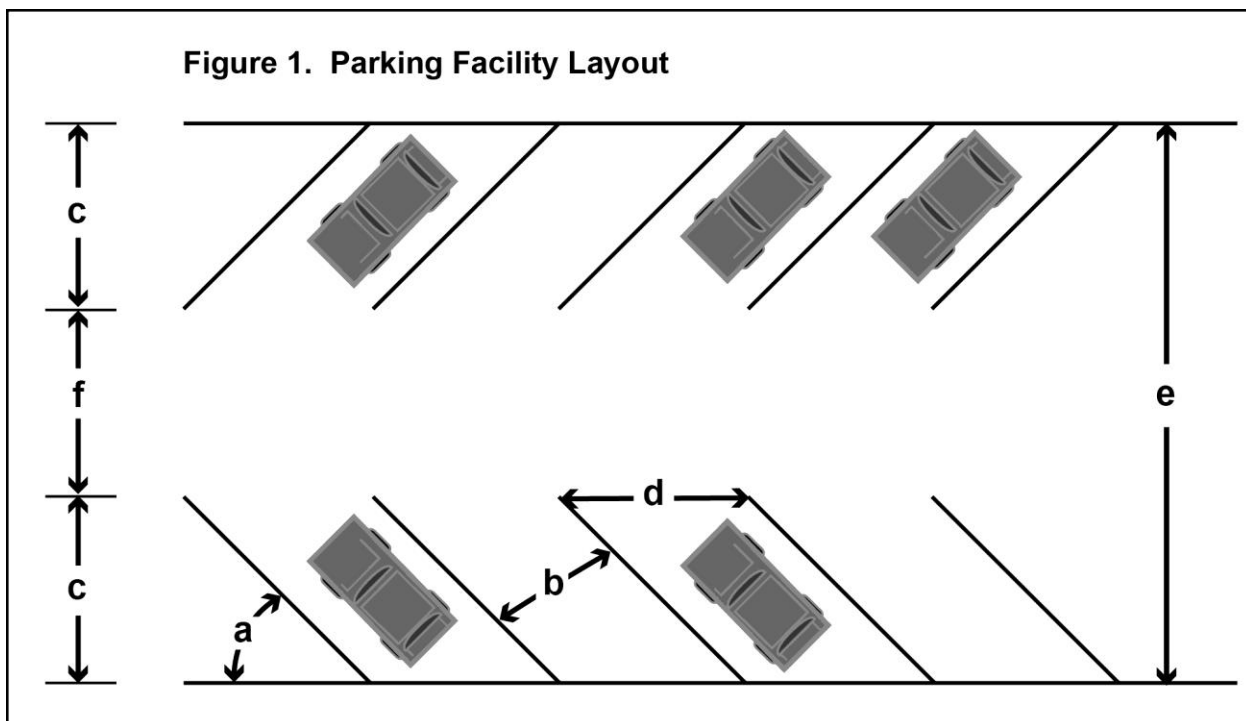
- (1) Minimum Parking Stall dimensions are set out in Table 1 and illustrated in Figure 1 below.
- (2) For all Parking Stalls whose long side is adjacent to a wall or column, including within a garage, the minimum width shall be increased by 0.3 m.
(Bylaw C-1369-24, March 10, 2025)
- (3) For Parking Stalls whose long side is exposed to a doorway, including within a garage, the minimum width shall be increased by an additional 0.3 m.
(Bylaw C-1369-24, March 10, 2025)
- (4) Maneuvering aisles and driveways serving as fire lanes shall be at least 6.0 m wide.
- (5) Maneuvering aisles and driveways intended for two-way transport truck movements shall be at least 9.0 m wide.
- (6) Minimum overhead clearance for all Parking Stalls shall be 2.0 m.

- (7) Small car spaces may comprise 20% of the required number of parking spaces. Small car stalls must be clearly signed as “Small Car Only”.

Table 1 – Minimum Parking Space Dimensions

(a) Parking Angle	(b) Space Width	(c) Space Depth Perpendicular to Aisle	(d) Space Width Parallel to Aisle	(e) Overall Depth	(f) Manoeuvring Aisle Width
Standard Car Spaces					
0°	2.7m	2.7 m	7.0 m	9.0 m	One way 3.6 m
30°	2.7 m	5.2 m	5.5 m	14.0 m	One way 3.6 m
45°	2.7 m	5.8 m	4.0 m	15.2 m	One way 3.6 m
60°	2.7 m	6.1 m	3.0 m	18.2 m	One way 6.0 m
90°	2.7 m	6.0 m	2.7 m	19.5 m	7.3 m
Small Car Spaces					
0°	2.3 m	2.3 m	6.4 m	7.6 m	One way 3.0 m
30°	2.3 m	4.6 m	4.6 m	12.2 m	One way 3.0 m
45°	2.3 m	5.2 m	3.3 m	13.4 m	One way 3.0 m
60°	2.3 m	5.5 m	2.3 m	16.4 m	One way 5.4 m
90°	2.3 m	5.5 m	2.3 m	17.7 m	One way 6.7 m

(Bylaw C-942-15, Jan. 29, 2016)



SECTION 85 NUMBER OF ON SITE PARKING STALLS REQUIRED

- (1) Where a Building is enlarged or altered, or a change in the Use occurs in such a manner as to cause a more intensive Use of that Building, provisions shall be made for the additional Parking Stalls required under Part 8 of this Bylaw. The calculations shall be based on the number of additional Parking Stalls required as a result of the enlargement, alteration or change in the Use of the Building, in addition to Parking Stalls that may have been removed due to the enlargement or alteration.
- (2) The minimum number of On Site Parking Stalls required for each Use of Building or Development shall be as follows:

RESIDENTIAL	MINIMUM NUMBER OF PARKING STALLS
Single Detached, Semi-Detached, Duplex, Street Oriented Row Housing, Manufactured Homes in Subdivision or Court	Two Parking Stalls per Dwelling. One Parking Stall may be in tandem. (Bylaw C-942-15, Jan. 29, 2016)
Multi-Unit Dwellings and Row Housing (excluding Street Oriented Row Housing)	For a one-bedroom Dwelling or a bachelor suite: One Parking Stall; for a two-bedroom Dwelling: 1.5 Parking Stalls; for a Dwelling with three or more bedrooms: two Parking Stalls. In addition, One guest Parking Stall per every seven Dwellings shall be within line of sight of a public entrance of the Building and must be clearly identified as 'Guest Parking'.
Garage Suite, Garden Suite, Secondary Suite	One Parking Stall per suite.
Bed and Breakfast Establishments	One stall per guestroom.
Boarding or Lodging Establishments	One stall per two sleeping units
Home Occupations, Major and Minor	As required by the Development Officer (Bylaw C-942-15, Jan. 29, 2016) (Bylaw C-1269-23, Feb. 12, 2024)
Private Developments and bare land condominium subdivisions	In addition to the number of parking stalls required for each dwelling, one guest Parking Stall per every seven Dwellings must be clearly identified as "Guest Parking". The tentative bare land condominium subdivision plan shall clearly delineate these additional parking stalls within the common property. (Bylaw C-1057-18, March 18, 2019)
COMMERCIAL	MINIMUM NUMBER OF PARKING STALLS
Retail Store, Convenience with or without Gas Bars	2.5 stalls per 100.0 m ² plus one per pump island.
Professional, Financial and Office; Business Support Services	One Parking Stall per 45.0 m ² of Gross Floor Area.
Commercial Uses in the C1 – City Centre Commercial District	One Parking stall per 85.0 m ² of Gross Floor Area. (Bylaw C-942-15, Jan. 29, 2016) (Bylaw C-1162-21, April 11, 2023)

Any commercial Use not listed separately in this Section	For the first 1000.0 m ² , one Parking Stall per 30.0 m ² of Gross Floor Area; for the next 3000.0 m ² , one stall per 25.0 m ² of Gross Floor Area; for the remaining floor area, one stall per 20.0 m ² of Gross Floor Area.
Eating and Drinking Establishments	One Parking Stall per 5.0 m ² of seating area plus one Parking Stall for each two employees.
Hotels and Motels	One Parking Stall per rentable unit plus one Parking Stall for every three employees.
Health Services	One Parking Stall per 35.0 m ² of Gross Floor Area.
Any commercial use where multiple tenants have common interior pedestrian circulation areas and shared access	For the first 1000.0 m ² , one Parking Stall per 30.0 m ² of Gross Leasable Area; for the next 3000.0 m ² , one stall per 25.0 m ² of Gross Leasable Area; for the remaining floor area, one stall per 20.0 m ² of Gross Leasable Area. (C-870-14, Feb 24, 2014)

PUBLIC ASSEMBLY	MINIMUM NUMBER OF PARKING STALLS
Religious Assembly and Funeral Homes	One Parking Stall per 2.5 seats of the seating area; where a hall is part of the Building, the Parking Stalls required for the hall may include the Parking Stalls required for the Religious Assembly.
Theatres (including auditoriums and halls)	One Parking Stall per three seats, or one Parking Stall per 5.0 m ² of the main gathering area used by the patrons, whichever is greater; plus one Parking Stall for each employee.
Cultural Exhibits	One Parking Stall per 10.0 m ² of floor area used by patrons; plus one Parking Stall for each employee.
SCHOOLS AND LIBRARIES	MINIMUM NUMBER OF PARKING STALLS
Private and Public Elementary and Junior High Schools	Two Parking Stalls per classroom.
Private and Public High Schools	One Parking Stall per employee; plus one Parking Stall for every eight students based on the projected capacity of the facility.
Library	2.2 Parking Stalls per 100.0 m ² of Gross Floor Area .
Recreational Developments	As required by the Development Officer.
Health and Fitness Clubs	One Parking Stall per every 10.0 m ² of Gross Floor Area.
Curling Rinks	Eight Parking Stalls per curling sheet of ice; plus five for employee parking; plus one Parking Stall per five seating spaces or restaurant seats.
INDUSTRIAL	MINIMUM NUMBER OF PARKING STALLS
General Industrial Uses	One Parking Stall per 100.0 m ² of Gross Floor Area.
CARE FACILITIES	MINIMUM NUMBER OF PARKING STALLS
Group Care Facilities, Special Care Facilities	One Parking Stall per 100 m ² of Gross Floor Area.

Limited Group Homes	As required by the Development Officer.
Child Care Facility	One Parking Stall per 50.0 m ² of Gross Floor Area; and one Parking Stall per employee.
Assisted Living Facility	0.5 parking stalls / unit, 1 visitor parking stall / 7 units, 1 parking stall per staff member at the peak staffing period, 1 loading bay for developments containing kitchen services. (C-1104-19, May 25, 2020)
Designated Assisted Living Facility	0 parking stalls / unit, 1 visitor parking stall / 7 units, 1 parking stall per staff member at the peak staffing period, 1 loading bay for developments containing kitchen services. (C-1104-19, May 25, 2020)
REDUCTIONS	
C4 – Integrated Mixed Use District	20% reduction of required Parking Stalls.
Residential Car Share	Reduce amount of required Parking Stall by four Parking Stalls for every car share vehicle, up to a maximum reduction of 20%.
Non-residential Car Share	Reduce amount of Parking Stall by three Parking Stalls for every Car Share vehicle, up to a maximum reduction of 20% for the use in question.
Mixed Use Development (shared customers, similar operating hours)	A reduction of no more than 50%, of the lowest individual number of required Parking Stalls for two Uses; no more than 65% of lowest individual number of required Parking Stall for three Uses; no more than 80% of lowest individual number of required Parking Stall for four Uses; no more than 100% of lowest individual number of required Parking Stall for five or more Uses. The overall reduction in the required number of Parking Stalls for all Uses should not exceed 10%.
Mixed Use Development (separate peak hours of use, and/or differing operating hours)	A reduction of no more than 50% of the lowest individual number of required Parking Stalls for two Uses; no more than 65% of lowest individual number of required Parking Stalls for three Uses; no more than 80% of lowest individual number of required Parking Stalls for 4 Uses; no more than 100% of lowest individual number of required Parking Stalls for five or more Uses. The overall reduction in the number of required Parking Stalls should not exceed 20% for all Uses, except in the case of a Park and Ride facility located on Sites developed with recreation centres (public) or Religious Assembly, where up to 50% of the Parking Stalls attributed to the land Uses can also be attributed for Park and Ride purposes.

- (3) Unless otherwise stated, the number of Parking Stalls required for On Site employee parking shall be at the discretion of the Development Officer who shall ensure that the number of Parking Stalls required for employee parking has been adequately addressed for the Development.
- (4) The number of Parking Stalls required may be reduced where, in the opinion of the Development Officer, the number of Parking Stalls required by various users on a Site vary according to the time of day, so long as all parking needs as defined in this Bylaw can be met at any given time.
- (5) In the case of a Use not specified in Section 85, the number of Parking Stalls provided should be the same as a similar Use as determined by the Development Officer.
- (6) Where there is a fractional number of Parking Stalls required by this Bylaw, the next highest whole number of Parking Stalls shall be provided.
- (7) The design of the parking area or Parking Facility as contained in this Section can be altered where the Development Officer considers that the situation warrants variance of the standard design.
- (8) In lieu of providing on-site parking, a developer may pay the City for provision of parking stalls as described in the *Cash in Lieu of Parking* policy, at the discretion of the Development Officer.
(Bylaw C-900-15, Feb. 23, 2015)
- (9) The required parking for Multi-Unit Dwellings and Row Housing Developments shall be assigned to occupants of each unit as outlined in Section 85 (2). Where a fractional number of Parking Stalls is required for a unit, the Site Plan shall show which unit it is assigned to.
(Bylaw C-1369-24, March 10, 2025)
- (10) Where shared parking is approved, a shared parking agreement shall be required with the adjacent property and registered against each individual title.
(Bylaw C-1369-24, March 10, 2025)

SECTION 86 BICYCLE PARKING REQUIREMENTS

- (1) The number of bicycle stalls required shall be as follows:

Use	Number of Bicycle stalls
Residential Uses with more than four Dwellings that do not have direct access to a private garage or suitable storage area and all non-residential uses except Educational uses	Five percent of required vehicle Parking Stalls; but in no case less than four.
All education uses	Ten percent of the number of students based on projected design capacity

- (2) The size and location of bicycle stalls shall be as follows:

- (a) Each bicycle stall shall be minimum of 0.60 m in width and 1.8 m in length, with minimum overhead clearance of at least 2.1 m.
 - (b) Required bicycle stalls shall be wholly provided on the same Site as the Development.
 - (c) Adequate access to and exit from individual bicycle stalls shall be provided to the satisfaction of the Development Officer; with an aisle of not less than 1.5 m in width to be provided and maintained beside or between each row of bicycle parking.
- (3) Bicycle parking areas shall be separated from any vehicle parking area by a physical barrier or a minimum 1.5 m of open space.
- (a) Bicycle stalls shall be visibly located and provided in one or more of the following ways, to the satisfaction of the Development Officer:
 - (i) Secure bicycle storage rooms, lockers, racks or railings or other such device inside the Building;
 - (ii) Secure bicycle storage rooms, lockers, racks or railings or other similar device in any accessory Parking Facility; and
 - (iii) Within a required or non-required Yard or Building Setback on a Site but not more than 15.0 m from a principal entrance of the Building.
 - (b) Bicycle stalls shall be designed so that bicycles may be securely locked to the rack, railing or other similar device by the bicycle frame.

SECTION 87 OFF STREET LOADING

- (1) Where a proposed Development will, from time to time, require pickup or delivery of commodities, adequate space for loading and unloading shall be provided and maintained on the Site.
- (2) The person providing any parking or Loading Space under this Section shall design, locate and construct it so that:
 - (a) It is accessible to a vehicle intended to be accommodated in the space.
 - (b) The space can be properly maintained; and
 - (c) The space is of a size, shape, location and construction that is appropriate having regard to the nature and frequency of vehicles using it.
- (3) Off Street Loading Spaces shall:

- (a) Have overhead clearance of not less than 4.3 m above Grade;
- (b) Have vehicular access and egress to and from a Street or Alley either directly or by a clearly defined traffic aisle.
- (c) Be sited at an elevation convenient to a major floor level in the Building or to a utility elevator serving each major floor level.
- (d) Be graded and drained as to dispose of all surface water. In no case shall Grades be established that would permit drainage to cross Site boundaries or Sidewalks without the approval of the Development Officer.
- (e) Be paved or Hard Surfaced where an Off Street Parking Facility is required to be paved or Hard Surfaced.
- (f) Have adequate lighting to the satisfaction of the Development Officer.
- (g) Be screened on each side adjoining or fronting on any Site in a residential District by a wall, Fence, berm or edge of not less than 1.8 m in Height, to the satisfaction of the Development Officer.
- (h) Have dimensions of not less than 3.1 m in width and 8.0 m in length, or a length greater than 8.0 m at the discretion of the Development Officer, taking into account the type of motor transport vehicle typically associated with delivering the commodities to the Site(s).

(4) The required number of Off Street Loading Spaces are:

Land Use	Required Number of Off Street Loading Spaces
All Uses in a commercial or industrial district	One Loading Space per loading door*.
Residential Use with five or more Dwellings in the same Building	One Loading Space for each Building.
Residential Use with four or less Dwellings	None
All other Uses	As required by the Development Officer

*Loading door is defined as a door used primarily for loading; it does not include doors ordinarily used by the public or building tenants for person-access.

PART 9 – LANDSCAPE REGULATIONS

SECTION 88 APPLICABILITY

- (1) Any new Development shall require Landscaping of the Site in accordance with this Section where applicable. An expansion or change to an existing Development that substantially enlarges or alters the character and that requires a Development Permit may require Landscaping at the discretion of the Development Officer. The requirement will not apply to Developments that consist of interior alterations only or those that do not alter the size, scale or character of the existing Building. All landscaping plans must be approved by the Development Officer.
- (2) In any district all required Yards and all open spaces or undeveloped areas excluding parking areas, driveways, Sidewalks, outdoor storage and service areas shall be landscaped in accordance with a landscaping plan. The following districts shall be exempt from the requirement to provide the landscaping plan, but otherwise meet the landscaping requirements of the bylaw:
- (a) R1 – Mixed Low to Medium Density Residential District;
 - (b) RE1 – Established Neighborhood Residential District 1;
 - (c) RE2 – Established Neighborhood Residential District 2;
 - (d) GPL – Greenbury Planned Lot District;
(Bylaw C-1025-17, March 5, 2018)
 - (e) EPL – Easton Planned Lot District;
(Bylaw C-1369-24, March 10, 2025)
 - (f) CPL- Copperhaven Planned Lot District;
(Bylaw C-1369-24, March 10, 2025)
 - (g) HLC – Hawthorne Lifestyle Community District;
 - (h) RMHC – Manufactured Home Court District; and
 - (i) RMHS – Manufactured Home Subdivision Residential District.
(Bylaw C-865-13, Feb. 10, 2014 and Bylaw C-942-15, Jan. 29, 2016)
(Bylaw C-1104-19, May 25, 2020)
 - (j) DC.12 – Fenwyck Semi-detached Direct Control District;
 - (k) (Bylaw C-1369-24, March 10, 2025)
 - (l) DC. 20- Copperhaven Semi-detached Direct Control District.
(Bylaw C-1369-24, March 10, 2025)

SECTION 89 GENERAL LANDSCAPING

- (1) The landscape plan shall be prepared by a registered Landscape Architect or a Landscape Architectural Technologist who is a member in good standing with the Alberta Association of Landscape Architects (AALA).
(Bylaw C-1226-22, December 05, 2022)
- (2) Landscaped Setbacks must be provided in accordance with a landscape plan approved by the Development Officer.
- (3) A landscape plan, drawn at a scale of 1:500 or larger, for the proposed Development must be submitted as part of each Development Permit application where changes are proposed to the Building or parcel, and must show at least the following:
 - (a) The property lines of the Site, Adjacent land uses, approximate or estimated location of Buildings and Landscaping on Adjacent Sites;
 - (b) A north arrow;
 - (c) A signed stamp or seal of a Landscape Architect or a Landscape Architectural Technologist who is registered and in good standing with the AALA;
(Bylaw C-1226-22, December 05, 2022)
 - (d) Adjacent public areas and features located within the Site, including Streets, Sidewalks, Alleys, driveways, vehicular accesses, street lights, street furnishings, and Boulevard landscaping;
 - (e) Location of all Buildings, parking areas and vehicular and pedestrian circulation systems on the subject Site;
 - (f) All overhead, surface and underground Utilities, limits of easements and rights-of-way;
 - (g) The existing and proposed topography;
 - (h) The existing vegetation and indicate whether it is to be retained or removed;
 - (i) The layout of berms, retaining walls, screening, soft surfaced landscaped areas and Hard Surfaced landscaped areas;
 - (j) The location, Height and materials of all proposed walls, Fences and screens;
 - (k) Common and botanical names, sizes and quantities of all proposed plant material and the types of landscaped areas;
 - (l) Typical planting details indicating soil depths and mulch types; and,
 - (m) A table indicating the quantities of plant material required and the quantities provided, as detailed under Section 90 of this Bylaw.

- (4) All required Setback areas, except for those portions specifically required for Sidewalks and motor vehicle access, shall be landscaped.
- (5) All Setbacks adjacent to an Alley, except for those portions specifically required for motor vehicle access, motor vehicle Parking Stalls, loading stalls or garbage facilities shall be landscaped.
- (6) Any portion of the Site not occupied by Buildings, pedestrian circulation or parking areas shall be landscaped.
- (7) Hard Surfaced Areas such as walkways and plazas shall be enhanced with Landscaping, at the discretion of the Development Officer. Provision shall be made for adequate On Site pedestrian circulation, by means of Sidewalks or walkways, to connect with public Sidewalks and walkways Adjacent to Streets or within right-of-ways Abutting the Site.
- (8) Any Parking Facility having eight or more Parking Stalls that is visible from an adjoining Site in a residential or commercial District, or from a Street other than an Alley, shall have perimeter planting. The location, length, thickness and height of such perimeter planting at maturity shall, in conjunction with a change in Grade or other natural or man-made features, be sufficient to provide substantial interruption of the view of the parking area from any adjoining residential or commercial District, and enhance the view of the Parking Facility from any Adjacent Street.
- (9) Any garbage collection area, open storage area, or outdoor service area, including any loading, unloading or vehicular service area that is visible from an Adjacent Site in a residential or commercial District, or from a Street other than an Alley, shall have screen planting. The location, length, thickness and height of such screen planting at maturity shall, in conjunction with a change in Grade or other natural or man-made features, be sufficient to block the view from any Adjacent residential or commercial District, or from the Street. Such screen planting shall be maintained to provide effective screening from the ground to a height of 1.85 m. If, in the opinion of the Development Officer, screen planting cannot reasonably be expected to survive, earth berming, masonry walls, wood fencing or other man-made features may be permitted as a substitution
- (10) For the purpose of determining the required number of trees and shrubs in a Setback, portions of Setback areas that are paved for Sidewalks and vehicle access, Utility rights-of-way or any other purpose allowed by the Development Officer, must be included in the calculation of the landscape area, even though they are not capable of sustaining trees and shrubs. The provision of a Hard Surface Area does not negate the requirements for plant material.
- (11) All required Setback areas are to meet the following landscape requirements:
 - (a) Be a soft surfaced or suitable durable, decorative Hard Surfaced landscaped area. Suitable Hard Surfaces may consist of, but are not limited to, paving stone, natural stone work, or architectural features. Hard Surface areas must provide visual or pedestrian amenity and must be augmented with plant material to

provide a suitable visual character. The provision of Hard Surface area does not negate the requirements for plant material. The acceptable scope and scale of Hard Surface landscape areas is at the discretion of the Development Officer; and

- (b) Provide a minimum of one tree for each 35.0 m², and one shrub for every 15.0 m² of required Setback area.
- (12) If the required landscaped Yards, or portions thereof, contain native trees and shrubs the area may be maintained in its natural vegetated state at the discretion of the Development Officer. Vegetation preserved on the Site may, at the discretion of the Development Officer, be credited to the total Landscaping requirements. Consideration must be given to the following:
- (a) Ensuring the safety and maintainability of the Site and its surroundings;
 - (b) Ensuring the long-term viability of the remaining native vegetation considering the potential alteration of Site hydrography, disruption of existing native soils, increased exposure to sun and wind and increased human activity brought about as a result of Site Development; and,
 - (c) Compatibility with Adjacent land Uses and Landscaping.
- (13) Naturalized landscapes may be developed where appropriate at the discretion of the Development Officer. Generally, naturalization would apply to ravine lands, major Utility and road rights-of-way, adjacent to existing natural areas and in industrial Districts. Naturalized landscapes are to be designed to reflect the plant materials, soil types and topography typical to the Central Parkland Sub-region of Alberta. The Landscape Architect shall provide any additional required specifications and details required for the installation and establishment of a naturalized landscape on the landscape drawings when submitted for approval.
- (14) All landscaped areas shall be designed to facilitate effective surface drainage consistent with a Grade Plan for the Site.
- (15) The Registered Land Owner of a Site Abutting a City Boulevard of an Arterial, Collector or Local Road is responsible for Landscaping and maintaining said Boulevard at the Registered Land Owner's expense, excluding anything specified in a Development Agreement or as determined by the Development Officer. The Registered Land Owner shall provide ongoing maintenance of the Turfgrass within a Boulevard that abuts the Owner's property, unless the Boulevard is part of an Arterial roadway, and shall keep it free of any other types of landscape development including, but not limited to, those consisting of rock, stone, shale, gravel or aggregates of any kind, shrubs, concrete, rubber, plastic, wood, metal or any other materials or things other than Turfgrass.
- (Bylaw C-1057-18, March 18, 2019)
(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1226-22, December 05, 2022)
- (16) Should any City Boulevard be disturbed by adjacent development, including but not limited to the use of the Boulevard as temporary construction access, the City Boulevard

shall be restored to the original landscaped state or landscaped with Turfgrass and boulevard trees of an approved species planted at the recommended spacing for that species as deemed appropriate by the Development Officer. Any additional or alternative Landscaping on City Boulevards shall be subject to review and approval by the Development Officer in consultation with the Engineering Department.

(Bylaw C-865-13, Feb. 10, 2014)
(Bylaw C-942-15, Jan. 29, 2016)
(Bylaw C-1057-18, March 18, 2019)
(Bylaw C-1104-19, May 29, 2020)

- (17) The Registered Owner shall be responsible for Landscaping of the subject Site and maintenance of the Landscaping for twenty four months from the date of substantial completion of the work. If the Landscaping does not survive a twenty four month maintenance period, the plant materials must be replaced by the Registered Owner with the same species at the same size and height originally provided.
- (18) If any Landscaping does not survive the twenty four month maintenance period and is not replaced in a timely manner in the opinion of the Development Officer, the City may replace the landscaping by drawing the security deposit pursuant to Section 92.
- (19) Where financial security has been collected by the City, the Landscaping shall be completed in accordance with the approved plan within twelve months of the completion of the Development.
- (20) Where a Development is not required to provide a Landscaping Plan, the landscaping shall be completed in accordance with this Bylaw within twelve (12) months from the issuance of Occupancy Certificate. A six (6) month extension may be granted with written approval from the Development Officer.

(Bylaw C-1104-19, May 29, 2020)
- (21) For Single Detached, Semi –Detached and Row Housing Dwellings and Developments, the area covered by Impermeable Material shall not exceed 70 percent of the total lot area. This shall include artificial turfs that do not allow water percolation. R2 – Mixed Medium to High Density Residential District is exempt from this regulation.

(Bylaw C-1104-19, May 29, 2020)
- (22) Concrete paving and retaining walls shall be a minimum of 0.3m from a side Site Line.

(Bylaw C-1369-24, March 10, 2025)

SECTION 90 PLANTING REQUIREMENTS

- (1) All plant materials used for Landscaping including screening must be of a species capable of healthy growth in Spruce Grove and be resilient to specific Site location factors present at the subject Site (i.e. sun, excessive wind, shade, road salt and gravel and reasonable maintenance practices). All plant materials must conform to the horticultural standards of the most current edition of the Canadian Standards for Nursery Stock from the Canadian Nursery Landscape Association. The use of drought tolerant plant material and the application of Xeriscaping principles are encouraged. The following planting requirements shall be met in all landscaped areas:

- (a) A minimum of one third of all required trees must be coniferous. Coniferous trees must be a minimum height of 2.5 m and at least 50% of the required coniferous trees must be a minimum of 3.5 m in height at the time of planting;
- (b) Deciduous trees must have a minimum Caliper of 65 mm and at least 50% of the provided deciduous trees must have a minimum Caliper of 75 mm at the time of planting;
- (c) A minimum of one third of all required shrubs must be coniferous. Coniferous shrubs must be a minimum spread of 450 mm at the time of planting. Smaller shrubs may be accepted depending on the species of shrub, and at the discretion of the Development Officer; and
- (d) Deciduous shrubs must be a minimum height of 450 mm at the time of planting. Smaller shrubs may be accepted depending on the species of shrub, and at the discretion of the Development Officer.

SECTION 91 LANDSCAPING ISLANDS FOR PARKING AREA

- (1) Landscaped islands shall be required within at-grade Parking Facilities with a capacity of twenty-five or more vehicles. Where more than forty Parking Stalls are provided, a minimum of two landscaped islands are required. Landscape areas within and Abutting Parking Facilities are to be contained by a 150.0 mm height concrete curb or approved alternative. Landscaped islands in the Parking Facility:
 - (a) Must be provided at a ratio of 2.0 m² of landscaped island for every Parking Stall provided; and,
 - (b) Islands provided in the Parking Facility shall:
 - (i) Be provided at the beginning and end of every row of motor vehicle Parking Stalls;
 - (ii) Be provided with no more than twenty Parking Stalls between islands;
 - (iii) Be a minimum area of 14.0 m² with at least one side of the island being a minimum length of 2.5 m; and
 - (iv) Be surrounded by a concrete curb.
 - (c) The number of trees and shrubs required shall be as follows:
 - (i) One tree for each 20.0 m² and one shrub for each 10.0 m² of required parking island; or,
 - (ii) Provide a minimum of one tree and two shrubs per parking island; whichever is greater.

SECTION 92 SECURITY

- (1) Notwithstanding the provisions under Section 92(5), the applicant may be required, at the discretion of the Development Officer and as a condition of the Development Permit approval, to provide to the City either a certified cheque or an Irrevocable Letter or Credit equal to 100% of the required Landscaping costs. The amount shall be based on the approved landscape plan and be determined by the applicant and is subject to review and increase by the Development Officer if the amount is deemed to be insufficient. The amount shall include the cost of the following:
 - (a) Rough grading of landscaped area;
 - (b) Minimum of 150.0 mm depth of topsoil and sod or seed;
 - (c) Trees and shrubs in accordance with this Section; and,
 - (d) 150.0 mm height concrete curb separating landscaped areas and Parking Facilities.
- (2) Pursuant to Section 92(1) the conditions upon which the security shall be held:
 - (a) 80% of the certified cheque or Letter of Credit to an amount of not less than \$1,000 will be released upon issuance of a Construction Completion Certificate with respect to the Landscaping;
 - (b) The balance of the certified cheque or Letter of Credit to be released as provided in Section 92(3);
 - (c) The applicant shall replace all required Landscaping that does not survive the twenty-four month maintenance period to the satisfaction of the Development Officer with a suitable, similar material; and,
 - (d) If the Landscaping is not completed within twelve months of the date the Development Permit is issued, then the certified cheque or proceeds of the Letter of Credit may be used by the City to undertake the Landscaping. If such amount is insufficient to cover the cost of the work the deficiency shall be a debt due from the developer to the City.
- (3) The certified cheque or Letter of Credit shall be released to the developer, upon written request, once an inspection of the Site demonstrates to the satisfaction of the Development Officer that the Landscaping has been well maintained and is in a healthy condition two growing seasons after issue of the Construction Completion Certificate for the Landscaping. The inspection shall take place within ten business days of the date the receipt of the written request. If the Development Officer is not satisfied that the Landscaping meets the requirements a re-inspection fee shall be required for subsequent inspections.
- (4) In the event seasonal conditions prohibit the completion of landscaping, the Site shall have all Landscaping completed prior to July 15 of the following growing season.

- (5) To ensure compliance with this Section, and at the discretion of the Development Officer, the City may enter into an agreement with the Registered Owner. The City may register the agreement by way of a caveat under the Land Titles Act against the property being developed. As a condition of the agreement, the Register Land Owner/developer will be required to provide security in accordance to Section 92(1). This caveat shall be discharged when the Development Officer accepts the Landscaping as complete.

PART 10 – SIGN REGULATIONS

SECTION 93 PURPOSE

- (1) The purpose of the Sign Regulations is to achieve consistency with the policy direction of the Municipal Development Plan, and to regulate Signs so that the visual impact of signs is consistent with the design, character, and appearance of buildings in the City. The Sign Regulations will regulate:
 - (a) The size and location for each Sign type; and
 - (b) The number of Signs allowed on each Site.

SECTION 94 SIGN PERMITTING

- (1) Except as provided in this Section, all Signs require a Development Permit and all Signs are considered a Permitted Use in Districts, except for Developer Marketing Signs, Billboards and Balloon Signs, which are considered a Discretionary Use, where Signs are a Use available by the terms of this Bylaw. In reviewing applications for Sign Development Permits, the Development Officer may consider, without limitation and in addition to the specific requirements of this Bylaw, the nature and design of the proposed Sign, the impacts of the proposed Sign on surrounding properties and the community, and the number and type of Signs located or proposed to be located in the vicinity of the proposed Sign. In granting a Development Permit in respect of a Sign, the Development Officer may impose such conditions and restrictions as may, in the Development Officer's discretion, be necessary or desirable, in mitigating the impact of the Sign on neighbouring properties and the community. Such restrictions may include, amongst other things, a time limitation on the duration of the Development Permit, requirements for Landscaping, specific design requirements and limitations on the hours during which a Sign may be illuminated.

(Bylaw C-942-15, Jan. 29, 2016)
(Bylaw C-1251-23, June 26, 2023)

- (2) Except as otherwise provided in this Bylaw, the enlargement, relocation, erection, construction, or alteration of a Sign requires a Development Permit.
- (3) Where a Development Permit for a Sign is required, the Development Officer shall consider and process the application in accordance with the requirements of this Bylaw.

SECTION 95 SIGN DEFINITIONS

For convenience, the following definitions that relate to Signs are included in this Section. Please refer to Section 7 of this Bylaw for all other definitions.

A-BOARD SIGN

A Temporary Sign that is A-shaped and is set upon the ground. An A-Board Sign has no external supporting structure, and is generally less than 0.3 m² in total size. A-Signs are also known as sandwich board signs.



ADVERTISING SIGN

A Sign which refers to the goods or services produced, offered for sale, or obtainable at the premises on which the Sign is displayed.

ANIMATED SIGN

A Sign that uses movement or change of lighting to depict action or create special effects or a pictorial scene but does not include a clock.

AUXILIARY SIGN

A Sign of any type which is attached to the face, copy, backing, lighting, or supporting structure of any Sign.

AWNING OR CANOPY SIGN

A Permanent Sign attached to or constructed in or on face of an awning or canopy but does not include an Under Canopy Sign.



BACK-LIT SIGN

Any Sign type that is illuminated from the rear of the Sign face.

BALLOON SIGN

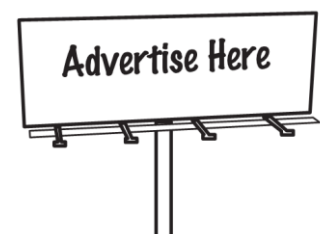
An inflated, three dimensional, stationary device that is affixed or anchored to the ground or a structure. A Balloon Sign is a Temporary Sign. (Bylaw C-981-16, Jan. 25, 2017)

BANNER

A Temporary Sign of lightweight, flexible fabric or material mounted to a pole, structure or Building and does not include national, provincial or municipal flags.

BILLBOARD SIGN

A Permanent Sign that contains only Third Party Advertising.



CHANGEABLE MESSAGE SIGN

Any sign type that has a changeable message whether the message is changed by electronic or other means.

CONSTRUCTION SITE SIGN

A Temporary Sign erected by an individual or a firm on the premises undergoing construction, for which the Sign user is advertising or furnishing such item as labour, service, materials, or financing.

CONTINUOUS SIGN BAND SIGN

A Fascia Sign containing Copy for two or more tenants or occupants, and all the Sign panels appear to be continuous and not physically separate from each other.

COPY

Any image, message or other representation displayed on a Sign.

DEVELOPMENT MARKETING SIGNS

A Temporary Sign for the purpose of promoting neighbourhoods, commercial centres, or industrial parks under development.

(Bylaw C-1251-23, June 26, 2023)

DIRECTIONAL SIGN

A Sign which:

- (a) Directs the public to or denotes the name of any Street, route, educational institution, public building, or historical site;
- (b) Directs or regulates traffic;
- (c) Denotes any public or transportation facility; or
- (d) Is located on a Site which gives direction to a private premise or its vehicular use area.

DIGITAL COPY

Copy changed remotely by electronic means.

ENFORCEMENT OFFICER

Any person designated by Council or the Chief Administrative Officer to enforce the Sign Regulations of this Bylaw.

EXTERNAL SIGN

Any Sign that is placed outside of a Building.

FASCIA SIGN

A permanent Sign constructed of rigid and durable material attached flush to, or marked, painted or inscribed on a vertical surface of a principal Building, but does not include a Billboard Sign or a Mural.

(Bylaw C-900-15, Feb. 23, 2015)
(Bylaw C-1057-18, March 18, 2019)



FEATHER SIGN

A wind activated feather, blade or teardrop shaped sign of flexible and durable material attached to a support pole that is normally inserted into a receptacle in the ground. A Feather Sign is a temporary sign.

(Bylaw C-1057-18, March 18, 2019)

FENCE SIGN

A Temporary or Permanent Sign attached to a fence.

FLASHING SIGN

A Sign which contains an intermittent or flashing light source but does not include an electronic Changeable Message Sign;

FREESTANDING SIGN

A Permanent Sign that is supported independently of a Building wall or structure but does not include a Temporary Sign. Freestanding Signs do not include Billboard Signs.

HANGING SIGN

A Sign suspended from a structure which may include a canopy and an arch.

IDENTIFICATION SIGN

A Sign which identifies by name or symbol the occupant, the business, or the Site on which the Sign is placed.

ILLUMINATION

The lighting of any Sign by artificial means.

INDIVIDUAL LETTER SIGN

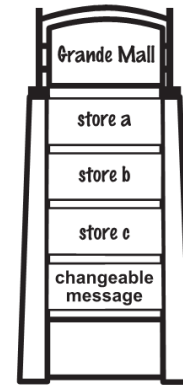
A Sign that is made up of individual letters that are affixed to a surface which functions as the Sign Board.

MURAL

A Sign that is painted or sculpted onto a Building wall and considered artistic rather than advertising and does not contain any Product Advertising.

MULTI-TENANT SIGN

A Sign containing Copy for two or more tenants or occupants located on the same non-residential Site or in the same non-residential Building.



NEIGHBOURHOOD IDENTIFICATION SIGN

A Sign which states the name of a community area and may contain a logo or symbol which is related to the community's name.



NEON SIGN

A form of sign illumination that consists of brightly glowing, electrified glass tubes or bulbs that contain rarefied neon or other gases.

(Bylaw C-1283-23, Feb. 12, 2024)

NOTICE OF APPLICATION SIGN

A Sign posted on the subject Site to inform the public that a Development Permit or redistricting amendment application has been submitted for the subject Site.

(Bylaw C-1390-25, Sept 2, 2025)

NOTICE OF DEVELOPMENT APPROVAL SIGN

A Sign posted on the subject Site to inform the public that a Development Permit has been approved for the subject Site.

(Bylaw C-1390-25, Sept 2, 2025)

OWNER

Means one or more of the following:

- (a) The owner of the Sign and any person who is described on the Sign;
- (b) The person whose name, address or telephone number appears on the Sign;
- (c) The person who created the Sign;
- (d) The person who installed the Sign;
- (e) The person who is in lawful control of the Sign; or
- (f) The person who is the subject of or otherwise benefits from the message of the Sign.

For the purposes of this Bylaw there may be more than one owner of the Sign.

PERMANENT SIGN

Any Sign that is anchored to a footing extending below grade or affixed to, or painted on, a Building or other structure. A Permanent Sign may include changeable Copy.

PAINTED WALL SIGN

A Sign which is painted directly upon any outside surface of a Building or other integral part of a Building and may contain product advertising.

PORTABLE SIGN

Any Sign not permanently attached to the ground or other permanent structure, or a Sign designed to be transported, including but not limited to Signs designed to be moved on wheels, balloons, and inflatable devices used as Signs. A Portable Sign is a Temporary Sign.

PRODUCT ADVERTISING

A logo, symbol, message, or a product facsimile placed upon any External Sign, as defined in this Bylaw, where a specific product is advertised for sale.

PROJECTING SIGN

A Sign which projects from a structure or a Building face but does not include a Canopy Sign or an Awning Sign.

REAL ESTATE SIGN



A Temporary Sign advertising real estate that is for sale, lease, or rent.

ROOF SIGN

A Sign which projects above the top eaves or is erected upon a roof of a Building to which the Sign is attached.

ROTATING SIGN

A Sign or portion of a Sign which moves in a revolving manner but does not include a clock.

SIGN

A device, structure, or fixture intended for advertising or calling attention to any person, matter, object, or event.

SIGN AREA

The entire area of a Sign, measured to the outer perimeter of the Sign, but does not include the supports, where applicable.

SIGN HEIGHT

The vertical distance measured from the finished ground surface directly under the Sign to the highest point of the Sign.

STRUCTURE

Any Building, platform, shed, trailer, shelter, wall, Fence, sound attenuation wall, bridge, pedestrian overpass, tree, traffic control device, fire hydrant, utility pole, or light standard.

TEMPORARY SIGN

A Sign which is not in a permanently installed or affixed position, advertising a location, product, event, or activity on a limited time basis.

THIRD PARTY ADVERTISING SIGN

A Sign to which Advertising Copy is pasted, glued, painted or otherwise fastened for its periodic replacement, if desired, and includes poster panels and painted bulletins. Such advertising does not apply to the premises or any use on the premises where the Sign is displayed or posted and does not include Copy that includes sponsorships when sign is associated with a publically owned or operated Building, facility or Development.

(Bylaw C-1057-18, March 18, 2019)

UNDER CANOPY SIGN

A Permanent Sign which is suspended beneath a canopy.

UNSIGHTLY SIGN

Any Permanent Sign or Temporary Sign or part thereof or its location, which is characterized by visual evidence of the Sign having been defaced in any manner, or of a lack of maintenance and upkeep, or by the accumulation of any rubbish, refuse, scraps of paper, garbage or any other type of waste material.

VEHICLE SIGN

A Sign or Signs attached to or painted on vehicles and trailers parked and visible from a public right-of-way and whose primary purpose is advertising unless said vehicles are used in the normal day-to-day operation of a business. Vehicle Signs do not include signs placed in the windows of vehicles for the purpose of the sale of that vehicle or to direct traffic to a nearby garage sale.

(Bylaw C-981-16, Jan. 25, 2017)

WINDOW SIGN

A Sign that is painted on, attached to, or installed inside a window for the purpose of being viewed from outside the premises.

SECTION 96 SIGNS NOT REQUIRING A DEVELOPMENT PERMIT

- (1) Unless otherwise provided, Development Permits are not required for the Signs identified in this Section of the Bylaw. Such Signs shall otherwise comply with the provisions of this Bylaw and must be carried out or performed in accordance with all other applicable legislation, regulations and bylaws.
- (2) *Deleted* (Bylaw C-1290-23, May 27, 2024)
- (3) Signs, notices, placards, flags, Banner Signs, or bulletins displayed:
 - (a) Pursuant to the provisions of federal, provincial or municipal legislation;
 - (b) By or on behalf of the federal, provincial or municipal government;
 - (c) On behalf of a department, a commission, a board, a committee, or an official of the federal, provincial or municipal government;
 - (d) One Sign per public entrance displaying the name or address of a Building when it is sculptured or formed out of or in the fabric of the Building face and is not illuminated;

- (e) Freestanding Signs or Fascia Signs not exceeding 0.1 m² in area, measured to the outside edges of the Copy area, for the guidance, warning or restraint of persons;
- (f) On private property for a maximum of twenty-one consecutive days, for the purpose of advertising a business that is performing work on-site, provided that the total Sign Area does not exceed 6.0 m², or 0.4 m² for a residential site with one or two dwellings on said site. For this purpose, one Sign is permitted on a Site;
(Bylaw C-900-15, Feb. 23, 2015)
- (g) A non-illuminated Fascia Sign attached to a residential Dwelling or Accessory Buildings and stating no more than the name of the Building or the name of the persons occupying the Building or both, provided that the total Sign Area does not exceed 0.4 m²;
- (h) One Fascia Sign, which is attached to a non-residential Building, does not exceed 0.85 m² and states no more than the following:
 - (i) The name or address of the Building;
 - (ii) The name of the person, institution or business occupying the Building; and
 - (iii) The type of business carried on in the Building.
- (i) A combination of numbers and letters for the purpose of street addressing where together the total Sign Area is less than 1.0 m²;
- (j) Signs located within a window intended to be viewed from outside the Building, which in the C1 – City Centre Commercial District and the C4 – Integrated Mixed Use District shall not obscure more than 25% of the window;
- (k) A non-illuminated Under-Canopy sign, provided that:
 - (i) The total Sign Area per side does not exceed 0.4 m²; and
 - (ii) The minimum clearance, measured from the ground to the bottom edge of the Sign, shall be 2.44 m.
- (l) A non-illuminated Awning or Canopy Sign, provided that the total Sign Area does not exceed 0.75 m²;
- (m) The incorporation of an additional panel or panels on a Freestanding Sign which conforms to this Bylaw provided:
 - (i) The additional panel or panels are the same length as existing panels and are located within the limits of the existing Sign Area;

- (ii) The total Sign Area and Height of the Sign do not exceed the maximum set out in this Bylaw;
 - (iii) The Height of the Sign does not exceed the Height of the original Sign; and
 - (iv) The addition of a Sign panel does not conflict with any of the conditions of the existing Development Permit for the Sign other than a condition that the Sign comply with the approved drawings.
- (n) Replacement of an existing Awning or Canopy Sign by another Awning or Canopy Sign at the same location provided:
- (i) Both Sign and structure conform with this Bylaw;
 - (ii) The new Sign is installed within six months of the removal of the existing Sign;
 - (iii) The new Sign Area is either equal to or less than the existing Sign Area; and
 - (iv) The maximum projection of a new framework shall not exceed that of the existing Awning or Canopy Sign framework.
- (o) Real Estate signs, provided:
- (i) The Sign conforms with this Bylaw; and
 - (ii) The maximum number of Signs is two per site, comprised of a Freestanding, a Fence, or a Fascia sign, or a combination of them, each of which shall not exceed 6.0 m² in area and 3.0 m in Height and is intended for:
 - a. Advertising the sale or lease of a non-residential or Multi-Unit residential Dwelling or property; or
 - b. Identifying construction of a new Building or demolition project for which a Development Permit has been issued; or
 - c. Advertising the sale of lots in a subdivision containing 2.0 ha or more; or
 - (iii) The maximum number of Signs is two per site, comprised of a Freestanding, an A-Board, or a Fence Sign, or a combination of them, each of which shall not exceed 0.4 m² in area and 1.0 m in height and is intended for:
 - a. Advertising the sale or lease of Single Detached Dwelling, Duplex, Semi-Detached Dwelling, or Row Housing;

- b. Advertising the sale or lease of a Building or property; or
 - c. Identifying construction of a new Building or demolition project for which a Development Permit has been issued; or
 - (iv) One Fascia, Freestanding, or A-Board Sign intended for advertising an open house with such Sign being placed on location for a maximum period of forty-eight hours.
- (4) Replacement of an existing Freestanding Sign by another Freestanding Sign on the same base, provided:
- (a) Both Signs conform with this Bylaw;
 - (b) The new Sign is installed within six months of the removal of the existing Sign;
 - (c) The new Sign Area is either equal to or less than the existing Sign Area; and
 - (d) The existing Sign support or a similar replacement is used, and the new Sign is mounted at a height equal to or lower than the existing Sign Height.
- (5) One A-Board Sign that does not exceed 0.4 m² in area per side and is intended for advertising events occurring on that Site.
- (6) Notice of Application Sign and Notice of Development Approval Sign, provided:
- (i) The Sign conforms with this Bylaw;
 - (ii) The maximum number of Signs is two per Site, comprised of a Freestanding or Fence sign;
 - (iii) Each Sign shall not exceed 3.0 m² in area; and
 - (iv) Each Sign shall not exceed 3.0 m in Height.

(Bylaw C-1390-25, Sept 2, 2025)

SECTION 97 DEVELOPMENT PERMIT REQUIREMENTS

- (1) An application for a Development Permit for a Sign shall be made to the Development Officer by the owner of the Sign, as defined in Section 12 of this Bylaw, or its authorized agent on the appropriate form supplied by the City;
- (2) Notwithstanding Section 12 of this Bylaw, an application for a Development Permit for Signs shall be accompanied by the following:
- (a) A completed Development Permit application form;
 - (b) Application fee as prescribed by the Development Fees and Fines Bylaw;
 - (c) A letter of authorization from the Registered Owner of the property or the Registered Owner's authorized agent;

(Bylaw C-1356-24, October 15, 2024)

- (d) A replica of the proposed Sign, drawn to scale showing:
 - (i) All dimensions of the Sign structure, including the Sign Height and projection of the Signs attached to Buildings;
 - (ii) The Sign Area and area of the Copy face(s);
 - (iii) The design of the Copy face;
 - (iv) The manner of all Sign illumination;
 - (v) The type of construction and finish to be utilized;
 - (vi) The method of supporting or attaching the Sign and;
 - (vii) In the case of a Freestanding Sign, a Site plan showing the Sign location in relationship to Site lines and utility and overland drainage rights-of-way, parking and Buildings and an elevation plan showing the Sign Height in relationship to the Height of the Principal Building;
 - (viii) In the case of a Fascia Sign, the façade elevation with dimensions for the elevation on which the Sign will be placed.
- (e) Such additional information as the Development Officer deems necessary including, but not necessarily limited to the following:
 - (i) A copy of a current certificate of title, issued within fifteen business days prior to the application date, for the Site upon which the Sign is to be located,
 - (ii) A minimum of two photographs taken from different angles that adequately show:
 - a. The proposed location of the Sign;
 - b. Abutting Sites;
 - c. All Signs, including but not limited to, Signs on any Building, within 30.0 m of the location of the proposed Sign;
 - (iii) A Real Property Report to verify the location of an existing Building and improvements on the Site.
- (f) The Development Officer may require extra copies of the Sign replica or other supporting information;

- (3) An application for a Development Permit for a Sign shall not be considered complete and final and received for processing by the City until the Development Officer determines that all the requirements of this Section have been satisfied.

SECTION 98 GENERAL REGULATIONS FOR SIGNS

- (1) Except as provided in Subsection (2), the maximum number of Temporary Signs and Permanent Signs per Site, excluding Signs listed in Section 96, shall be as follows:
 - (a) For Multi-Unit (residential) Dwellings, one Sign per Street access;
 - (b) For non-residential developments, one Permanent and one Temporary sign for every 90.0 m of frontage or fraction thereof.
- (2) The Development Officer will determine the maximum number of Fascia and Directional Signs that will be allowed for each Development, which are not included in the total number of Signs allowed in (1) above
- (3) Signage shall be integrated as part of the Building design and be complementary to the exterior finishes.
- (4) Signage shall be manufactured to the standards followed by a professional Sign painter, have a painted finish, be neat and clean, and be maintained as such.
- (5) A Sign shall not be erected, operated, used, or maintained if:
 - (a) Its position, shape, colour, format, or illumination may be confused with an official traffic Sign, signal or device or other official Sign; or
 - (b) It displays flashing lights.
- (6) Signs shall not be placed so as to reduce the number of Parking Stalls or Loading Spaces or to obstruct the use of the Parking Facilities or loading areas, required pursuant to an approved Development Permit.
- (7) Whenever a panel on a Multi-Tenant Sign is removed, the Sign owner shall replace it with a blank panel until such time as a new tenant requires it.
- (8) A person shall not:
 - (a) Attach or hang an Auxiliary Sign or other material to, on, above, or below a Sign unless otherwise provided for in this Bylaw;
 - (b) Attach to any Sign an extension or portable device other than Sign hangers shown on the plans for which the Development Permit is issued; or
 - (c) Make alterations to any Sign in any way, unless otherwise provided for in this Bylaw, without first obtaining the required Development Permits.

- (9) When a Sign no longer fulfills its function under the terms of the Development Permit, the Development Officer shall notify the Registered Owner of the property and may order the removal of the Sign, and the Owner of the Sign shall:
- (a) Remove the Sign and all related structural components including removing or screening exposed base and foundations to the satisfaction of the Development Officer within the time specified on the removal notice;
 - (b) Restore the immediate area around the Sign, to the satisfaction of the Development Officer, including the ground or any Building to which the Sign was attached, as close as possible to its original form prior to the installation of the Sign; and
 - (c) Bear all costs related to such removal or restoration.
- (10) When a Sign is placed on a Site without an approved Development Permit, the Development Officer shall notify the Registered Owner and require a Development Permit be sought. Should the Registered Owner not comply within the time specified, the Development Officer may order the removal of such a Sign, and the owner of the Sign shall:
- (a) Remove the Sign and all related structural components including removing or screening exposed base and foundations to the satisfaction of the Development Officer within the time specified period on the removal notice;
 - (b) Restore the immediate area around the Sign, to the satisfaction of the Development Officer, including the ground or any Building to which the Sign was attached, as close as possible to its original form prior to the installation of the Sign; and
 - (c) Bear all costs related to such removal or restoration.
 - (d) Failure to remove the Sign within the specified period of time is a breach of this Bylaw.
- (11) No one shall erect or permit to be erected or remain on City property, any Temporary Sign other than in accordance with this Bylaw.
- (12) Any Sign located on City property without City approval will be removed and disposed of by an Enforcement Officer or a City employee at the direction of an Enforcement Officer following notice to the Owner of the Sign.
- (13) Any Sign which obstructs the view of any portion of a traffic control device or traffic control signal, which resembles an official traffic control device, or which poses a potential hazard to traffic may be removed and disposed of by the Development Officer or an Enforcement Officer acting at the direction of the Development Officer following notice to the owner of the Sign.

- (14) If an Enforcement Officer considers a Sign to have become unsightly or to have caused any safety hazard on City property, or to be in contravention of this Bylaw, the Enforcement Officer may remove the Sign following notice to the Owner of the Sign. Further, the City may recover the costs of the removal and/or storage of any Sign and the clean-up of any affected municipal property. Any such Sign unclaimed within fourteen days of its removal may be disposed of at the discretion of the Enforcement Officer.
- (15) A Sign background shall not be fluorescent, day glow, luminous, or reflective.
- (16) A Sign may not project over public lands unless the Development Officer grants permission to the Owner to do so, in which event:
- (a) The Owner shall enter into a License of Occupation with the City; and
 - (b) File with the City, in a form satisfactory to the City's Solicitors, a public liability and property damage policy issued by an insurance company providing coverage for the City in an amount to be determined by the City which shall:
 - (i) Insure in respect of loss or damage to property or personal injury or death sustained by one or more persons;
 - (ii) Indemnify against liabilities, claims, actions, loss, damages, judgments, costs, and expenses which may accrue to or be suffered by the City or by any person by reason of the erection, installation, suspension, or alteration, and the maintenance and use of the Sign;
 - (iii) Be maintained in force by the owner of the Sign until the sign has been taken down and removed; and
 - (iv) Name the City as co-insured and contain a cross liability provision.
- (17) Signs shall be illuminated only by steady, stationary, shielded and shaded light sources directed solely at the Sign, or internal to it so that the light intensity or brightness does not create either a nuisance to adjacent property or a traffic hazard for motorists or pedestrians.
- (18) No exposed reflective-type bulb and no strobe light or incandescent lamp shall be used on the exterior surface of any Sign.
- (19) Whenever external illumination is used for a Sign, the source of light shall be located, shielded, and directed in such a manner that the light source is not visible from a Street or Residential District.
- (20) The light source of an internally illuminated Sign shall not be visible from any Street or from adjacent Sites.
- (21) Signs on City owned property, excluding road right-of-way, shall be permitted when the sign copy is used to advertise community events or non-profit groups.

- (22) On Sites where the M1 – General Industrial District, C2 – Vehicle Oriented Commercial District, C3 – Neighbourhood Retail and Service District, or SE – Sports and Entertainment District are applied, and where a Development comprises of more than one Site, any Multi-tenant Signs may provide Off-site advertising for businesses that are located within the Development. This shall also apply to any P1-Parks and Recreation District Sites where the land use is a golf course and the sign is located along an arterial roadway.

(Bylaw C-865-13, Feb. 10, 2014)
(Bylaw C-1057-18, March 18, 2019)
(Bylaw C-1226-22, December 05, 2022)

SECTION 99 A-BOARD SIGNS (EXCLUDING REAL ESTATE SIGNS)

- (1) May be allowed in non-residential Districts, not including the UR – Urban Reserve District.
- (2) Shall not exceed a dimension of 1.0 m² per side.
- (3) Shall be located wholly within private property and not on City lands.
- (4) Shall be allowed one per business on a Site.
- (5) Shall not be erected for a period exceeding the operating hours of the business.
- (6) Shall not be located in landscaped areas.
- (7) Shall not impede pedestrian or vehicle circulation.

SECTION 100 BALLOON SIGNS

- (1) One Balloon Sign is allowed per business for a maximum of seven days within a six month period in the M1 – General Industrial District, C2 – Vehicle Oriented Commercial District and the SE – Sports and Entertainment District.
(Bylaw C-1226-22, December 05, 2022)
- (2) There shall be a minimum distance of 150.0 m between Balloon Signs.
- (3) Balloon Signs shall not be Illuminated.
- (4) If mounted on the ground surface of a Site, a Balloon Sign:
 - (a) Shall not exceed 8.0 m in Height;
 - (b) Must be located at least 1.5 m from all property lines (with the exception of a Corner Lot where the Sign must be set back a minimum of 6.0 m from all property lines); and

- (c) Must not interfere with access to or from the Site.
- (5) If mounted on the roof of a Building:
 - (a) The vertical height of the Balloon Sign plus the Height of the Building shall not exceed the maximum Height allowances in the District applied to the Site; and
 - (b) Shall be located no closer than 30.0 m from the boundary of any residential District.
- (6) The method of securing the Balloon Sign is by a series of tethers anchored or affixed to the ground or the roof of a Building.

SECTION 101 BANNERS AND NON-GOVERNMENT-ISSUED FLAGS

- (1) May be allowed in non-residential Districts, not including the UR – Urban Reserve District.
- (2) Banners and non-government-issued flags shall comply with the provisions of this Bylaw related to Temporary Signs.
- (3) A Banner shall advertise a specific event, and shall be displayed for a period not exceeding thirty consecutive days and, upon expiry of that period, shall be removed.
- (4) A business may display one Banner in a twelve month period.

SECTION 102 BILLBOARD SIGNS

- (1) One billboard sign is allowed per quarter section along Highways 16 and 16A within land in the UR – Urban Reserve District only. (Bylaw C-839-13, Feb. 25, 2013)
- (2) The minimum distance that a Billboard Sign shall be from a Site to which a residential district is applied, is 250.0 m.
- (3) The maximum copy and sign area of a Billboard Sign shall be 18.5 m².
- (4) No part of the Billboard Sign that is highway oriented and within 200.0 m of the edge of the pavement shall be more than 7.5 m above the highway, or 15.0 m above the Grade of the Site of the Sign, whichever is the lowest.

SECTION 103 CHANGEABLE MESSAGE SIGNS

- (1) Changeable Message Signs may be allowed, and this method of communicating a message may be used on A-Board Signs, Billboard Signs, Freestanding Signs, Fascia Signs, Portable Signs, and Projecting Signs.

SECTION 104 DEVELOPMENT MARKETING SIGNS

- (1) Development Marketing Sign is a Temporary Freestanding Sign and shall comply with the following:
- (a) Allowed on vacant lands along highways and arterial roads in the UR – Urban Reserve District, M1 – General Industrial District, C2 – Vehicle Oriented Commercial District and SE – Sports and Entertainment District, where lands have an approved area structure plan.
(Bylaw C-1251-23, June 26, 2023)
 - (b) Shall not exceed 36 m² in Sign Area.
 - (c) Shall have a maximum height of 8.0m above the grade of the road, when the sign is located within 200 m from the edge of the road pavement.
 - i. Development Officers may exercise their discretion in adjusting the height requirements when the grade of lands adjacent to the Highway exceeds the highway grade.
 - (d) The Sign is shall be located in the same quarter section as the proposed development being described on the Copy.
 - (e) Limited to two Signs per quarter section.
 - (f) Development Permit may be issued for up to three years. After the initial three year period, permits may be extended annually through an extension request.
 - (g) No part of a sign shall be closer than 3.0m from the property line.
 - (h) The minimum distance between a sign and land districted for residential use shall be 100 m.
 - (i) A Development Marketing Sign shall be separated from other Development Marketing Sign, Billboard Sign or Freestanding Sign by 100 m.
 - (j) Development Marketing Signs shall not contain a digital copy.
(Bylaw C-1251-23, June 26, 2023)

SECTION 105 DIGITAL COPY

- (1) Freestanding Signs, Multi-Tenant Signs and Billboards may incorporate Digital Copy into any or all of the allowable Copy area as prescribed by this Bylaw.
- (2) Any Sign containing Digital Copy:
- (a) Shall be designed and placed such that they do not face or project into any residential area;

- (b) Shall be equipped with automatic light level control devices and ambient light monitors to ensure that evening brightness levels do not exceed 0.3 foot candles above ambient light conditions and that evening brightness levels do not exceed 400 nits;
- (c) Shall display only static images of no less than six seconds duration each; and
- (d) Shall present no flashing or transitional effects between the display of static images.

SECTION 106 FASCIA SIGNS

- (1) Fascia Signs are allowed in non-residential Districts only, not including the UR – Urban Reserve District.
- (2) The maximum coverage area of a Fascia Sign shall be:
 - (a) Twenty percent of the Building face that includes the main entrance to the Building; and
 - (b) Five percent for all other Building faces.
- (3) The building face is defined by the lower and upper limits of the Building wall.
- (4) A Fascia Sign shall not extend above the eave line of any Building elevation.
- (5) A Fascia Sign exceeding a Height of 1.5 m and with a Sign Area greater than 10.0 m² shall be limited to individual letters or shapes. The letters or shapes shall be either fixed directly to the Building without a sign-backing panel or mounted by an architecturally compatible method, to the satisfaction of a Development Officer.

SECTION 107 FENCE SIGNS

- (1) Fence Signs shall include only temporary Real Estate Signs and Signs identifying Multi-Unit Residential Dwellings.
- (2) Notwithstanding Section 107(1) Fence Signs are permitted on Sites in the M1 – General Industrial District as a Permanent Sign.
- (3) Each Sign shall be securely attached to the Fence.
- (4) The maximum Sign Area shall be 1.1 m².
- (5) Where the Sign is attached to the body of the Fence, the top edge of the Sign shall coincide with or be below the top edge of the Fence.

- (6) Where the Sign is attached to an entry feature of the Fence, such as an archway:
- (a) The top edge of the Sign shall coincide with or be below the top edge of the entry feature; and
 - (b) The Sign shall have a minimum clearance of 2.44 m, measured from the ground to the bottom edge of the Sign.

SECTION 108 FREESTANDING SIGNS

- (1) Except as otherwise provided, Freestanding Signs are permitted in Commercial, Industrial Districts, and the R2 – Mixed Medium to High Density Residential District, R2CC – City Centre High Density Residential District, RMHC – Residential Manufactured Home Court District, PS – Public Service Institutional District, P1 – Parks and Recreation District and SE – Sports and Entertainment District.

(Bylaw C-1356-24, October 15, 2024)

- (2) Freestanding Signs are permitted in the C1 – City Centre District, and the C4 – Integrated Mixed Use District where the building is not street oriented and where a Fascia Sign is not possible.

(Bylaw C-1226-22, December 05, 2022)

- (3) In Commercial and Industrial Districts and the PS – Public Service Institutional District and SE – Sports and Entertainment District, the total Copy area of a Freestanding Sign shall not exceed 0.3 m² in area for each metre of Street Frontage of the Site, to a maximum of 17.0 m². The Copy area of a Freestanding Sign face may be increased by a variance of no more than ten percent of the maximum allowable area for the Site only for the purposes of providing an area for changeable Copy or Digital Copy. In all other districts cited above, the maximum sign area is 3 m².

(Bylaw C-900-15, Feb. 23, 2015)

(Bylaw C-1226-22, December 05, 2022)

- (4) The minimum setback to any portion of a Freestanding Sign shall be 0.75 m from the property line.

- (5) The maximum Sign Height of Freestanding Signs shall be:

- (a) 9.1 m in the C2 – Vehicle Oriented Commercial District, C4 – Integrated Mixed Use District, SE – Sports and Entertainment District and M1 – General Industrial District;

(Bylaw C-1226-22, December 05, 2022)

- (b) 4.5 m in the C3 Neighbourhood Retail and Service District; and

- (c) 2.5 m in the R2 – Mixed Medium to High Density Residential District, R2CC – City Centre High Density Residential District, RMHC – Residential Manufactured Home Court District, PS – Public Service Institutional District, P1 – Parks and Recreation District and C1 – City Centre Commercial District.

(Bylaw C-1104-19, May 29, 2020)

- (6) Freestanding Signs shall have a low profile landscaped area of 1.0 m around the base of the Sign. The Landscaping shall not interfere with the visibility of the Sign Copy or traffic.

(Bylaw C-942-15, Jan. 29, 2016)

SECTION 109 HANGING SIGNS

- (1) Hanging Signs are allowed in commercial and sports and entertainment Districts only.
(Bylaw C-1226-22, December 05, 2022)
- (2) Each Hanging Sign shall be spaced a minimum of 2.0 m from any other Hanging Sign.
- (3) The minimum clearance, measured from the ground to the bottom edge of the Hanging Sign, shall be 2.44 m.
- (4) The maximum vertical dimension of the Sign shall be 0.3 m.
- (5) The maximum Sign Area per side shall be 1.5 m².

SECTION 110 NEIGHBOURHOOD IDENTIFICATION SIGNS

- (1) Neighbourhood Identification Signs are allowed in residential Districts only, not including the UR – Urban Reserve District.
- (2) Unless provision for a Neighbourhood Identification Sign is included in a Development Agreement for the applicable subdivision approval, Neighbourhood Identification Signs shall:
 - (a) Have a maximum Sign Area of 9.3 m²;
 - (b) Have a maximum Sign Height of 4.6 m;
 - (c) Contain only the name of the community, neighbourhood or subdivision area and can contain symbols or logos related to the name;
 - (d) Be of low profile;
 - (e) Blend in with the architecture or theme of the surrounding area;
 - (f) Shall be limited to a maximum of one per Street entrance into the community area; and
 - (g) Shall not contain the logo, symbol or name of any developer(s) or builder(s).

SECTION 111 PORTABLE SIGNS

- (1) Portable Signs are allowed in all Industrial, and Commercial Districts, the P1 – Parks and Recreation District, the PS – Public Service Institutional District and the SE – Sports and Entertainment District.

(Bylaw C-1226-22, December 05, 2022)

- (2) The Development Officer may approve a Development Permit for a Portable Sign for one period not exceeding 365 days.
- (3) Notwithstanding (2) above, on Sites with more than 90.0 m of Frontage, a Portable Sign may be approved for location upon a different section of the Frontage subject to the limitations of Section 98, General Regulations for Signs.
- (4) The maximum Sign Area on one side of a Portable Sign shall be 5.0 m².

SECTION 112 PROJECTING SIGNS

- (1) Projecting Signs are allowed in non-residential Districts, not including the UR – Urban Reserve District.
- (2) Each Projecting Signs shall be spaced a minimum of 2.0 m from any other Projecting Sign.
- (3) The maximum Sign Area per side of a Projecting Sign shall be 2.23 m².
- (4) The top of the Sign shall not project above the eave line or the roofline, the top of the second Storey window head, or 6.0 m above Grade, whichever is the least.
- (5) The edge of the Sign nearest the Building shall not be located more than 300.0 mm from the Building face.
- (6) Visible means of support for Projecting Signs shall be architecturally integrated with the Building upon which they are located to the satisfaction of the Development Officer.
- (7) A Projecting Sign shall not project more than 2.0 m from the Building face.

SECTION 113 PROHIBITED SIGNS

Unless otherwise provided for under this Bylaw, the following Sign types are prohibited within the City.

- (1) Signs that interfere with traffic lines-of-sight;
- (2) Continuous Sign Band Signs;
- (3) Animated Signs;

- (4) Flashing Signs;
- (5) Rotating or moving signs (not including clocks);
- (6) Child Care Services signs in residential districts;
- (7) Third Party Advertising other than Billboard Sign; and
- (8) Vehicle Signs.

(Bylaw C-981-16, Jan. 25, 2017)
(Bylaw C-1269-23, Feb. 12, 2024)

SECTION 113A ROOF SIGNS

- (1) A Roof Sign is a Discretionary Use in the M1 – General Industrial District where there is no opportunity for a Free Standing or Fascia Sign, or where those Signs would not be visible from the Street.
- (2) A Roof Sign shall not exceed 25% of the Height of the Building, and the Roof Sign shall be included in the calculation of the total Building Height.
- (3) No portion of a Roof Sign shall protrude beyond the eaves of the roof on which it is located.

(Bylaw C-900-15, Feb. 23, 2015)

SECTION 113B FEATHER SIGNS

- (1) Feather Signs are allowed in the M1 – General Industrial District, C2 - Vehicle Oriented Commercial District and the SE – Sports and Entertainment District.
(Bylaw C-1226-22, December 05, 2022)
- (2) The Development Officer may approve a Development Permit for up to three signs for one period not exceeding 30 days in a 12 month period.
- (3) The maximum Sign Area shall be 3.0 m² and the maximum height shall be 3.0 m.
- (4) Feather Signs must be secured and stabilized so as to withstand wind gusts, or be removed during windy conditions.
- (5) Feather Signs shall not interfere with either pedestrian or vehicular sight lines or obstruct views to any existing business or existing permanent sign.

(Bylaw C-1057-18, March 18, 2019)

PART 11 – LAND USE DISTRICT REGULATIONS

SECTION 114 LAND USE DISTRICT MAP

- (1) Land Use Districts specified in Part 11 of this Bylaw are described by their short form on the Land Use District map, which forms Schedule A of this Bylaw.
(Bylaw C-1226-22, December 05, 2022)
- (2) District boundaries are delineated on the Land Use District map. Where uncertainty arises regarding the precise location of the boundary of any District, the following rules shall apply:
 - (a) District boundaries shall follow Site boundaries;
 - (b) District boundaries shall follow the municipal boundaries;
 - (c) District boundaries shall measure to the centre line of railway rights-of-way; and
 - (d) District boundaries shall measure to the centre line of road rights-of-way.
- (3) Any District boundaries not referenced specifically above shall be determined on the basis of the scale of the map.
- (4) Where Land Use Districts have been established to reflect a subdivision of land, the Districts shall be understood to conform to the Certificate of Title or plan of survey as registered in a land titles office. Prior to registration, Section 114(3) shall apply.
- (5) District Regulations do not apply to Highways, Streets, Alleys or any other public road right-of-way.
- (6) Notwithstanding Section 114(5), should an application to close a portion of any public road right-of-way be approved by Council and registered at land titles, the Districts applying to the Adjacent Sites shall apply to the registered road closure area.

SECTION 115 R1 – MIXED LOW TO MEDIUM DENSITY RESIDENTIAL DISTRICT

(1) GENERAL PURPOSE

The purpose of this District is to accommodate a range of low to medium density Dwelling types along each block face in order to provide flexibility in the design and Development of the neighbourhood. The District is intended to emphasize complementary relationships of Development with the Street and with each other.

Permitted Uses	Discretionary Uses
• Accessory Buildings • Duplex • Home Occupation, Minor • Semi-Detached Dwellings • Single Detached Dwellings	• Bed and Breakfast Establishment • Boarding and Lodging House • Family Day Homes • Garage Suite • Garden Suite • Group Home, Limited • Home Occupation, Major • Manufactured Home • Public Utility Building • Row Housing, Street Oriented, up to four units • Sales Centre • Secondary Suite • Show Home

(Bylaw C-900-15 – Feb. 23, 2015)

(Bylaw C-942-15, Jan. 29, 2016)

(Bylaw C-1057-18, March 18, 2019)

(Bylaw C-1104-19, May 29, 2020)

(Bylaw C-1269-23, Feb. 12, 2024)

- (a) Notwithstanding the list of uses, where the use of flexible zoning has not been contemplated in the applicable Area Structure Plan, the permitted uses for Low Density designated areas shall be Single Detached Dwellings and Accessory Buildings. The permitted uses for Medium Density designated areas shall be Duplexes, Semi-Detached Dwellings and Accessory Buildings. All listed uses that are not otherwise specified in this clause shall be discretionary.

(Bylaw C-865-13, Feb. 10, 2014)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum):	• Semi-Detached Dwelling	• 7.5 m
	• Street Oriented Row Housing	• 5.5 m
	• Street Oriented Row Housing, End Units	• 6.7 m
	• All Other Uses without Alley access	• 9.0 m
	• All Other Uses with Alley access	• 8.5 m
	• Duplex (Side by Side)	• 15.0 m
Site Depth (Minimum):	• Street Oriented Row Housing • All Other Uses	• 25.0 m • 30.0 m
Front Yard Setback (Minimum):	• Principal Building • Attached Garage	• 3.0 m • 6.0 m
Side Yard Setback (Minimum):	• Street Side Yard • All Other Uses	• 3.0 m • 1.2 m
Rear Yard Setback (Minimum):	• Principal Building, Corner Site	• 4.5 m
	• Attached Garage accessed from an Alley, Corner Site	• 3.0 m
	• Attached Garage accessed from an Alley, all Other Sites	• 6.0 m
	• All Other Principal Buildings	• 7.0 m
Height (Maximum):	• Three Storeys not to exceed 12.0 m • A maximum differential of one Storey allowed between Adjacent Sites	
Density:	• 25 units per net hectare (minimum) • An application that proposes a Density lower than the minimum may be permitted if the neighbourhood's average Density remains 25 units per net hectare or higher.	
Site Coverage (Maximum):	• 50% • 57% for Street Oriented Row Housing; this shall only apply to internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage at 57%. (Bylaw C-865-13, Feb. 10, 2014)	
Amenity Area (Minimum):	• 7.5 m ² per Dwelling for Duplexes and Row Housing for private outdoor Amenity Area	

(Bylaw C-1025-17, March 5, 2018)
 (Bylaw C-1060-18, March 18, 2019)
 (Bylaw C-1356-24, October 15, 2024)

(3) ADDITIONAL REQUIREMENTS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and taking into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (b) The common Amenity Area may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides enough area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:
 - (i) Playground equipment;
 - (ii) Benches, picnic tables, or other seating;
 - (iii) Gazebos or other shelters;
 - (iv) Patios;
 - (v) Courtyards;
 - (vi) Gardens; or
 - (vii) Other recreational or amenity uses that would meet the needs of the residents for the specific Development under consideration.
- (c) Manufactured Homes shall fit the building character of the neighbourhood to the satisfaction of the Development Officer.
- (d) Development on Lot 8B, Plan 9424151 and Lot 9, Block 1, Plan 1027111 shall:
 - (i) Follow the Urban Village Design Guidelines set out in the Pioneer Lands Area Structure Plan – Gateway Lands Amendment, adopted November 14, 2011; and
 - (ii) Where the Design Guidelines conflict with other regulations of the Land Use Bylaw, the Design Guidelines shall take precedence.
- (e) Developments within the City Centre Overlay identified on PART 11 – LAND USE DISTRICT REGULATIONS; Section 114 Land Use District Map; (1), with the Map being Schedule A, shall adhere to the requirements in PART 6 – GENERAL REGULATIONS; Section 30 Design and Appearance of Buildings.

(Bylaw C-1162-21, April 11, 2023)

SECTION 116 R2 – MIXED MEDIUM TO HIGH DENSITY RESIDENTIAL DISTRICT

(1) GENERAL PURPOSE

The purpose of this District is to accommodate a mix of medium to high density Dwelling types within the block face, in order to provide flexibility in the design and Development of neighbourhoods. The District is intended to emphasize complementary interface of Development with the Street and with each other.

Permitted Uses	Discretionary Uses
• Accessory Buildings • Home Occupation, Minor • Multi-Unit Dwellings • Row Housing Development • Row Housing, Stacked • Row Housing, Street Oriented with rear attached Garage	• Assisted Living Facility • Bed and Breakfast Establishment • Boarding and Lodging House • Child Care Facility • Designated Assisted Living Facility • Duplex • Family Day Home • Group Homes, Limited • Home Occupation, Major • Public Utility Building • Religious Assembly • Row Housing, Street Oriented • Sales Centre • Semi-Detached Dwelling • Show Home • Special Care Facility

(Bylaw C-942-15, Jan. 29, 2016)
(Bylaw C-1057-18, March 18, 2019)
(Bylaw C-1096-19, May 29, 2020)
(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1269-23, Feb. 12, 2024)

- (a) Notwithstanding Section 116 (1), a Home Occupation, Minor shall be a discretionary Use in Multi-Unit Dwellings.

(Bylaw C-1269-23, Feb. 12, 2024)

- (b) Notwithstanding the list of uses, where the use of flexible zoning has not been contemplated in the applicable Area Structure Plan, the permitted used for Medium Density designations shall be Row Housing, Stacked, Row Housing Developments and Accessory Buildings. The permitted uses for High Density designations shall be Multi-Unit Dwellings and Accessory Buildings. All listed used that are not otherwise specified in this clause shall be discretionary.

(Bylaw C-1283-23, Feb. 12, 2024)

(c) Notwithstanding Section 116(1), a Child Care Facility or Religious Assembly shall be discretionary only as an Accessory Use to a Multi-Unit Dwelling.

(Bylaw C-865-13, Feb. 10, 2014 and Bylaw C-942-15, Jan. 29, 2016)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Area (Minimum):	- Multi-Unit Dwellings - Row Housing Developments	800 m² 800 m²
Site Width (Minimum)	- Row Housing, Street Oriented with rear attached Garage - Row Housing, Street Oriented with rear attached Garage (End Unit)	4.2 m 5.5 m
Site Depth (Minimum)	Row Housing, Street Oriented with rear attached Garage	25.0 m
Front Yard Setback (Minimum):	- Principal Building - Attached Garage - For any Development in excess of three Storeys. May be used for outdoor Amenity Area - Row Housing, Street Oriented with rear attached Garage	3.0 m 6.0 m 6.0 m 4.5 m
Side Yard Setback (Minimum):	- Principal Buildings three Storeys or less - Principal Buildings three Storeys or less Abutting a Street - Principal Buildings four Storeys or more - Row Housing, Street Oriented with rear attached Garage - Row Housing, Street Oriented with rear attached Garage Abutting a Street	2.0 m 3.0 m 4.5 m 1.2 m 3.0 m
Rear Yard Setback (Minimum):	- Principal Building, Corner Site - Attached Garage accessed from an Alley, Corner Site - Attached Garage accessed from an Alley, all other Sites - All other Principal Buildings	4.5 m 3.0 m 6.0 m 7.0 m

Site Standard		
Height (Maximum):	- Four Storeys not exceeding 15.0 m for Developments Abutting a Residential District that allows Single Detached Dwelling as a Permitted Use. - For all other areas, notwithstanding Section 14 (4), a variance may be granted for Multi-Unit Dwellings for Height up to six Storeys or 23 m considering but not limited to: a) Surrounding land uses; b) Shading of surrounding properties; and c) Capacity of road network. (Bylaw C-1369-24, March 10, 2025)	
Density:	40 units per net hectare (minimum) 150 units per net hectare (maximum)	
Site Coverage (Maximum):	- Row Housing Developments - Street Oriented Row Housing (all types) - All other developments	65% 50% for end units; 57% for internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage with the total site coverage at 57% 50% (Bylaw C-865-13, Feb. 10, 2014)
Amenity Area (Minimum):	7.5 m² per Dwelling for Row Housing for private outdoor Amenity Area 7.5 m² per Dwelling for Multi-Unit Dwellings for common Amenity Area (Bylaw C-1096-19, May 29, 2020) (Bylaw C-1104-19, May 29, 2020)	

- (a) Notwithstanding Section 116 (2), the Height (Maximum) Development Regulation for Special Care Facilities is Four Storeys not exceeding 14.0 m, excepting that a building with a walk out basement, where the walk out basement portion is not adjacent a residential district, may be Five Storeys not exceeding a 14.0 m Height above the design Grade, on Lot 98, Block 13, Plan 132 4328.

(Bylaw C-1089-19, Oct. 21, 2019)

- (b) Duplexes and Semi-Detached Dwellings shall use the development regulations in the R1 – Mixed Low to Medium Density Residential District

(Bylaw C-1356-24, October 15, 2024)

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.

- (b) The common Amenity Area may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides adequate area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:
- (i) Playground equipment;
 - (ii) Benches, picnic tables, or other seating;
 - (iii) A gazebo or other shelter;
 - (iv) A Patio;
 - (v) Courtyards;
 - (vi) Gardens; or
 - (vii) Other recreational or amenity uses that would meet the needs of the residents for the specific Development under consideration.
- (c) Row Housing, Street Oriented shall be developed:
- (i) On its own block face;
 - (ii) In accordance with the applicable regulations of the R1 District;
 - (iii) With each dwelling individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments;
 - (iv) With the façades of a principal building abutting the front lot line and flanking side lot line on corner sites, using consistent building materials and architectural features; and
 - (v) Cross lot drainage easements may be required for surface drainage and roof leader drainage to accommodate center units.
- (Bylaw C-1096-19, May 29, 2020)
- (d) Development on Lot 8B, Plan 9424151 and Lot 9, Block 1, Plan 1027111 shall:
- (i) Follow the Urban Village Design Guidelines set out in the Pioneer Lands Area Structure Plan – Gateway Lands Amendment, adopted November 14, 2011; and
 - (ii) Where the Design Guidelines conflict with other regulations of the Land Use Bylaw, the Design Guidelines shall take precedence.

- (e) Assisted Living and Designated Assisted Living developments shall provide 10% of the site area in the form of outdoor amenity area. In the case of Designated Assisted Living developments the amenity area may be fenced for security purposes.

SECTION 116A R2CC – CITY CENTRE HIGH DENSITY RESIDENTIAL DISTRICT

(Bylaw C-1162-21, April. 11, 2023)

(1) GENERAL PURPOSE

The purpose of this District is to accommodate higher density residential development within the City Centre Overlay Area that contributes positively to a high-quality urban form and pedestrian environment, and supports achieving an overall City Centre density target of 100 dwelling units per net residential hectare.

(a) Permitted and Discretionary Uses:

(i) Permitted Uses	(ii) Discretionary Uses
Multi-Unit Dwellings	- Accessory Buildings - Assisted Living Facility - Designated Assisted Living Facility - Funeral Homes, Existing - Home Occupation, Minor - Public Utility Building - Row Housing, Stacked - Sales Centre - Special Care Facility

(Bylaw C-1269-23, Feb. 12, 2024)

(2) DEVELOPMENT REGULATIONS

(a) In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

(b) Site Standards

Site Standard			
(i)	Site Area:	Minimum	800 m²
(ii)	Site Width:	- Minimum - Maximum	15 m 40 m
(iii)	Site Depth:	Minimum	30 m
(iv)	Front Yard Setback:	Minimum	3.0 m
(v)	Side Yard Setback:	- Buildings two (2) Storeys or less - Buildings exceeding two (2) Storeys and/or abutting a Street	2.0 m 3.0 m
(vi)	Rear Yard Setback:	- Minimum - Minimum, Corner Site	3.0 m 4.5 m
(vii)	Height:	- Minimum of two (2) storeys; and - Maximum of six (6) storeys not exceeding 20.0 m	

(viii)	Density:	• Minimum of 130 Dwellings per hectare
(ix)	Site Coverage:	• Maximum • 85%

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding Part 4, Section 14 Variances a Development Officer may grant variance to the minimum Density for Multi-Unit Dwellings where a Site is less than 800 m2 and isolated from Site consolidation opportunity, or where a new Development or Subdivision would create or isolate a Site of less than 800 m2 upon their consideration of:
- (i) The age and condition of existing adjacent Development that may allow Site consolidation opportunities; and,
 - (ii) If granting a variance would unduly impact achieving an overall density target of 100 dwelling units per net residential hectare within the Municipal Development Plan City Centre Boundary.
- (Bylaw C-1283-23, Feb. 12, 2024)
- (b) Notwithstanding maximum Site Coverage (2)(b)(ix), the Development Officer may vary regulations to increase maximum Site Coverage for development using underground parking facilities, agreed parking reductions, smaller unit sizes to support affordability, or additional indoor Amenity Areas and facilities that comply with the density provisions of this District. Any application for a development proposed to exceed Site Coverage shall be a Discretionary Use development.
- (c) Assisted Living and Designated Assisted Living developments shall provide 10% of the site area in the form of outdoor amenity area, which in the case of Designated Assisted Living it may be fenced for security purposes.
- (d) Notwithstanding the Front Yard and Side Yard requirements in (2)(b), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other developments and buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (e) A common Amenity Area totaling 7.5 m² per unit shall be provided for new Multi-Unit Dwellings that may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides adequate area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:
- (i) Playground equipment;
 - (ii) Benches, picnic tables, or other seating;

- (iii) A gazebo or other shelter;
- (iv) A Patio;
- (v) Courtyards;
- (vi) Gardens; or
- (vii) Other recreational or amenity uses that would meet the needs of the residents for the specific Development under consideration.

(f) Loading and waste storage areas shall be located at the rear of all buildings and shall be screened from view from adjacent properties and pedestrian areas.

(g) Notwithstanding Part 4, Section 14 Variances a Development Officer may grant variance to the minimum density for Uses such as or similar to Assisted Living Facility, Designated Assisted Living Facility, and, Special Care Facility where:

- (i) The proposed use meets the purpose and intent of the District; and,
- (ii) Consideration is given to any future phases of development on the same site.

(Bylaw C-1283-23, Feb. 12, 2024)

(4) ADDITIONAL REGULATIONS FOR STREET INTERFACE AND BUILDINGS

(a) Street Interface

- (i) The Height of a new Building shall be compatible with neighbouring buildings, and a corner Building is encouraged to define a primary entrance point to a Street block.
- (ii) Roof line variation shall be encouraged.
- (iii) Buildings shall be accentuated to address the intersection and the streetfronts at the corners of significant Street intersections by use of building massing and architectural features.
- (iv) A Multi-Unit Dwelling shall not exceed 40 m of continuous Building frontage.
- (v) A Multi-Unit Dwelling shall provide sidewalk connections to ensure accessibility between the street and laneways/alleys.

(b) Building Design

- (i) District character shall be a high-quality environment distinguished by its organized, but varied façades with prominent detailing and signage.

- (ii) Building design shall be architecturally compatible with other structures by using complementary forms, materials, and scale.
- (iii) Architectural features shall be used to differentiate one face of a Building from another.
- (iv) All at-grade residential units are encouraged and shall have visual privacy from any public or internal sidewalks without the need for high or non-transparent privacy fences or walls that detract from the active street edge, or alternatively entrances may be raised to 2.0 m above grade.
- (v) Building step-backs where usable may contribute to required Amenity Area.
- (vi) Balconies shall be integral to the overall form and design of Multi-Unit Dwellings and shall not project beyond a property line.
- (vii) Variations in the setback of individual units up to 1.0 m shall be employed to provide building articulation and emphasize individual unit identity.
- (viii) Variations in architectural detailing (e.g., materials, colours, etc.) shall be used to create individual unit identity while maintaining overall Building design consistency.
- (ix) New buildings shall use brick, wood, or glass as their fundamental cladding with such materials being compatible and complementary to adjacent Buildings.
- (x) Vinyl siding is not an acceptable cladding material.

(5) ADDITIONAL DEVELOPMENT REGULATIONS FOR PARKING

(a) Parking shall be in accordance with Land Use Bylaw Part 8, except that:

- (i) Parking access for vehicles, either surface or structured, shall be permitted at either the rear or side of buildings, and/or may be internalized.
- (ii) Vehicular access to parking areas shall be from an alley, and where no alley exists access may be from an adjacent Street on the side that would best limit potential pedestrian conflicts.
- (iii) Visitor parking may be accommodated with surface stalls accessed from a rear lane.

SECTION 117 GPL – GREENBURY PLANNED LOT DISTRICT

(Bylaw C-900-15, Feb. 23, 2015)

(Bylaw C-1000-17, June 27, 2017)

(1) GENERAL PURPOSE

The purpose of this District is to accommodate single and semi-detached dwellings built to the property line and street-oriented row housing with standard side yards within the Greenbury neighbourhood on a pilot project basis.

Permitted Uses	Discretionary Uses
• Accessory Building • Home Occupation, Minor • Semi-Detached Dwelling • Single Detached Dwelling	• Bed and Breakfast Establishment • Boarding and Lodging House • Family Day Home • Group Homes, Limited • Public Utility Building • Sales Centre • Secondary Suite • Show Home • Row Housing, Street Oriented, up to four units

(Bylaw C-1057-18, March 18, 2019)

(Bylaw C-1104-19, May 29, 2020)

(Bylaw C-1269-23, Feb. 12, 2024)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum):	• Single Detached Dwelling • Single Detached Dwelling – one side Zero Side Yard • Semi-Detached Dwelling • Semi-Detached Dwelling – two sides Zero Side Yard • Semi-Detached Dwelling – one side Zero Side Yard • Row Housing, Street Oriented – Internal Dwelling • Row Housing, Street Oriented – End Dwelling	• 8.5 m • 7.6 m • 6.7 m • 5.5 m • 6.9 m • 5.5 m • 6.7 m
Site Width (Maximum):	• Single Detached Dwelling – one side Zero Side Yard • Semi-Detached Dwelling – one side Zero Side Yard	• 11.9 m • 10.7 m
Site Depth	• All uses	• 33.5 m

(Minimum):		
	Site Standard	
Front Yard Setback (Minimum):	- Principal Building - Attached Garage - Street Side Yard - Single Detached Dwelling - Single Detached Dwelling with one side Zero Side Yard - Semi-Detached Dwelling - Semi-Detached with two sides Zero Side Yard - Street Oriented Row Housing	3.0 m 6.0 m 3.0 m 1.2 m or 1.5 m when adjacent to Zero Side Yard Development 1.5 m 1.2 m or 1.5 m when adjacent to Zero Side Yard Development 0 m 1.2 m or 2.25 m when adjacent to Zero Side Yard Development
Rear Yard Setback (Minimum):	- Principal Building, Corner Site - All other Principal Buildings - Attached Garage, access from an Alley, Corner Site - Attached Garage, accessed from an Alley, all other Sites	4.5 m 7.0 m 3.0 m 6.0 m
Height (Maximum):	- Three storeys not to exceed 12.0 m - A maximum differential of one Storey allowed between Adjacent Sites	
Density:	25 units per net hectare (minimum) - An application that proposes a Density lower than the minimum may be permitted if the neighbourhood's average Density remains 25 units per hectare or higher.	
Site Coverage (Maximum):	50% 57% for Street Oriented Row Housing: this shall only apply to internal Dwelling units with no side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% of the total site coverage at 57%.	
Amenity Area (Minimum):	7.5 m² per dwelling for Row Housing on one site for private outdoor Amenity Area.	

(3) ADDITIONAL REGULATIONS

(a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard and Street Side Yard in accordance with Section 29 of this Bylaw.

- (b) Zero Side Yard Development shall only be considered when a private maintenance easement, a minimum of 1.5 m wide, has been registered at the time of subdivision that provides for:
 - (i) A 0.30 m eave encroachment with the requirement that the eaves must not be closer than 0.90 m to the eaves of the adjacent building;
 - (ii) A 0.60 m footing encroachment;
 - (iii) A drainage swale, constructed as per the City of Spruce Grove Minimum Engineering Standards; and
 - (iv) Permission to access the easement area for maintenance of both properties.
- (c) For all Zero Side Yard Development, any Accessory Building must meet the same minimum Side Yard as the Principal Building.
- (d) For all subdivision proposed for land within this District, the following information shall be delineated on the tentative plan of subdivision:
 - (i) All lots proposed for Zero Side Yard Development; and
 - (ii) Whether the block(s) will be front or rear loading.
- (e) For all Zero Side Yard Development, a Real Property Report shall be submitted to the City of Spruce Grove after the completion of foundation construction and prior to commencement of framing.
- (f) Notwithstanding Section 117(3)(e) above, the builder, at their own risk, may install main floor joists and subfloor only on a completed foundation to protect and maintain the integrity of the foundation and footings.
(Bylaw C-1025-17, March 5, 2018)
- (g) Notwithstanding Section 117(3)(e) above, the builder, at their own risk, on a walkout lot, may install main floor joists, subfloor and applicable pony walls only on a completed foundation to protect and maintain the integrity of the foundation and footings.
(Bylaw C-1025-17, March 5, 2018)
- (m) For all sites that accommodate a dwelling less than 6.6 m wide excluding any architectural features such as cantilevers or archways, the maximum permitted width of a front attached garage is 4.9 m.
(Bylaw C-1025-17, March 5, 2018)
(Bylaw C-1104-19, May 29, 2020)
- (i) No storage, air conditioners, garbage cans, accessory uses and buildings, or landscaping other than ground covering shall be located within the private maintenance area.
(Bylaw C-1025-17, March 5, 2018)

- (j) Variance shall not be granted to a Side Yard Setback.

(Bylaw C-1369-24, March 10, 2025)

- (k) All roof leaders from the dwelling are connected to the storm service.

(Bylaw C-1369-24, March 10, 2025)

SECTION 117A EPL – EASTON PLANNED LOT DISTRICT

(1) DEVELOPMENT REGULATIONS

The purpose of this District is to accommodate single dwellings with vehicular access from a rear Alley only, with one side built to the property line within the Easton neighbourhood.

Permitted Uses	Discretionary Uses
• Accessory Building • Single Detached Dwelling	• Bed and Breakfast Establishment • Boarding and Lodging House • Family Day Home • Garage Suite • Group Homes, Limited • Home Occupation • Sales Centre • Secondary Suite • Show Home

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum):	• Single Detached Dwelling • Single Detached Dwelling - one side Zero Side Yard	• 8.5 m • 7.6 m
Site Depth (Minimum):	• All uses	• 33.0 m
Front Yard Setback (Minimum):	• Principal Building	• 3.0 m
Side Yard Setback (Minimum):	• Single Detached Dwelling • Street Side yard	• 1.2 m or 1.5m when adjacent to Zero Side Yard development • 2.4 m
Rear Yard Setback (Minimum):	• Attached Garage, access from an alley, Corner Site • Attached Garage, accessed from an alley • All other Principal Buildings	• 3.0 m • 6.0 m • 7.0 m

	Site Standard
Height (Maximum):	• Three storeys not exceeding 12.0 m
Density:	• 25 units per net hectare (minimum) • An application that proposes a density lower than the minimum may be permitted if the neighbourhood's average density remains 25 units per hectare or higher.
Site Coverage (Maximum):	• 50%

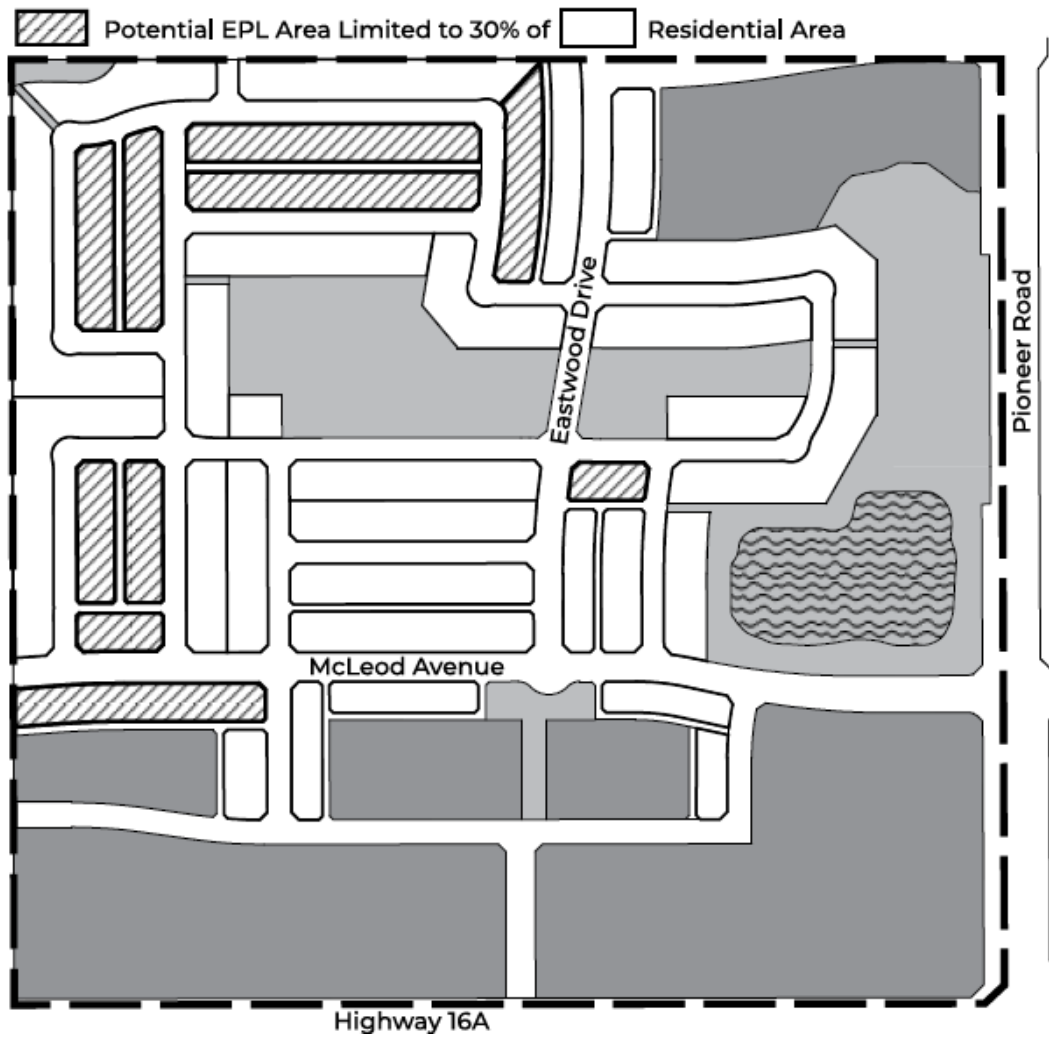
(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard and Street Side Yard in accordance with Section 29 of this Bylaw.
- (b) Zero Side Yard Development shall only be considered when a private maintenance easement, a minimum of 1.5 m wide, has been registered at the time of subdivision that provides for:
 - (i) A 0.30 m eave encroachment with the requirement that the eaves must not be closer than 0.90 m to the eaves of the adjacent building;
 - (ii) A 0.60 m footing encroachment;
 - (iii) A drainage swale, constructed as per the City of Spruce Grove Minimum Engineering Standards; and
 - (iv) Permission to access the easement area for maintenance of both properties.
- (c) All roof leaders from the Dwelling are connected to the storm service.
- (d) For all Zero Side Yard Development, any Accessory Building must meet the same minimum Side Yard as the Principal Building.
- (e) For all subdivision proposed for land within this District, all lots proposed for Zero Side Yard shall be delineated on the tentative plan of subdivision.
- (f) No front drive access will be permitted in this district.

- (g) For all Zero Side Yard Development, a Real Property Report shall be submitted to the City of Spruce Grove after the completion of foundation construction and prior to commencement of framing.
- (h) Notwithstanding Section 117A(3)(g) above, the builder, at their own risk, may install main floor joists and subfloor only on a completed foundation to protect and maintain the integrity of the foundation and footings.
- (i) Notwithstanding Section 117A(3)(g) above, the builder, at their own risk, on a walkout lot, may install main floor joists, subfloor and applicable pony walls only on a completed foundation to protect and maintain the integrity of the foundation and footings.
- (j) No storage, air conditioners, garbage cans, accessory uses and buildings, or landscaping other than ground covering shall be located within the private maintenance area.
- (k) The designation and location of the EPL District may be applied to residential areas serviced by an alley, in general accordance with Figure 1 – Areas of Potential EPL District.
 - (i) Notwithstanding Section 3(k) above, the maximum total area of residential land which may be applied for under the EPL District shall be limited to 20% of the residential area, excluding sites intended for Multi-Unit Dwellings.
- (l) Variance shall not be granted to a Side Yard Setback.

(Bylaw C-1369-24, March 10, 2025)

Figure 1 – Areas of Potential EPL District



*Note: This figure shows potential blocks of EPL and does not reflect 20% area. The configuration of parks, roads and other land uses is conceptual and may be refined at the time of subdivision.

SECTION 117B CPL – COPPERHAVEN PLANNED LOT DISTRICT

(1) GENERAL PURPOSE

The purpose of this District is to accommodate single dwellings with vehicular access from a rear Alley only, with one side built to the property line within the Copperhaven neighbourhood.

Permitted Uses	Discretionary Uses
• Accessory Building • Single Detached Dwelling	• Bed and Breakfast Establishment • Boarding and Lodging House • Family Day Home • Garage Suite • Group Homes, Limited • Home Occupation • Sales Centre • Secondary Suite • Show Home

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum):	• Single Detached Dwelling • Single Detached Dwelling - one side Zero Side Yard	• 8.5 m • 7.6 m
Site Depth (Minimum):	• All uses	• 33.0 m
Front Yard Setback (Minimum):	• Principal Building	• 3.0 m
Side Yard Setback (Minimum):	• Single Detached Dwelling • Street Side yard	• 1.2 m or 1.5m when adjacent to Zero Side Yard development • 2.4 m
Rear Yard Setback (Minimum):	• Attached Garage, access from an alley, Corner Site • Attached Garage, accessed from an alley • All other Principal Buildings	• 3.0 m • 6.0 m • 7.0 m
Height	• Three storeys not exceeding 12.0 m	

	Site Standard
(Maximum):	
Density:	• 25 units per net hectare (minimum) • An application that proposes a density lower than the minimum may be permitted if the neighbourhood's average density remains 25 units per hectare or higher.
Site Coverage (Maximum):	• 50%

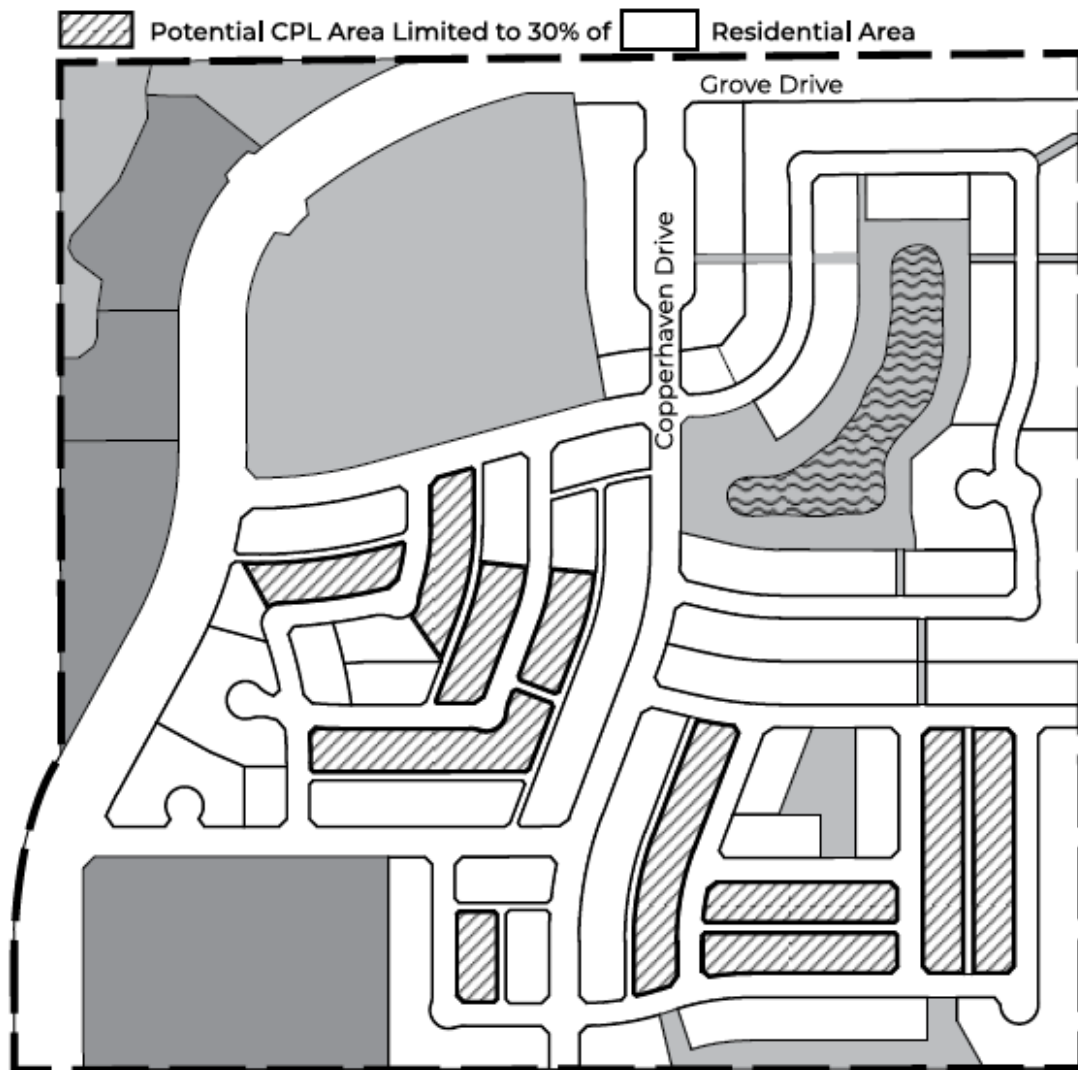
(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard and Street Side Yard in accordance with Section 29 of this Bylaw.
- (b) Zero Side Yard Development shall only be considered when a private maintenance easement, a minimum of 1.5 m wide, has been registered at the time of subdivision that provides for:
 - (i) A 0.30 m eave encroachment with the requirement that the eaves must not be closer than 0.90 m to the eaves of the adjacent building;
 - (ii) A 0.60 m footing encroachment;
 - (iii) A drainage swale, constructed as per the City of Spruce Grove Minimum Engineering Standards; and
 - (iv) Permission to access the easement area for maintenance of both properties.
- (c) All roof leaders from the Dwelling are connected to the storm service.
- (d) For all Zero Side Yard Development, any Accessory Building must meet the same minimum Side Yard as the Principal Building.
- (e) For all subdivision proposed for land within this District, all lots proposed for Zero Side Yard shall be delineated on the tentative plan of subdivision.
- (f) No front drive access will be permitted in this district.
- (g) For all Zero Side Yard Development, a Real Property Report shall be submitted to the City of Spruce Grove after the completion of foundation construction and prior to commencement of framing.

- (h) Notwithstanding Section 117A(3)(g) above, the builder, at their own risk, may install main floor joists and subfloor only on a completed foundation to protect and maintain the integrity of the foundation and footings.
- (i) Notwithstanding Section 117A(3)(g) above, the builder, at their own risk, on a walkout lot, may install main floor joists, subfloor and applicable pony walls only on a completed foundation to protect and maintain the integrity of the foundation and footings.
- (j) No storage, air conditioners, garbage cans, accessory uses and buildings, or landscaping other than ground covering shall be located within the private maintenance area.
- (k) The designation and location of the CPL District may be applied to residential areas serviced by an alley, in general accordance with Figure 1 – Areas of Potential CPL District.
 - (i) Notwithstanding Section 3(k) above, the maximum total area of residential land which may be applied for under the CPL District shall be limited to 20% of the residential area, excluding sites intended for Multi-Unit Dwellings.
- (l) Variance shall not be granted to a Side Yard Setback.

(Bylaw C-1369-24, March 10, 2025)

Figure 1 – Areas of Potential CPL District



*Note: This figure shows potential blocks of CPL and does not reflect 20% area. The configuration of parks, roads, and other land uses is conceptual and may be refined at the time of subdivision.

SECTION 117C PPL – PRESCOTT PLANNED LOT DISTRICT

(Bylaw C-1382-25, May 26, 2025)

(1) GENERAL PURPOSE

The purpose of this District is to accommodate single dwellings with vehicular access from a rear Alley only, with one side built to the property line within the Prescott neighbourhood.

Permitted Uses	Discretionary Uses
• Accessory Building • Single Detached Dwelling	• Bed and Breakfast Establishment • Boarding and Lodging House • Family Day Home • Garage Suites • Group Homes, Limited • Home Occupation • Sales Centre • Secondary Suite • Show Home

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum):	• Single Detached Dwelling • Single Detached Dwelling – one side Zero Side Yard	• 8.5 m • 7.6 m
Site Depth (Minimum):	• All uses	• 33.0 m
Front Yard Setback (Minimum):	• Principal Building	• 3.0 m
Side Yard Setback (Minimum):	• Single Detached Dwelling • Street Side Yard	• 1.2 m or 1.5 m when adjacent to Zero Side Yard development • 2.4 m
Rear Yard Setback (Minimum):	• Attached Garage, access from an Alley, Corner Site • Attached Garage, accessed from an Alley • All other Principal Buildings	• 3.0 m • 6.0 m • 7.0 m
Height (Maximum):	• Three storeys not to exceed 12.0 m	

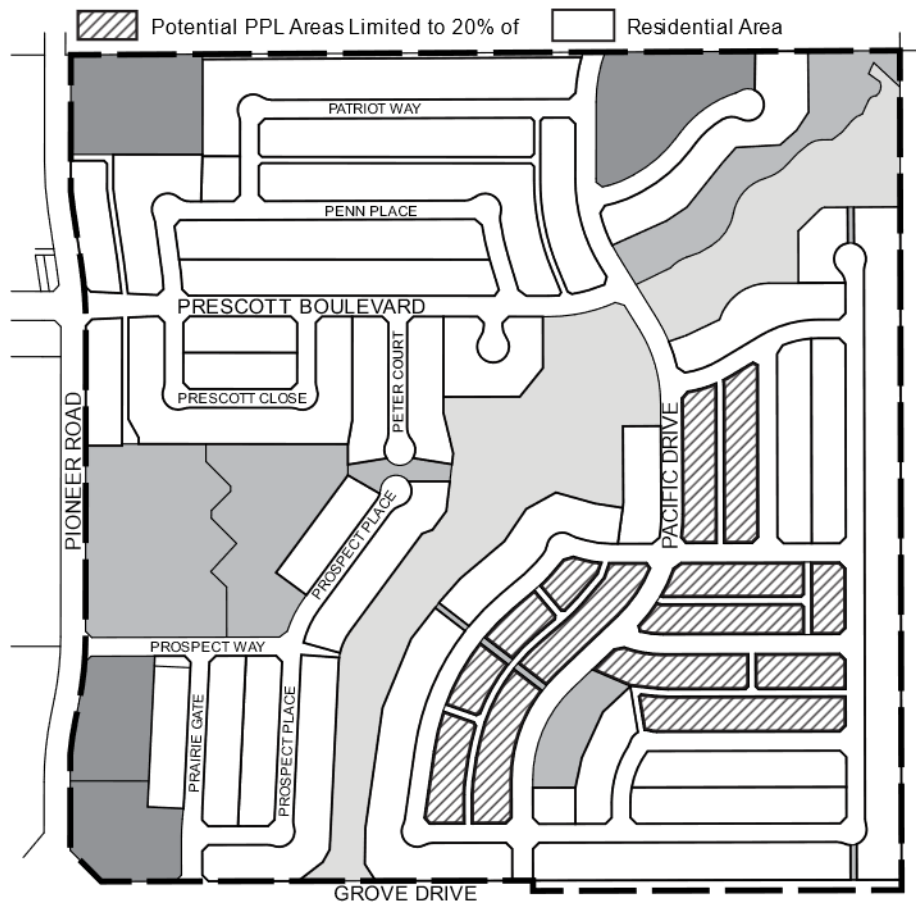
Density:	• 25 units per net hectare (minimum) • An application that proposes a Density lower than the minimum may be permitted if the neighbourhood's average Density remains 25 units per hectare or higher.
Site Coverage (Maximum):	• 50%

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard and Street Side Yard in accordance with Section 29 of this Bylaw.
- (b) Zero Side Yard Development shall only be considered when a private maintenance easement, a minimum of 1.5 m wide, has been registered at the time of subdivision that provides for:
 - (i) A 0.30 m eave encroachment with the requirement that the eaves must not be closer than 0.90 m to the eaves of the adjacent building;
 - (ii) A 0.60 m footing encroachment;
 - (iii) A drainage swale, constructed as per the City of Spruce Grove Minimum Engineering Standards; and
 - (iv) Permission to access the easement area for maintenance of both properties.
- (c) All roof leaders from the Dwelling are connected to the storm service.
- (d) For all Zero Side Yard Development, any Accessory Building must meet the same minimum Side Yard as the Principal Building.
- (e) For all subdivision proposed for land within this District, all lots proposed for Zero Side Yard shall be delineated on the tentative plan of subdivision.
- (f) No front drive access will be permitted in this district
- (g) For all Zero Side Yard Development, a Real Property Report shall be submitted to the City of Spruce Grove after the completion of foundation construction and prior to commencement of framing.

- (h) Notwithstanding Section 117A(3)(g) above, the builder, at their own risk, may install main floor joists and subfloor only on a completed foundation to protect and maintain the integrity of the foundation and footings.
- (i) Notwithstanding Section 117A(3)(g) above, the builder, at their own risk, on a walkout lot, may install main floor joists, subfloor and applicable pony walls only on a completed foundation to protect and maintain the integrity of the foundation and footings.
- (j) No storage, air conditioners, garbage cans, accessory uses and buildings, hard surfaced walkways or sidewalks, or landscaping other than turf grass or ground covering shall be located within the private maintenance easement area.
- (k) For Zero Side Yard Development, entry doors shall be restricted to the front or rear of the principal building. No side entry door shall be permitted.
- (l) The designation and location of PPL District may be applied to residential areas serviced by an alley, in general accordance with Figure 1 – Areas of Potential PPL District.
 - (i) Notwithstanding Section 3(k) above, the maximum total area of residential land which may be applied for under the PPL District shall be limited to 20% of the residential area, excluding sites intended for Multi-Unit Dwellings.

Figure 1 – Areas of Potential PPL District



*Note: This figure shows potential blocks of PPL and does not reflect 20% area. The configuration of parks, roads and other land uses is conceptual and may be refined at the time of subdivision.

*Note: This figure shows potential blocks of PPL and does not reflect 20% area. The configuration of parks, roads and other land uses is conceptual and may be refined at the time of subdivision.

SECTION 118 RE1 – ESTABLISHED NEIGHBOURHOOD RESIDENTIAL DISTRICT 1

(1) GENERAL PURPOSE

This purpose of this District is to ensure that new Development in established neighbourhoods is sensitive in scale to existing Development and maintains the traditional character design of the block face while allowing for new, compatible Development. This District is applied where lots are generally developed at a density less than 25 dwelling units per hectare.

Permitted Uses	Discretionary Uses
• Accessory Building • Home Occupation, Minor • Single Detached Dwelling	• Bed and Breakfast Establishment • Boarding and Lodging House • Duplex • Family Day Home • Garage Suite • Garden Suite • Group Homes, Limited • Home Occupation, Major • Manufactured Home • Public Utility Building • Row Housing, Street Oriented • Semi-Detached Dwelling • Secondary Suite • Show Home

(Bylaw C-865-13, Feb. 10, 2014)
(Bylaw C-942-15, Jan. 29, 2016)
(Bylaw C-1057-18, March 18, 2019)
(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1269-23, Feb. 12, 2024)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum):	• Duplex	• 20.0 m
	• Semi-Detached Dwelling	• 10.0 m
	• Single Detached Dwelling	• 12.0 m
	• Single Detached, on a Collector Road	• 10.0 m
	• Single Detached Dwelling, Corner Site	• 14.0 m

	Site Standard	
	Street Oriented Row Housing	5.5 m
	Street Oriented Row Housing, End Units	7.5 m
Site Depth (Minimum):	Duplex, Semi-Detached Dwelling, Single Detached Dwelling	34.0 m
	Street Oriented Row Housing	25.0 m
Front Yard Setback (Minimum):	Shall be consistent, within 1.0 m, with Setback on adjacent Sites and with the general context of the block face, but not less than 3.0 m.	
Side Yard Setback (Minimum):	Street Side Yard	3.0 m
	Principal Buildings less than 2 Storeys	1.35 m
	Principal Buildings 2 Storeys or more	1.8 m
Rear Yard Setback (Minimum):	Principal Building, Corner Site	4.5 m
	Attached Garage accessed from an Alley, Corner Site	3.0 m
	Attached Garage accessed from an Alley, all Other Sites	6.0 m
	All Other Principal Buildings	7.5 m
Height (Maximum):	2½ Storeys not to exceed 10.0 m	
Site Coverage (Maximum):	50%	
Amenity Area (Minimum):	7.5 m² per Dwelling for Row Housing for private outdoor Amenity Area	

(3) ADDITIONAL REQUIREMENTS

(a) Location

Street-Oriented Row Housing shall be located on Sites that abut Collector Roads.

(b) Projections Into Yards

- (i) A single Storey unenclosed Deck may project a maximum of 2.0 m into a Front Yard Setback, provided that a minimum of 3.0 m is maintained between the front property line and the projection.
- (ii) A single Storey unenclosed Deck may project a maximum of 2.0 m into a Street Side Yard Setback, provided that a minimum of 1.5 m is maintained between the side property line.

(c) Vehicle Access

- (i) There shall be no vehicular access from the Street where an Abutting Alley exists, and

- a. A treed landscaped Boulevard is present along the Street adjacent to the property line; or
 - b. The Site Width is less than 15.5 m.
- (ii) Where vehicle access already exists from the fronting Street, a Garage may protrude a maximum of 1.0 m beyond the front wall of the Principal Building and have a maximum width of 7.3 m or 35% of the Site Width, whichever is less. In no case shall the Garage be located less than 3.0 m from the front property line.

(Bylaw C-865-13, Feb. 10, 2014)

(d) Corner Sites

The Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and taking into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.

(e) Character

- (i) The Development Officer may exercise discretion in considering Duplex, or Semi-Detached Dwellings having regard to:
 - a. Adjacent Sites in order to ensure new Development is complementary and compatible with existing Development. The Building and architectural design, siting, Grade elevations, Site Coverage, massing, and use of exterior finishing materials shall be to the satisfaction of the Development Officer, who shall ensure that the physical characteristics will be reasonably similar to, or better than the standard of surrounding development;
 - b. The effect on the privacy of adjacent properties; and
 - c. Where applicable, the policies and guidelines for Duplex and Semi-detached Dwellings Development contained in a Statutory Plan for the area.
- (ii) Manufactured Homes shall fit the building character of adjacent developments and of the neighbourhood to the satisfaction of the Development Officer.

(f) Landscaping

- (i) Notwithstanding the Landscaping regulations of Part 9 of this Bylaw, where new Development consists of replacement or infill within areas of existing housing, Landscaping shall be implemented as a component of such new Development in order to replace vegetation removed during construction or to reinforce an established landscaping context in the area.

SECTION 119 RE2 – ESTABLISHED NEIGHBOURHOOD RESIDENTIAL DISTRICT 2

(1) GENERAL PURPOSE

This purpose of this District is to ensure that new Development in established neighbourhoods is sensitive in scale to existing Development and maintains the traditional character design of the block face while allowing for new, compatible Development. This District is applied where lots are generally developed at a density exceeding 25 dwelling units per hectare.

Permitted Uses	Discretionary Uses
• Accessory Building • Duplex abutting a Collector Road • Home Occupation, Minor • Semi-Detached Dwelling abutting a Collector Road • Single Detached Dwelling	• Bed and Breakfast Establishment • Boarding and Lodging House • Duplex • Family Day Home • Garage Suite • Garden Suite • Group Homes, Limited • Home Occupation, Major • Manufactured Home • Public Utility Building • Row Housing, Street Oriented • Semi-Detached Dwelling • Secondary Suite • Show Home

(Bylaw C-865-13, Feb. 10, 2014)

(Bylaw C-942-15, Jan. 29, 2016)

(Bylaw C-1057-18, March 18, 2019)

(Bylaw C-1104-19, May 29, 2020)

(Bylaw C-1269-23, Feb. 12, 2024)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

Site Width (Minimum)	Site Standard	
	• Duplex	• 15.0 m
	• Semi-Detached Dwelling	• 7.5 m
	• Duplex, Semi-Detached Dwelling, Corner Site	• 10.5m
	• Single Detached Dwelling	• 10.4 m

Site Standard		
	• Single Detached, Corner Site	• 12.0 m
	• Single Detached, on a Collector Road	• 9.0 m
	• Street Oriented Row Housing	• 5.5 m
	• Street Oriented Row Housing	• 7.5 m
Site Depth (Minimum):	• Duplex, Semi-Detached Dwelling, Single Detached Dwelling	• 30.0
	• Street Oriented Row Housing	• 25.0
Front Yard Setback (Minimum):	Shall be consistent, within 1.0 m, with Setback on adjacent Sites and with the general context of the block face, but not less than 3.0 m.	
Side Yard Setback (Minimum):	• Street Side Yard	• 3.0 m
	• Principal Buildings less than 2 Storeys	• 1.2 m
	• Principal Buildings 2 Storeys or more	• 1.5 m
Rear Yard Setback (Minimum):	• Principal Building, Corner Site	• 4.5 m
	• Attached Garage accessed from an Alley, Corner Site	• 3.0 m
	• Attached Garage accessed from an Alley, all Other Sites	• 6.0 m
	• All Other Principal Buildings	• 7.5 m
Height (Maximum):	2½ Storeys not to exceed 10.0 m	
Site Coverage (Maximum):	50%	
Amenity Area (Minimum):	7.5 m ² per Dwelling for Row Housing for private outdoor Amenity Area	

(3) ADDITIONAL REQUIREMENTS

(a) Location

Street-Oriented Row Housing shall be located on Sites that abut Collector Roads.

(b) Projections Into Yards

- (i) A single Storey unenclosed Deck may project a maximum of 2.0 m into a Front Yard Setback, provided that a minimum of 3.0 m is maintained between the front property line and the projection.
 - (ii) A single Storey unenclosed Deck may project a maximum of 2.0 m into a Street Side Yard Setback, provided that a minimum of 1.5 m is maintained between the side property line and the projection.
- (c) Vehicle Access
 - (i) There shall be no vehicular access from the Street where an Abutting Alley exists, and
 - a. A treed landscaped Boulevard is present along the Street adjacent to the property line; or
 - b. The Site Width is less than 15.5 m.
 - (ii) If vehicular access is provided from the fronting Street, a Garage may protrude a maximum of 1.0 m beyond the front wall of the Principal Building and have a maximum width of 7.3 m or 35% of the Site Width, whichever is less. In no case shall the Garage be located less than 3.0 m from the front property line.
- (d) Corner Sites

The Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and taking into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (e) Character
 - (i) The Development Officer may exercise discretion in considering Duplex, or Semi-Detached Dwellings having regard to:
 - a. Adjacent Sites in order to ensure new Development is complementary and compatible with existing Development. The Building and architectural design, siting, Grade elevations, Site Coverage, massing, and use of exterior finishing materials shall be to the satisfaction of the Development Officer, who shall ensure that the physical characteristics will be reasonably similar to, or better than the standard of surrounding development;
 - b. The effect on the privacy of adjacent properties; and
 - c. Where applicable, the policies and guidelines for Duplex and Semi-detached Dwellings Development contained in a Statutory Plan for the area.

- (ii) Manufactured Homes shall fit the building character of adjacent developments and of the neighbourhood to the satisfaction of the Development Officer.
- (f) Landscaping
 - (i) Notwithstanding the Landscaping regulations of Part 9 of this Bylaw, where new Development consists of replacement or infill within areas of existing housing, Landscaping shall be implemented as a component of such new Development in order to replace vegetation removed during construction or to reinforce an established landscaping context in the area.

SECTION 120 RMHC – MANUFACTURED HOME COURT DISTRICT

(Bylaw C-1142-21, June 27, 2022)

(1) GENERAL PURPOSE

To accommodate the Mobile City Estates Manufactured Home Court that allows for Manufactured Homes as a housing option and provides regulations for existing and future development. The District supports an orderly on-site design and a sensitive interface with adjacent residential uses and public streets.

(2) PERMITTED AND DISCRETIONAY USES

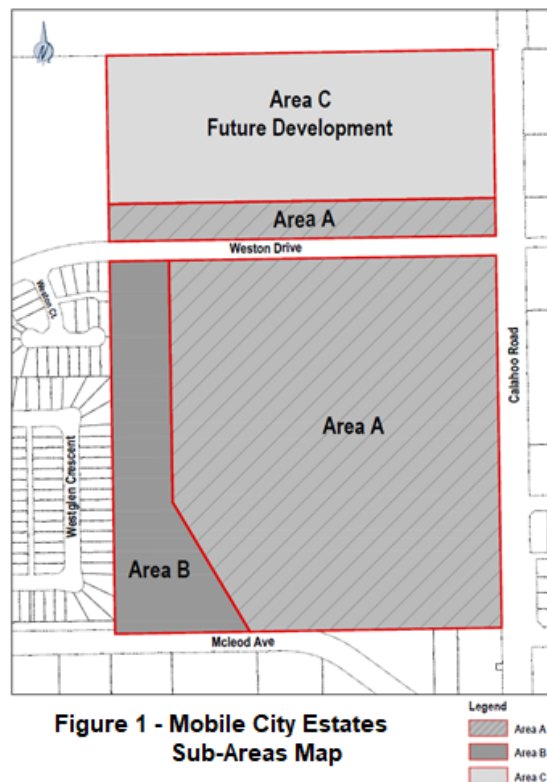
(a) Permitted Uses	(b) Discretionary Uses
• Accessory Building and Use • Manufactured Home	• Family Day Home • Home Occupation, Minor • Public Utility Building • Sales Centre

(Bylaw C-1269-23, Feb. 12, 2024)

(3) DEVELOPMENT REGULATIONS

(a) General Regulations

- (i) This District shall apply to Lot 1, Plan 1901RS, the Site, located north of McLeod Avenue and west of Calahoo Road.
- (ii) The Site shall be regulated in District Sub-Areas as illustrated in Figure 1 – Mobile City Estates Sub-Areas Map.



- (iii) District Sub-Areas shall have individual Site Plans approved by Development Permit prior to new or replacement Manufacturing Homes being developed in that Sub-Area, and all subsequent development shall comply with the District regulations as reviewed through the Development Permit application process.
- (iv) The following regulations shall apply in all District Sub-Areas:
 - a. Regulations in: Part 6 General Regulations; Part 7 Special Regulations; Part 8 Parking Regulations; Part 9 Landscaping Regulations; and, Part 10 Sign Regulations shall apply to Development except as modified by this District.
 - b. A Manufactured Home Court shall:
 - i. be designed to accommodate units of different sizes, including expandable and double wide forms, and variety in internal road and unit placement to avoid monotony;
 - ii. have new or replacement utilities installed underground for safe emergency vehicle circulation and aesthetics to the satisfaction of the Development Officer;
 - iii. be drained to a storm sewer or other system constructed in accordance with accepted engineering practice; and,
 - iv. have internal roads that are hard surfaced with asphalt pavement, well drained, and actively maintained.
 - c. A minimum of two (2) Parking Stalls, being hard surfaced or of compacted gravel that includes their access from the Street or private road, shall be provided per Manufactured Home.
 - d. Visitor Parking Stalls shall be provided at the ratio of one (1) stall for every seven (7) Manufactured Homes, and these stalls shall be delineated on the District Sub-Area's Site Plan and identified by signage as visitor parking.
 - e. A Manufactured Home shall:
 - i. not exceed a Building Height of one storey or 5.5 m;
 - ii. provide a minimum 7.5 m² private outdoor Amenity Area;
 - iii. be clearly numbered as approved by the City of Spruce Grove;
 - iv. have Manufactured Home Stalls, where applicable, that are clearly marked off by permanent flush stakes/markers, or other suitable means; and,

- v. have the crawl space between the Manufactured Home and the ground fully covered from view by skirting consistent with the general finish of the unit, or by other means satisfactory to the Development Officer, installed within 30 days of placement of the Manufacture Home. Axles, wheels, and trailer hitches shall be removed where they are not part of the frame, and where a hitch cannot be removed it shall be covered from view.
- f. Accessory Buildings shall not exceed two (2) buildings per Manufactured Home subject to:
 - i. one (1) attached Accessory Building to a maximum of 20% of the area of the associated Manufactured Home and being a Covered Deck, Deck, porch, and/or foyer;
 - ii. one (1) detached Accessory Building, in the form of a storage shed, that shall not exceed 10 m² in area;
 - iii. a detached Accessory Building shall have a minimum separation of 1.0 m from another Building;
 - iv. a maximum Building Height of 4.5 m; and,
 - v. the design quality and construction of an Accessory Building, including foundation and skirting finish, shall use durable materials and design that complements the associated Manufactured Home.
- g. Existing Accessory Buildings, including attached garages in Sub-Area 'A', shall be removed at the time of replacement or exterior modification of an associated Manufactured Home unless compliant with the siting and design regulations of this District.

(b) Sub-Area 'A' Regulations

- (i) A maximum of 261 Manufactured Homes shall be permitted.
- (ii) An existing Manufactured Home or other Building encroaching onto a Street shall require a License of Occupation.
- (iii) A Manufactured Home shall maintain separation setbacks per the following:
 - a. a Building separation fronting an internal road shall be a minimum 1.5 m abutting, or a minimum 3.0 m fronting a Street.
 - b. a rear Building separation shall be a minimum 2.4 m from an adjacent Manufactured Home or internal road, or a minimum 3.0 m where abutting a Street.

- c. a side Building separation shall be:
 - i. a minimum 4.5 m from another Manufactured Home;
 - ii. a minimum 2.4 m from an attached Accessory Building; and,
 - iii. a minimum 3.0 m abutting an internal access road or a Street.

(iv) A Development Permit application for a new or replacement Manufactured Home and/or Accessory Building shall include a Site Plan drawn to scale and signed by an Alberta Land Surveyor identifying dimensions for the proposed structure(s) and separation distances from all existing and adjacent Manufactured Homes, Accessory Building(s), internal access roads, Streets, and the number and dimensions of parking stalls to the satisfaction of the Development Officer.

(c) Sub-Area 'B' Regulations

- (i) A maximum 43 Manufactured Homes shall be permitted.
- (ii) A Manufactured Home Stall shall have an area of not less than 375 m²;
- (iii) The maximum total stall coverage shall be 50% with the coverage of a principal building not to exceed 40%.
- (iv) A Manufactured Home shall maintain Setbacks to a Manufactured Home Stall line per the following:
 - a. A front Setback shall be a minimum 1.5 m where a Manufactured Home Stall abuts an internal road or a minimum 3.0 m abutting a Street;
 - b. A rear Setback shall be a minimum 3.0 m, excepting that where a Manufactured Home Stall:
 - i. abuts a Street it shall be a minimum 4.5 m;
 - ii. abuts Sub-Area 'A' it shall be a minimum 1.5 m; and,
 - iii. abuts a Site with Single or Semi-Detached Dwelling it shall be a minimum 7.0 m.
 - c. A side Setback shall be a minimum 1.2 m, excepting that where it abuts an internal road or a Street it shall be a minimum 3.0 m.
- (v) A Manufactured Home Stall that abuts a Site with Single or Semi-Detached Dwelling shall require one tree per stall and it shall be placed within the 7.0 m rear setback.

- (vi) Accessory Building shall not be permitted within the 7.0 m of a property line where Single or Semi-Detached Dwellings are a Permitted Use.
 - (vii) A maximum 1.8 m high uniform Fence shall be installed abutting parcels where Single or Semi-Detached Dwellings are a permitted use with the Fence design being to the satisfaction of the Development Officer.
 - (viii) A Site Plan for a Development Permit application shall be drawn to scale and identify all setbacks from Manufactured Home Stall a boundary, roof overhangs, separation distances from Manufactured Home units and Accessory Building(s), along with the number and dimensions of parking stalls, to the satisfaction of the Development Officer.
- (d) Sub-Area 'C' Regulations
- (i) Sub-Area 'C' is a future development area, and it shall require an amendment to this District prior to future development.

(4) ADDITIONAL REGULATIONS

- (a) A Site Plan proposed for a District Sub-Area shall be drawn to scale and include:
 - (i) a north arrow and defined drawing scale;
 - (ii) dimensions and boundaries of property lines, rights-of-way, covenant areas and other easements;
 - (iii) location and dimensions of existing and proposed structures and setbacks (including projections and overhangs) to parcel lines, rights-of-way, and easements;
 - (iv) location of existing and proposed Street access, internal roads, driveways, parking, visitor parking, private Amenity Areas, recreational structures, pathways, lighting, landscaping, screening and fencing;
 - (v) natural and finished grades of the Site, at Stall boundaries, and at designed Building foundation elevation (indicate source of grade data);
 - (vi) location of any physical or topographical constraints (e.g., watercourses, wetlands, steep slopes, etc.);
 - (vii) location of all existing and proposed water lines, and sanitary sewer and storm drain facilities, including sizes; and
 - (viii) proposed covenant areas (if any).
- (b) As a condition of a Development Permit for a comprehensive Site Plan for a Manufactured Home Court the owner shall enter into a Development

Agreement with the City of Spruce Grove for off-site improvements necessary to serve the development with such improvements to be constructed at the developer's cost and to the satisfaction of the Development Officer.

SECTION 121 RMHS – MANUFACTURED HOME SUBDIVISION RESIDENTIAL DISTRICT

(1) GENERAL PURPOSE

This District is to provide for Manufactured Homes on subdivided sites.

Permitted Uses	Discretionary Uses
Manufactured Home	- Accessory Building - Family Day Home - Home Occupation, Minor - Public Utility Building - Show Home

(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1269-23, Feb. 12, 2024)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Site Area (Minimum):	435.0 m²
Site Width (Minimum):	12.8 m
Site Depth (Minimum):	34.0 m
Front Yard Setback (Minimum):	4.0 m 20% of Site Width, at a minimum of 2.4 m, if Front Yard determined by Development Officer to a Street Side Yard.
Side Yard Setback (Minimum):	5.0 m from the abutting Site line to either one of the long sides containing the main entrance door.
Rear Yard Setback (Minimum):	3.2 m
Building Height (Maximum):	One Storey, not to exceed 5.5 m (Bylaw C-1025-17, March 5, 2018)
Site Coverage (Maximum):	45%
Floor Area (Minimum):	66 m²

(3) ADDITIONAL REGULATIONS

- A Development Permit is needed prior to the establishment of a Manufactured Home and the application is subject to all requirements of this Bylaw.
- Notwithstanding the Setback regulations contained in (2), where a Site within this District shares a Site boundary with a property where a residential District is applied, a minimum 7.0 m setback shall be provided.

- (c) Each Manufactured Home shall have C.S.A. certification or the equivalent. Proof of certification shall be submitted with the Development Permit application.
- (d) Manufactured Homes shall arrive to the Site in no more than two sections.
- (e) Current photographs showing all sides of the Manufactured Home shall be submitted with the application. The applicant shall indicate how any deficiencies in the Manufactured Home shall be corrected.
- (f) The Development Officer may require that the applicant submit a plan showing Abutting properties and the location of any existing Manufactured Homes, additions, and Accessory Buildings on those properties with the application.
- (g) The Manufactured Home subdivision shall be designed to accommodate Manufactured Homes units of different sizes, including expandable and doublewide units, with variety in the Street design and the placement of individual units to avoid monotony.
- (h) Each Manufactured Home must be securely attached to a permanent Foundation.
- (i) A permanent Foundation shall be provided in accordance with the *Alberta Building Code* for each Site, and the Foundation shall not exceed 0.6 m above finished Grade.
- (j) The crawl space between the structure and Grade of each Manufactured Home shall be suitably enclosed from view by skirting, or another means satisfactory to the Development Officer, within thirty days of placement of the Manufactured Home. Axles, wheels and trailer hitches shall be removed where they are not part of the frame. Where a hitch cannot be removed, it shall be skirted and covered from view.

(Bylaw C-857-13, May 14, 2014)
- (k) Notwithstanding Section 53, Accessory Buildings shall be located a minimum of 1 m from the dwelling.

(Bylaw C-900-15 – Feb. 23, 2015)

SECTION 122 HLC – HAWTHORNE LIFESTYLE COMMUNITY DISTRICT

(1) GENERAL PURPOSE

This District is generally intended to accommodate detached and attached Dwellings in an integrated lifestyle community within the Hawthorne neighbourhood of Heritage Estates. This lifestyle community offers Sites with reduced Setbacks appealing to residents seeking less yard maintenance, as well as a more intimate streetscape with no on-Street parking and an internal roadway that is gated to outside vehicles at the community entrance. A mixture of housing types and sizes, including Secondary Suites, within a medium to high density site will encourage a diversity of residents creating a more integrated and heterogeneous community.

(C-1013-17, December 13, 2017)
(Bylaw C-1288-23 – March 11, 2024)

Permitted Uses	Discretionary Uses
• Accessory Building • Home Occupation, Minor • Multi-Unit Dwelling • Row Housing • Semi-Detached Dwelling • Single Detached Dwelling	• Family Day Home • Private Club • Sales Centre • Show Home • Special Care Facility • Secondary Suite in Plan 192 0493

(C-1013-17, December 13, 2017)
(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1269-23, Feb. 12, 2024)
(Bylaw C-1288-23, March 11, 2024)

- (a) Notwithstanding Section 122 (1), a Home Occupation, Minor shall be a discretionary Use in Multi-Unit Dwellings.

(Bylaw C-1269-23, Feb. 12, 2024)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Area (Minimum)	• Multi-Unit Dwelling	• 800 m²
Site Width (Minimum):	• Semi-Detached Dwelling or Row Housing	• 5.5 m
	• Semi-Detached Dwelling or Row Housing, Corner Site	• 7.0 m
	• All Other Sites	• 11.4 m
	• All Other Corner Sites	• 12.5 m
Site Depth (Minimum):	• 30.0 m	

	Site Standard	
Front Yard Setback (Minimum):	- Principal Building. - Flanking Site - Multi-Unit Dwellings or Special Care Facilities in excess of 3 Storeys. May be used for outdoor Amenity Area - Corner Sites may be varied by the Development Officer	4.5 m 3.1 m 6.0 m
Side Yard Setback (Minimum):	- Private Club - Multi-Unit Dwellings or Special Care Facilities 3 Storeys or less - Multi-Unit Dwellings or Special Care Facilities 4 Storeys - All Other Uses	7.6 m 3.0 m 4.5 m 1.2 m
Rear Yard Setback (Minimum):	- Private Club - All Other Uses	7.6 m 4.5 m
Building Height (Maximum)	- Four Storeys not exceeding 16.0 m for Multi-Unit Dwellings or Special Care Facilities - Three Storeys not to exceed 12.0 m - Except for sites with Multi-Unit Dwellings or Special Care Facilities, a maximum differential of one Storey allowed between Adjacent Sites	
Site Coverage (Maximum):	- Semi-Detached Dwelling - Single Detached Dwelling - Row Housing, Street Oriented - Multi-Unit Dwellings or Special Care Facilities	55% 50% 57% 50%
Density (Minimum)	25 units per hectare - An application that proposes a Density lower than the minimum may be permitted if the neighbourhood's average density remains 25 units per hectare or higher	
Density (Maximum)	150 units per net hectare	
Amenity Area (Minimum)	7.5 m² per Dwelling for Multi-Unit Dwellings for common Amenity Area	

(Bylaw C-839-13, Feb. 25, 2013)
 (Bylaw C-900-15, Feb. 23, 2015)
 (Bylaw C-981-16, Jan. 25, 2017)
 (Bylaw C-1013-17, Dec.13, 2017)

(3) ADDITIONAL REGULATIONS

(a) Where a Multi-Unit Dwelling or Special Care Facility abuts a property where Single Detached Dwellings, Semi-Detached Dwellings or Row Housing are a Permitted Use, the following regulations shall apply:

(i) the minimum yard setback shall be increased to 6.0 m;

- (ii) where the Multi-Unit Dwelling or Special Care Facility abuts the south property line of the neighbouring site, the minimum yard setback shall be increased to 7.5 m.
- (b) Except for Multi-Unit Dwellings and Special Care Facilities, no more than six Dwellings in this District shall be consecutively attached.
- (c) The common Amenity Area may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides adequate area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:
 - (i) Playground equipment;
 - (ii) Benches, picnic tables, or other seating;
 - (iii) A gazebo or other shelter;
 - (iv) A Patio;
 - (v) Courtyards;
 - (vi) Gardens; or
 - (vii) Other recreational or amenity uses that would meet the needs of the residents for the specific Development under consideration.

(Bylaw C-1013-17, December 13, 2017)
(Bylaw C-1226-22, December 05, 2022)
- (d) One Secondary Suite shall be permitted in each Bare Land Conominium unit within Plan 192 0493.

(Bylaw C-1288-23, March 11, 2024)

SECTION 123 C1 – CITY CENTRE COMMERCIAL DISTRICT

(Bylaw C-1162-21, April 11, 2023)

(1) GENERAL PURPOSE

This District is to provide continuous narrow storefronts for diverse retail and commercial development in the City Centre that encourage street-level pedestrian activity and provide opportunity for above ground-floor residential development. All District sites and buildings shall contribute to a high-quality urban form and pedestrian environment distinguished by varied façades, elevated architectural design, and consistent signage.

(2) PERMITTED AND DISCRETIONARY USES

(a) Uses identified in this District as applicable to McLeod Avenue or First Avenue sub-areas shall use the boundaries defined in the figure below:



(b) First Avenue Sub-Area

(i) Permitted Uses	(ii) Discretionary Uses
• Eating and Drinking Establishment • Health Service • Park • Personal Service Establishment • Professional and Office Service • Retail Sales	• Accessory Building • Accessory Use • Alcohol Sales (Bylaw C-1265-23, October 23, 2023) • Cannabis Sales • Child Care Facility* • Commercial School, Non-Industrial* • Hotel* • Parking Facility, Public • Public Utility Building • Recreation Establishment, Indoor*

(c) McLeod Avenue Sub-Area

(i) Permitted Uses	(ii) Discretionary Uses
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• Eating and Drinking Establishment • Live-Work Dwelling • Multi-Unit Dwelling* • Park • Personal Service Establishment • Professional and Office Service* • Retail Sales	• Accessory Building • Accessory Use • Alcohol Sales (Bylaw C-1265-23, October 23, 2023) • Cannabis Sales • Child Care Facility* • Commercial School, Non-Industrial* • Government Service* • Health Service* • Hotel* • Parking Facility • Private Clubs* • Public Libraries and Cultural Exhibits* • Public Utility Building • Recreation Establishment, Indoor*
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(d) A Permitted or Discretionary Uses with an asterisk (*) shall not occupy the ground-floor of a Building unless:

- (i) the Site has a Front Yard abutting McLeod Avenue; and,
- (ii) the Site is west of Queen Street; and,
- (iii) the use is not a Multi-Unit Dwelling.

(e) Live-Work Dwellings shall be located on McLeod Avenue west of Queen Street.

(f) Commercial Schools shall not use or store heavy or industrial vehicles.

(g) Cannabis Sales is a prohibited use on all Sites in the District between Queen Street and King Street, as shown in the following map:



(h) Lots 1 through 30 and 34 through 40, Block 6, Plan 2387 AR, and Lots 31 through 33, Block 6, Plan 6238 MC shall be subject to environmental review for possible soil contamination that will inform any concern or need of Site remediation for a proposed Use prior to rendering a decision on a Development Permit.

- (i) Alcohol Sales shall be limited to a maximum Floor Area of 275 m².

(Bylaw C-1265-23, October 23, 2023)

(3) DEVELOPMENT REGULATIONS

- (a) Development Regulations identified specific to McLeod Avenue or First Avenue Sub-Areas shall use the boundaries defined above in Section 2 (a) of this District.
- (b) Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations and the following regulations shall apply to all development in this District.
- (c) Site Standards:

		Site Standard
(i)	Site Area (Minimum):	183.0 m ²
(ii)	Site Width (Minimum):	6.0 m
(iii)	Site Depth (Minimum):	30.0 m
(iv)	Front Yard Setback:	Buildings shall be built to the property line, excepting that a Live-Work Dwelling shall be a minimum 3.0 m
(v)	Side Yard Setback:	Buildings shall be built to the property line
(vi)	Rear Yard Setback (Minimum):	6.0 m or ½ the Building Height.
(vii)	Building Height (Maximum):	Four (4) Storeys, not to exceed 14.0 m (excluding roof top gardens); or, Six (6) Storeys, not exceeding 21.0 m on the east side of King Street between Highway 16A and Jespersen Avenue.
(viii)	Gross Leasable Area (Maximum):	465 m ² for a single ground-floor use.
(ix)	Site Coverage (Maximum):	95%
(x)	Façade Height (Maximum):	8.0 m

- (d) Notwithstanding Section 123.3(c) (vii), Building Height up to six (6) Storeys, not to exceed 25.0 m, may be considered at the discretion of the Development Officer with the consideration of transitions with adjacent Building designs and heights, adjacent uses, streetscape and the proposed Building design.
- (e) Notwithstanding Section 123.3(c) (viii), Gross Leasable Area for ground-floor Retail uses abutting McLeod Avenue, between Queen Street and King Street, may include wrap-around units to accommodate larger individual tenant areas.
- (f) A Multi-Unit Dwelling shall:
- (i) Have a separate access to the Street;
 - (ii) Not have Dwelling unit on the same floor as a non-Residential use; and,
 - (iii) Provide an Amenity Area of 7.5 m² per Dwelling unit.
- (g) A Live-Work Dwelling shall have:

- (i) a main floor elevation a minimum 1.0 m above the adjacent Street for privacy and “eyes on the street”; and,
- (ii) Individual Dwellings shall have entrances that are spaced appropriately and be combined with steps, terraces, or stoops.

(4) ADDITIONAL REGULATIONS

- (a) Additional Regulations identified specific to McLeod Avenue or First Avenue Sub-Areas shall use the boundaries defined in Section 2 (a) of this District.
- (b) Outdoor Storage shall be prohibited.
- (c) Garbage, recycling, and other containment areas shall be in a Rear Yard.
- (d) Off-Street Loading shall not be located within a Front Yard or any Yard adjacent to a Street.
- (e) Access to on-site vehicular Parking Stalls shall be from an Alley, and where there is no available Alley the access shall be from the adjacent Street utilizing the minimum vehicle crossing width design feasible over pedestrian areas.
- (f) At-grade surface parking lots fronting McLeod Avenue are prohibited.
- (g) At-grade surface parking lots associated with a development and fronting First Avenue are prohibited.
- (h) A Parking Facility shall be Hard Surfaced with asphalt for all Parking Stalls and internal vehicle circulation areas (i.e. aisles), and shall provide a minimum 1.0 m Landscaped area abutting a Street(s) to the satisfaction of the Development Officer.
- (i) Buildings shall contribute to high-quality urban form and pedestrian environment by:
 - (i) Building widths shall not exceed 15.3 m abutting Main Street, First Avenue, and McLeod Avenue between King Street and Queen Street; excepting that, this regulation may be voided for Mixed-Use Development where the Building is divided into increments of no more than 7.6 m in width by use of Façade articulation and/or using alterations in design and materials at the discretion of the Development Officer.
 - (ii) Buildings with individual commercial Units shall be defined clearly by articulated entrances that face the adjacent Street, are universally-accessible, and are clearly visible.
 - (iii) Building design shall address and emphasize Street intersections using massing, height, and interesting architectural features, and shall be strongly emphasized on corner parcels abutting the prominent intersections of McLeod Avenue with Main Street and McLeod Avenue with Queen Street.
 - (iv) A Street-level Storey of a Building shall have a floor to ceiling height minimum of 3.6 m and a maximum of 4.5 m.

- (v) Height of a new Building shall be compatible with an adjacent Building with taller buildings being encouraged on corners that are entrance points to primary blocks.
- (vi) A Building step-back of a minimum 3.0 m shall be provided from the façade of the storey beneath commencing at a height of three-storeys, and it may contribute to required Amenity Area where it is functionable space.
- (vii) Notwithstanding Section 123 3. (c) (iv) and (v), a Site abutting McLeod Avenue between Queen Street and King Street, or when abutting Main Street, may provide a maximum 2.0 m Setback to encourage outdoor seating or provide outdoor amenity space; and, where a sidewalk is less than two (2) metres in width to accommodate accessibility features.
- (viii) New development adjacent to Lot 10, Block 6, Plan 2387 AR (Columbus Park) shall provide an active pedestrian entrance and frontage onto this space.
- (ix) Lobbies for residential or non-ground-floor commercial in mixed-use Buildings shall not have a street frontage exceeding 6.0 m.
- (j) Building Façades and exterior design shall adhere to the following:
 - (i) Façades of multi-tenant buildings shall be organized to provide a strong and consistent rhythm and unified exterior to the streetscape that avoid flat, undifferentiated patterns.
 - (ii) Architectural details shall be used to differentiate one face of a Building or sub-units from another, and the design shall be architecturally compatible with the adjacent Buildings or sub-units by variation in roof lines and the use of similar and complementary forms, materials, and scale.
 - (iii) Building design shall include forms of architectural detailing or features supporting a modern architectural character for McLeod Avenue and include elements such as cornices, parapets, pilasters, window fenestration, window features, and entrances.
 - (iv) Architectural details such as recesses, overhangs, signage, lighting, planters, banners, awnings, and shall be utilized to create articulation and visual interest on building façades.
 - (v) Building facades adjacent to a Street, walkway, Sidewalk or Alley shall provide windows that offer views of the entire Street, walkway, Sidewalk or Alley in the first and second Storeys.
 - (vi) A minimum of 60% of a Building façade, and Building sides adjacent to a Street, shall be glazed at Street-level using windows and doors, etc., for new developments or upon the renovation of existing Building exteriors.
 - (vii) Window covering materials (paper, paint, tint, films, coating, wood or metal panels, etc.) shall not cover more than 20% of a storefront

window except where provincial or federal regulations require opaque glazing in which case alternate methods that promote visual interest along Streets, sidewalks and walkways may be used to the satisfaction of the Development Officer.

- (viii) Highly reflective glass shall be prohibited at Street-level.
- (ix) All Building walls shall use materials consistent with the overall Building to provide visual interest and texture or, where appropriate, may be treated with mural artwork at the discretion of the Development Officer.
- (x) An Awning shall be provided on a Street-level Building façade per the following:
 - a. Overhead elements should be provided over portions of the adjacent sidewalk for pedestrian weather protection and these should be individualized for each storefront.
 - b. An Awning shall be designed to match the main structural elements of the Street-level facade and overall design of the storefront.
 - c. An Awning shall not extend across multiple storefronts and/or multiple buildings and should fit the width and shape of any storefront or window openings that it covers.
 - d. A dome or retractable Awning is not appropriate and shall be prohibited on McLeod Avenue.
- (k) Signs shall be in accordance with Land Use Bylaw Part 10, except that:
 - (i) Signs in the City Centre shall adhere to the following General Design Guidelines:
 - a. Building and tenant Signs shall be organized as distinct architectural elements, reinforcing rhythm and character of the building façades.
 - b. Building signage shall be in scale and integrated with the design of the building façades.
 - c. Buildings with multiple units shall use clearly delineated and consistent Sign design.
 - d. Buildings on corner lots shall have Signs that address both adjacent Streets.
 - e. Building signage shall reflect the character of the building function to assist in orientation and character.
 - f. Signage shall be pedestrian-oriented, using framing/structural materials consistent with the associated building and/or with the adjacent public realm streetscape elements.
 - g. Single occupancy buildings shall have a maximum of one (1) corporate identification Sign per Building or view plane.

- (ii) Signage on McLeod Avenue shall be consistent with the area's character and adhere to the following:
- a. Projecting Signs for all Street-level units shall:
 - i. use high-quality brackets coloured black or silver and mounted perpendicular to the Building; and,
 - ii. be wall mounted a minimum 2.7 m to a maximum 3.3 m height except for Live-Work Dwellings where the height shall be measured from the horizontal plane of the business.
 - b. Fascia Sign surface area shall not exceed 20% of a Street-level Building wall area.
 - c. A Fascia Sign using internally illuminated fluorescent boxes, or similar designs, shall not be permitted except for single commercial unit located on the east side of King Street between First Avenue and Jespersen Avenue.
 - d. A Fascia Sign at Street-level shall use appropriately legible font sizes on the eastside of King Street between First Avenue and Jespersen Avenue.
 - e. A Window Sign shall be a maximum 40% window coverage on the east side of King Street between First Avenue and Jespersen Avenue.
 - f. An A-Board Sign shall have a maximum area of 1.0 m² and a maximum height of 1.3 m, and shall have a minimum 1.0 m of unobstructed sidewalk space for pedestrians.
 - g. Building walls shall not be painted for signs or advertisements.
 - h. A Freestanding Sign is not permitted.
 - i. A Roof-mounted Sign is not permitted.
 - j. An Awning Sign shall not include product advertisements.
- (iii) Signage on First Avenue shall be consistent with the area's character and adhere to the following:
- a. A Fascia Sign shall not exceed 20% of a Building façade's total area per Storey.
 - b. A Fascia Sign at Street-level shall use appropriately legible font sizes.
 - c. A Freestanding Sign shall have a maximum height of 7.5 m.
 - d. A Window Sign shall be limited to not more than 40% of the window display area.

- e. A Painted Wall Sign for onsite Uses shall be permitted on walls perpendicular to, but not fronting, First Avenue.

(Bylaw C-1283-23, Feb. 12, 2024)

- f. A Neon Sign shall be permitted on First Avenue where the design and size is satisfactory to the Development Officer.
- g. An A-Board Sign shall maintain a minimum 1.0 m of unobstructed sidewalk space between the pedestrian realm and the building facade.

SECTION 124 C2 – VEHICLE ORIENTED COMMERCIAL DISTRICT

(1) GENERAL PURPOSE

This District is intended to provide for the development of commercial uses serving vehicle traffic on Sites adjacent to Arterial roads and Highway 16A and Highway 16.

Permitted Uses	Discretionary Uses
- Alcohol Sales (Bylaw C-1265-23, October 23, 2023) - Animal Service Facility, Minor - Automobile Sales and Rental - Bus Depot - Eating and Drinking Establishments - Gas Bar - Health Service - Hotel - Motel - Personal Service Establishment - Professional and Office Service - Recreational Establishment, Commercial - Recreational Establishment, Indoor (Bylaw C-839-13, Feb. 25, 2013) - Retail, Major - Retail Sales - Service Station - Theatre (Bylaw C-942-15, Jan. 29, 2016)	- Accessory Building - Animal Service Facility, Major (Bylaw C-942-15, Jan. 29, 2016) - Automobile Service Centre - Cannabis Sales (Bylaw C-1027-17, June 13, 2018) - Car Wash - Child Care Facility (Bylaw C-1011-17, Sept. 21, 2017, Bylaw C-1042-18 and Bylaw C-1057-18, March 18, 2019) - Commercial School, Non-Industrial (Bylaw C-981-16, Jan. 25, 2017) - Drive Through Business - Equipment Sales, Services and Rental - Fleet Services (Bylaw C-1057-18, March 18, 2019) - Funeral Homes - Greenhouse - Parking Facility - Private Club - Public Utility Building - Recycling Transfer Depot - Repair Service - Wholesale Establishment

(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1226-22, December 05, 2022)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Front Yard Setback (Minimum):	• 6.0 m • A minimum of 3.0 m of the Front Yard Setback shall be landscaped. The remaining portion of the Setback may be landscaped or contain parking. No storage, loading or similar Use may occur within the Front Yard Setback.
Side Yard Setback (Minimum):	• 4.0 m or 10% of the Site Width, whichever is less
Rear Yard Setback (Minimum):	• 7.5 m • For any Site Adjacent to a Residential District, the 3.0 m portion that is closest to the residential District shall be landscaped.
Site Coverage (Maximum):	• 50%
Building Height (Maximum):	• Four Storeys not to exceed 14.0 m

(3) ADDITIONAL REGULATIONS

- (a) Any Yard facing a Street shall have a minimum 6.0 m Setback, of which 3.0 m shall be landscaped.
- (b) Notwithstanding (3)(a) above, a 3.0 m Setback may be considered by the Development Officer where the development is oriented towards the Street and where a public Sidewalk exists or is required as part of the Development.
- (c) For Sites Adjacent or Abutting Highway 16A or Highway 16, the Development Officer may require:
 - (i) Additional landscaping, notwithstanding the regulations contained in Part 9 – Landscaping Regulations, if, in the opinion of Development Officer, there is a likelihood that the proposed development will generate undesirable impact on surrounding sites, such as poor appearance, excessive noise, light, odours, traffic, litter or dust;
 - (ii) A minimum 75% of the length of the façade facing Highway 16 and 16A shall incorporate architectural features, up to a minimum height of 6.0 m.

(Bylaw C-1226-22, December 05, 2022)
 - (iii) That development incorporate a higher design standard, by including architectural features such as:
 - a. Multiple colours;
 - b. Differing, but complementary finishes and textures;
 - c. Articulating the walls of the Building or recessing entrances;

- d. Canopies; and
 - e. Varying roof lines.
- (d) Development on Lot 8B, Plan 9424151 and Lot 9, Block 1, Plan 1027111 or subsequent legal addresses due to subdivision shall:
 - (i) Follow the Urban Village Design Guidelines set out in the Pioneer Lands Area Structure Plan – Gateway Lands Amendment, Bylaw C-797-11, adopted November 14, 2011; and
 - (ii) Where the Design Guidelines conflict with other regulations of the Land Use Bylaw, the Design Guidelines shall take precedence.
(Bylaw C-1226-22, December 05, 2022)

SECTION 125 C3 – NEIGHBOURHOOD RETAIL AND SERVICE DISTRICT

(1) GENERAL PURPOSE

This District is to provide for the development of commercial and personal service uses serving the day-to-day needs of residents within a residential neighbourhood.

Permitted Uses	Discretionary Uses
- Animal Service Facility, Minor - Health Services - Personal Service Establishment - Professional and Office Service - Retail Sales	- Accessory Building - Alcohol Sales (Bylaw C-1265-23, October 23, 2023) - Cannabis Sales, on Plan 1723512, Block 4, Lot 30 (Bylaw C-1244-23, March 27, 2023) - Car Wash, as an Accessory Use on Plan 052 5834, Block 5, Lot 1 and Plan 122 4337, Block 13, Lot 105 - Child Care Facility - Commercial School, non-industrial - Eating and Drinking Establishment - Gas Bar - Public Libraries and Cultural Exhibits - Private Club - Public Utility Building - Recreational Establishment, Indoor (Bylaw C-839-13, Feb. 25, 2013) - Drive Through Business on Plan 142 2641, Block 1, Lot 1 (Bylaw C-1168-21, Oct. 12, 2021) - Alcohol Sales, Major on Plan 142 2641, Block 1, Lot 1 (Bylaw C-1195-22, Apr. 25, 2022)

(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1244-23, March 27, 2023)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Site Area (Maximum):	1.0 ha
Site Width (Minimum):	30.0 m

	Site Standard
Front Yard Setback (Minimum):	• 6.0 m • A minimum of 3.0 m of the Front Yard Setback shall be landscaped. The remaining portion of the Setback may be landscaped or contain parking. No storage, loading or similar Use may occur within the Front Yard Setback.
Side Yard Setback (Minimum):	• 1.2 m • 3.0 m or half the Height, whichever is greater, for a Site Adjacent to a Residential District
Rear Yard Setback (Minimum):	• 6.0 m • For any Site Adjacent to a Residential District, the 3.0 m portion that is closest to the residential District shall be landscaped.
Gross Leasable Area (Maximum):	• 275.0 m² for Eating and Drinking Establishments (not including the kitchen area), Retail Sales and Alcohol Sales (Bylaw C-1265-23, October 23, 2023) • 20% of Gross Floor Area for Personal Service Establishments
Site Coverage (Maximum):	• 50%
Building Height (Maximum):	• Three Storeys not to exceed 12.0 m

(3) ADDITIONAL REGULATIONS

- (a) Any Yard facing a Street shall have a minimum 6.0 m Setback, of which 3.0 m shall be landscaped.
- (b) Notwithstanding (3)(a) above, a 3.0 m Setback may be considered by the Development Officer where the Development is oriented towards the Street and where a public Sidewalk exists or is required as part of the Development.
- (c) No outdoor storage is permitted.
- (d) Commercial Schools shall be limited to those that do not use or store heavy or industrial vehicles.
- (e) In Mixed Use Developments:
 - (i) Only commercial Uses are permitted on the ground floor; and
 - (iii) Commercial Uses shall match those listed as a Permitted or Discretionary Use within this District.
- (f) In addition to Section 65, Drive Through Business on Plan 142 2641, Block 1, Lot 1 shall:

- (i) Provide appropriate screening and sound attenuation measures from adjacent lands identified for residential use through the use of:
 - a. Solid sound attenuation fence, minimum height of 1.8 m;
 - b. A landscaped berm, with a minimum height of 1.0 m;
 - c. A minimum grading separation of 2.75 m between the drive through lane and the top of the sound attenuation fence;
- (i) Prepare a lighting plan as per Section 37;
- (ii) Position and operate all outdoor speakers to minimize potential noise pollution to adjacent lands;
- (iii) Provide aesthetically pleasing fence design;

To the satisfaction of the Development Officer.

(Bylaw C-1168-21, Oct. 12, 2021)

- (g) Alcohol Sales, Major on Plan 142 2641, Block 1, Lot 1 shall be limited to a maximum Floor Area of 425 m².

(Bylaw C-1195-22, Apr. 25, 2022)

SECTION 126 C4 – INTEGRATED MIXED USE

(1) GENERAL PURPOSE

The purpose of this District is to provide for Mixed Use Development that integrates Street Oriented commercial Uses and residential Uses above in a multi-storey Building. This District is not intended to accommodate large format commercial Development.

Permitted Uses	Discretionary Uses
• Animal Service Facility, Minor • Health Services • Multi Unit Dwellings, above ground floor • Personal Service Establishment • Professional and Office Services • Retail Sales	• Accessory Building • Accessory Uses • Alcohol Sales (Bylaw C-1265-23, October 23, 2023) • Child Care Facility • Commercial School, non-Industrial • Eating and Drinking Establishment • Public Libraries and Cultural Exhibits • Private Club • Public Utility Building • Repair Services

(Bylaw C-942-15, Jan. 29, 2016)
(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1216-22, September 13, 2022)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Site Area (Minimum):	• 550.0 m²
Site Width (Minimum):	• 15.0 m
Front Yard Setback:	• 1.2 m (Minimum) • 6.0 m (Maximum) to accommodate features such as recessed entrances, courtyard entrances, patios and Landscaping that contribute to the pedestrian-oriented shopping character of the area. • An additional 2.0 m stepback for the third and fourth Storeys only for any Buildings in excess of two Storeys. This stepback will allow for greater sun exposure at Street level, and reduce the perceived massing of the Building. This additional stepback may be used as an Amenity Area for Development of upper floors.
Side Yard Setback (Minimum):	• 1.2 m • 7.5 m where the Site Abuts a District that allows Single Detached Dwellings as a Permitted Use. • 3.0 m (Maximum) for Corner Site to accommodate features such as recessed entrances, courtyard

	Site Standard
	entrances, patios and Landscaping that contribute to the pedestrian-oriented shopping character of the area. • 5.0 m stepback on Corner Site for the third and fourth Storeys only for any Buildings in excess of two Storeys. This Setback will allow for greater sun exposure at Street level, and reduce the perceived massing of the Building. This additional stepback may be used as an Amenity Area for Development of upper floors.
Rear Yard Setback (Minimum):	• 6.0 m • 7.5 m where the Site abuts a District that allows Single Detached Dwellings as a Permitted Use.
Gross Leasable Use Area:	• 275.0 m² (Maximum) for Eating and Drinking Establishments (not including the kitchen area), and all other uses
Site Coverage (Maximum):	• 50%
Building Height (Maximum):	• Five Storeys not to exceed 19.1 m

(3) ADDITIONAL REGULATIONS

- (a) Commercial and Residential Uses shall occur in the same Building. Only Commercial Uses are permitted on the ground floor. Standalone non-residential or residential buildings shall not be permitted in this district.
(Bylaw C-1216-22, September 13, 2022)
- (b) Dwellings shall have access to Grade which is separate from the access to the Commercial Use.
- (c) Dwellings shall not be located on the same floor as a non-Residential Use.
- (d) An Amenity Area of 7.5 m² is required per Dwelling.
- (e) The common Amenity Area may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides adequate area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:
 - (i) Playground equipment;
 - (ii) Benches, picnic tables, or other seating;
 - (iii) A gazebo or other shelter;
 - (iv) A patio;
 - (v) Courtyards;

- (vi) Formal gardens; or
 - (vii) Other recreational or amenity uses that would meet the needs of the residents for the specific Development under consideration.
- (f) No outdoor storage is permitted.
- (g) No loading, parking or similar use shall be located in the Front Yard or any Yard adjacent to a Street.
- (h) Parking associated with the Dwellings shall be located on the Site.
- (i) Parking reserved and marked for employees shall be located on the Site, to the satisfaction of the Development Officer.
- (j) On-Street parking attributed to Commercial Uses shall be maximized where possible, to the satisfaction of the Development Officer.
- (k) Wherever feasible, vehicular access shall be from the flanking Street or Alley. In the event there is no flanking Street or Alley, the vehicular access shall be designed in a manner that has minimal impact on Abutting Streets and pedestrians.
- (l) Development on Lot 8B, Plan 9424151 and Lot 9, Block 1, Plan 1027111 or subsequent legal land description due to subdivision shall:
 - (i) Follow the Urban Village Design Guidelines set out in the Pioneer Lands Area Structure Plan – Gateway Lands Amendment, Bylaw C-797-11, adopted November 14, 2011; and
 - (ii) Where the Design Guidelines conflict with other regulations of the Land Use Bylaw, the Design Guidelines shall take precedence.
- (m) All development must have a strong Pedestrian Orientation both within the site, and to and from the site.

(Bylaw C-865-13, Feb. 10, 2014)
- (n) The Development Officer may use their discretion regarding the setbacks identified in (2) DEVELOPMENT REGULATIONS.

(Bylaw C-1216-22, September 13, 2022)

SECTION 126A SE – SPORTS AND ENTERTAINMENT DISTRICT

(Bylaw C-1167-21, Oct. 12, 2021)

(4) GENERAL PURPOSE

This District is intended for Development of public and private recreational and sports entertainment facilities that provide for both the active and passive recreational needs of residents. The intended mixed use developments may include a range of commercial, residential and other uses that support the principal use and reinforce its vibrancy within a neighbourhood and as a community gathering place.

(Bylaw C-1408-25, Sept 8, 2025)

Permitted Uses	Discretionary Uses
• Parks • Public Libraries and Cultural Exhibits • Recreation Establishment, Commercial • Recreation Establishment, Indoor • Recreation Establishment, Outdoor • Stadiums • Theatres • Transit Transfer Stations	• Accessory Building • Accessory Uses • Child Care Facility • Government Services • Multi-Unit Dwellings as accessory to Stadiums • Park and Ride Facility • Public Utility Buildings • Religious Assembly • Sales Centre • Temporary Building or Use • Indoor Self Storage (Bylaw C-1187-22, July 18, 2022) (Bylaw C-1408-25, Sept 8, 2025)

(5) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Front Yard Setback (Minimum):	• 6.0 m • A minimum 3.0 m of the Setback shall be landscaped, with remaining areas being either landscaping or parking
Side Yard Setback (Minimum):	• 4.0 m or 10% of the site Width, whichever is less
Rear Yard Setback (Minimum):	• 7.5 m • For Sites Adjacent to a Residential District, the closest 3.0 m shall be landscaped
Site Coverage (Maximum):	• 60%
Building Height (Maximum):	• 22.0 m for Stadiums

	• 16.0 m for all other uses
Density (Minimum):	• 75 units per net hectare
Common Amenity Area for Multi-Unit Dwellings (Minimum)	• 7.5 m² per Dwelling Unit

(6) ADDITIONAL REGULATIONS

(a) Accessory Use developments shall support neighbourhood vibrancy and the Site as a community gathering place, and may include:

- (i) Eating & Drinking Establishments (e.g. restaurants, bars, microbreweries);
- (ii) Professional and Office Services (e.g. team offices);
- (iii) Retail Sales (e.g. team sales, equipment services);
- (iv) Private Health Service (e.g. sports medicine, etc.); and
- (v) Other Accessory Uses that conform to the District's purpose.

(b) Temporary Buildings and Uses for on-Site events (e.g. farmer's markets, flea markets, and similar activities) shall not conflict with the normal development operations of the Principal Use and shall be in consideration of seasonal use variation and/or non-peak time usage.

(c) Multi-Unit Dwellings shall be accessory to a Stadium use, not exceed 1.0 hectare in Site area, and be integrated with on-site development to the satisfaction of the Development Officer.

(d) Religious Assembly, notwithstanding Section 73 (2), shall not have associated living quarters.

(e) Indoor Self Storage Use shall:

(Bylaw C-1187-22, July 18, 2022)

- (i) be located within the Stadium Building located on the lands currently described as Lot 1, Block 1, Plan 2322005;

(Bylaw C-1408-25, Sept 8, 2025)

- (ii) not be a standalone building;
- (iii) include a security and maintenance office;
- (iv) have a individual self storage locker size maximum of 50 m²; and
- (v) prohibit the storage of dangerous goods.

- (f) Parking requirement for Indoor Self Storage shall be 1 stall per 100 m² of Gross Floor Area, with parking for visitors and staff being provided in proximity to the storage use entrance.
- (g) Parking required for Indoor Self Storage use may be reduced and shared with parking for the Stadium where a parking study demonstrates capacity, to the satisfaction of the Development Officer.
- (h) Loading docks and visitor access for Indoor Self Storage shall be independent from those for Stadium uses.
- (i) Entrances shall be clearly visible and accessible from the parking area, well lit and reflect the principles of Crime Prevention Through Environmental Design (CPTED).

(7) URBAN DESIGN REGULATIONS

- (a) Buildings shall incorporate enhanced architectural design and standards that include:
 - (i) Use of high-quality building materials with varied finish and textures;
 - (ii) Use of multiple complementary colours for interest;
 - (iii) Articulate Building walls and enhanced main Building entrances;
 - (iv) Variations in roof lines; and,
 - (v) Utility and mechanical systems shall be screened at ground level by Landscaping, solid fencing, or otherwise be incorporated into Building design, all to the satisfaction of the Development Officer.
- (b) Site design shall pursue a high-quality on-Site design and integration of buildings, parking and circulation, and landscaping by:
 - (i) Site design shall consider the principles of Crime Prevention Through Environmental Design (CPTED) to enhance public safety;
 - (ii) Public gathering areas provided shall incorporate enhanced visitor comfort and sense of place elements including, but not limited to: public art; shade structures; enhanced landscaping; seating areas; lighting; and, other similar features;
 - (iii) Outdoor eating areas shall not impede pedestrian circulation at the discretion of the Development Officer;
 - (iv) All permanent Site lighting shall use fixtures that minimize off-Site glare and be directed downward to maintain dark-sky conditions;

- (v) On-Site vehicle parking areas shall be designed to minimize vehicular conflicts, ensure emergency vehicle circulation, be attractively landscaped, and ensure that Site ingress and egress are safe and efficient in moving traffic to and from public roadways with all being to the satisfaction of the Development Officer;
- (vi) Maximize pedestrian safety by use of internal traffic signs to manage flow, diagonal painted asphalt markings to define major pedestrian routes, and minimize conflicts points with vehicles;
- (vii) Provide safe, convenient, and universally accessible vehicle drop-off areas near to public entrances;
- (viii) Include bicycle parking stalls within 10 metres of public entrances that do not impede pedestrian circulation or building access;
- (ix) Setback areas abutting Residential Districts shall use berms and/or enhanced Landscaping elements to mitigate any undesirable visual impacts if, in the opinion of Development Officer, there is a likelihood that the proposed development will generate undesirable impact on surrounding sites, such as poor appearance, excessive noise, light, odours, traffic, litter or dust;
- (x) Native trees, plants, and xeriscaping shall be used to minimize the need for supplemental water, and bio-retention areas may be utilized where appropriate and integrated within the Site; and,
- (xi) Parking areas adjacent to public roadways shall be visually mitigated by the use of regularly spaced deciduous trees planted parallel to the roadway to the satisfaction of the Development Officer.

SECTION 127 M1 – GENERAL INDUSTRIAL DISTRICT

(1) GENERAL PURPOSE

This District is to provide for industrial Uses which do not cause any objectionable or dangerous conditions beyond the boundary of the Site upon which they are located.

Permitted Uses	Discretionary Uses
• Animal Service Facilities, Major • Automobile Sales and Rental (Bylaw C-900-15 – Feb. 23, 2015) • Automobile Sales and Rental, Industrial • Automobile Service Centre • Car Washes • Eating and Drinking Establishments • Equipment Sales, Service and Rentals • Fleet Services (Bylaw C-1057-18, March 18, 2019) • Gas Bar • General Industrial Use • Greenhouse • Professional and Office Services • Public Utility Buildings • Recycling Transfer Depots • Repair Services • Retail Sales, Industrial • Wholesale Establishment	• Accessory Building • Adult Entertainment Facility • Alcohol Sales (Bylaw C-1265-23, October 23, 2023) • Auctioneering Establishments • Bulk Fuel Sales • Cannabis Production Facility (Bylaw C-1027-17, June 13, 2018) • Cannabis Sales (Bylaw C-1027-17, June 13, 2018) • Commercial School • Crematorium • Medical Marihuana Production Facility (Bylaw C-999-17, Aug. 14, 2017) • Private Club • Post Secondary Institution (Bylaw C-900-15 – Feb. 23, 2015) • Recreational Establishment, Commercial • Recreational Establishment, Indoor • Recreational Establishment, Outdoor • Recreational Vehicle Sales and Rental • Retail Sales • Surveillance Suite

(Bylaw C-864-13, Jan 27, 2014)
(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1226-22, December 05, 2022)

- (a) Any permitted use where, in the opinion of the Development Officer, there is significant risk of interfering with the safety and amenity of the adjacent and nearby sites because of the nature of the site, materials, or process that may create significant nuisance, shall be considered a discretionary use.

(Bylaw C-942-15, Jan. 29, 2016)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Site Area (Minimum):	650.0 m²
Site Width (Minimum):	15.0 m
Site Depth (Minimum):	30.0 m
Front Yard Setback (Minimum):	6.0 m, except where greater distance required by the Development Officer. - No parking, loading or storage shall be permitted in the Front Yard Setback. (Bylaw C-865-13, Feb. 10, 2014)
Side Yard Setback:	- None when firewall provided. 6.0 m on one side and 1.5 m on other side for a Building with a Height of 4.5 m or less. - Where the Building Height exceeds 4.5 m, an additional 0.3 m is to be added to the 1.5 m Side Yard Setback for each additional metre of Height to a maximum of 6.0 m. Only one Side Yard may be varied under this regulation.
Rear Yard Setback (Minimum):	7.5 m
Site Coverage (Maximum):	60%
Building Height (Maximum):	14.0 m - Building Height may be increased at the discretion of the Development Officer, based on the Building type, visual appeal, visibility from Highway 16A and proximity to Residential Uses.

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the regulations contained in Part 9 – Landscaping Regulations, the Development Officer shall require additional Landscaping, for Sites:
 - (i) Adjacent to, or with frontage Adjacent to Highway 16A; or
 - (ii) If, in the opinion of the Development Officer there is a likelihood that the proposed Development will generate undesirable impact on surrounding Sites, such as poor appearance, excessive noise, light, odours, traffic, litter or dust.
- (b) For Sites Adjacent to Highway 16A, the Development Officer shall require that Development incorporate a higher design standard, by including architectural features and treatments such as:
 - Multiple colours;
 - Differing, but complementary finishes and textures;
 - Articulation of recessing portions of the visible frontage;
 - Awnings; and
 - Varying roof lines.

SECTION 128 PS – PUBLIC SERVICE INSTITUTIONAL DISTRICT

(1) GENERAL PURPOSE

This District is intended for the Development of public and private services which contribute to governance, culture, safety and health in the community.

Permitted Uses	Discretionary Uses
• Accessory Building • Government Service • Hospital • Post Secondary Institution (Bylaw C-900-15 – Feb. 23, 2015) • Public Libraries and Cultural Exhibits • Religious Assembly • School	• Cemetery • Child Care Facility • Group Care Facility • Health Service • Private Club • Public Utility Building • Recreational Establishments, Indoor (Bylaw C-942-15, Jan. 29, 2016) • Special Care Facility • Theatre • Transit Transfer Station

(Bylaw C-1104-19, May 29, 2020)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Front Yard Setback (Minimum):	• 5.0 m
Side Yard Setback (Minimum):	• 5.0 m
Rear Yard Setback (Minimum):	• 5.0 m
Site Coverage (Maximum):	• 50%
Building Height (Maximum):	• Four Storeys not exceeding 14.0 m

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding Subsection (2), the Development Officer may require:
- (i) Greater Setbacks where a Development is located adjacent to a Residential District; or
 - (ii) Lesser setbacks where a Development is in a Pedestrian Oriented area or the Development is intended to be an integral part of the streetscape.
- (b) Developments within the City Centre Overlay as identified on the PART 11 – LAND USE DISTRICT REGULATIONS, Section 114 Land Use District Map; (1), with the Map being Schedule A, shall adhere to the requirements in PART

6 – GENERAL REGULATIONS; Section 30 Design and Appearance of Buildings.

(Bylaw C-1162-21, April 11, 2023)

- (c) Bus parking and loading at School Buildings must be located in a designated area to accommodate safe pedestrian movement and vehicular circulation.

SECTION 129 P1- PARKS AND RECREATION DISTRICT

(1) GENERAL PURPOSE

This District is intended for the Development of public parks and recreational facilities to provide for the needs of residents for both active and passive recreational pursuits.

Permitted Uses	Discretionary Uses
• Accessory Building • Golf Course • Park • Recreational Establishment, Indoor • Recreational Establishment, Outdoor • Stadium	• Campground • Child Care Facility • Government Service • Professional and Office Services on Lot 6R, Block 3, Plan 782 1382 (Bylaw C-927-15; Sept. 14, 2015) • Public Utility Building (Bylaw C-885-14; April 28, 2014)

(Bylaw C-1104-19, May 29, 2020)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Front Yard Setback (Minimum):	• 5.0 m
Side Yard Setback (Minimum):	• 5.0 m
Rear Yard Setback (Minimum):	• 5.0 m
Site Coverage (Maximum):	• 50%
Building Height (Maximum):	• 14.0 m

(3) ADDITIONAL REGULATIONS

- (a) Parking for parks and Outdoor Recreational Establishments shall maximize opportunities for on-Street parking where possible.
- (b) The Setback area for Outdoor Recreational Establishments and Stadiums may be buffered from Residential Districts through the use of berms and/or Landscaping, at the discretion of the Development Officer.

SECTION 130 P2 – NATURAL AREAS DISTRICT

(1) GENERAL PURPOSE

This District is intended to restrict Development in areas that have been designated as Natural Areas by the City or through a Natural Areas Assessment; or that are designated as Environmental Reserve or Crown Land by the Province of Alberta or the Government of Canada. Development in this District is limited to environmentally sensitive improvements that facilitate passive Recreational use.

Permitted Uses	Discretionary Uses
Natural Area	- Accessory Building - Public Utility Building

(Bylaw C-1104-19, May 29, 2020)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations and Part 10 Sign Regulations, the following regulations shall apply to all development in this District.

- (a) All lands designated as Environmental Reserve or Crown Lands shall be districted under this Section.
- (b) Any Development in this District requires a Natural Areas Assessment to be completed in accordance with City requirements.
- (c) Discretionary Uses must be developed with regard to the type of construction that is appropriate based on the results of the Natural Areas Assessment, or Natural Areas Management Plan.
- (d) The development of trails or walkways in natural areas may include interpretive or directional signage, designed and sited in accordance with the Natural Areas Assessment, or Natural Areas Management Plan.
- (e) Neither Landscaping (whether new or restorative) nor Parking is required.

SECTION 131 UR – URBAN RESERVE DISTRICT

(1) GENERAL PURPOSE

This District is intended to allow for Agricultural Uses and limited rural land Uses that do not prejudice the future Development of the land for urban Uses.

Permitted Uses	Discretionary Uses
• Agriculture • Home Occupation, Minor	• Accessory Building • Family Day Home • Home Occupation, Major • Natural Resource Development • Park and Ride Facility (Bylaw C-942-15, Jan. 29, 2016) • Single Detached Dwelling • Temporary Building or Use • Topsoil Processing

(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1269-23, Feb. 12, 2024)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Site Area (Minimum):	• 4.0 ha, or the minimum area required to accommodate existing Development, for maximum of one Site per quarter section
Front Yard Setback (Minimum):	• At the discretion of the Development Authority
Side Yard Setback (Minimum):	• At the discretion of the Development Authority
Rear Yard Setback (Minimum):	• At the discretion of the Development Authority
Site Coverage (Maximum):	• 50%
Building Height (Maximum):	• 12.0 m, except for Buildings that are Accessory to agricultural operations

(3) ADDITIONAL REGULATIONS

- (a) Water supply and sewage disposal for existing buildings shall be provided in accordance with the Public Health Act. Any new Development requiring water or sewer must connect to City utilities.
- (b) In considering a Development Permit for a Discretionary Use, the Development Officer shall not approve Uses that would be prejudicial to the future economical subdivision, servicing and Development of the Site for

urban Development, subject to the provisions of an approved Area Structure Plan.

- (c) The Development Officer may specify the length of time a use may operate in this District having regard for the future Development of the land.

SECTION 132 DC – DIRECT CONTROL

(1) GENERAL PURPOSE

This District is intended to enable Council to exercise control over the Use and Development of land or Buildings. The District provides for Developments that, due to their unique characteristics, innovative design or unusual Site constraints, require specific regulation unavailable in other Land Use Districts.

(2) VALIDITY

- (a) This District must not be applied to regulate matters that are normally regulated by subdivision or Development Permit approval conditions.
- (b) This District shall only be applied when Council deems appropriate and where the following conditions are met:
 - (i) The Development is considered appropriate for the Site, with regard for the policies and objectives of any Statutory Plan and compatibility with the scale and character of surrounding Development;
 - (ii) The use of any other District to accommodate the Development would result in potential conflicts with existing or future Developments, should the full Development potential of such District be utilized; or
 - (iii) The Development is of a unique form or design not contemplated or reasonably regulated by another District.

(3) DEVELOPMENT REGULATIONS

Council shall:

- (a) Determine the land Uses that are Permitted or Discretionary in the District;
- (b) Specify which Developments and Uses shall be decided upon by the Development Officer and by Council per Section 8(3) and (4);
- (c) Impose standards and conditions considered appropriate to regulate the proposed Development or Use; and
- (d) Only allow Development that complies with an approved comprehensive plan of Development.

(4) ISSUE OF A DEVELOPMENT PERMIT

- (a) Prior to issuing a Development Permit, Council may hold a public hearing or hearings as deemed necessary.

- (b) Notice of a public hearing shall be provided in accordance with the *Municipal Government Act*.
- (c) Notice of a public hearing may contain a statement to the effect that:
 - (i) If no objection to the Development is received within the time prescribed in the notice, then the decision will proceed without further notice; or
 - (ii) If an objection to the Development is received, then a public hearing will be held on a date and time and place specified in the notice.

SECTION 133 UAT - URBAN AGRICULTURAL TRANSITION DISTRICT

(Bylaw C-1263-23, September 11, 2023)

(1) GENERAL PURPOSE

This District is intended to allow for Agricultural Uses and limited rural land Uses on undeveloped or developed parcels of land to low intensity, that do not prejudice the future Development of the land for urban Uses to occur in an orderly and efficient manner.

Permitted Uses	Discretionary Uses
• Agriculture • Home Occupation, Minor	• Accessory Building • Accessory Use • Bed and Breakfast Establishment • Cottage Industry • Dugout • Family Day Home • Garage Suite • Home Occupation, Major • Manufactured Home • Secondary Suite • Single Detached Dwelling • Temporary Building or Use • Topsoil Processing

(Bylaw C-1269-23, Feb. 12, 2024)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Site Area (Minimum):	• 4.0 ha, or the minimum area required to accommodate existing Development, for maximum of one Site per quarter section
Front Yard Setback (Minimum):	• At the discretion of the Development Authority
Side Yard Setback (Minimum):	• At the discretion of the Development Authority
Rear Yard Setback (Minimum):	• At the discretion of the Development Authority
Site Coverage (Maximum):	15%
Building Height (Maximum):	• 12.0 m, except for Buildings that are Accessory to agricultural operations

(3) ADDITIONAL REGULATIONS

- (a) Water supply and sewage disposal for existing buildings shall be provided in accordance with the Public Health Act. Any new Development requiring water or sewer must connect to City utilities when they become available.
- (b) In considering a Development Permit for a Discretionary Use, the Development Officer shall not approve Uses that would be prejudicial to the future economical subdivision, servicing, and Development of the Site for urban Development, subject to the provisions of an approved Area Structure Plan.
- (c) The Development Officer may specify the length of time a Permitted or Discretionary Use may operate in this District having regard for the future Development of the land.
- (d) Dugouts shall not be located within 30.0 metres of any public road, or as otherwise approved by the Development Officer, shall not encroach upon, or affect, any watercourse or drainage easement, and shall meet the minimum setback requirements of the applicable district.

SECTION 150 DC.10 – PRESCOTT DIRECT CONTROL DISTRICT

(1) GENERAL PURPOSE

The purpose of this District is to allow Row Housing, Street Oriented with Secondary Suites, while maintaining the low-rise built form character of the Neighbourhood.

Permitted Uses	Discretionary Uses
• Accessory Buildings • Home Occupation, Minor • Row Housing, Street Oriented • Secondary Suite	• Show Home • Sales Centre

(Bylaw C-1269-23, Feb. 12, 2024)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum):	• Row Housing, Street Oriented (internal unit) • Row Housing, Street Oriented (end unit)	• 5.4 m • 6.7 m
Site Depth (Minimum):	• Row Housing, Street Oriented	• 30.0 m
Front Yard Setback (Minimum):	• Principal Building	• 3.0 m
Side Yard Setback (Minimum):	• Row Housing, Street Oriented • Row Housing, Street Oriented Abutting a Street	• 1.2 m • 3.0 m
Rear Yard Setback (Minimum):	• Garage as an Accessory Building accessed from an Alley (setback excluding any corner cuts) • Principal Building	• 6.0 m • 14.0 m
Height (Maximum):	• Three storeys not exceeding 12.0 m	
Density:	• 25 units per net hectare (minimum)	
Site Coverage (Maximum):	• 50% for end units; 57% for internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage with the total site coverage at 57%	

	Site Standard
Amenity Area (Minimum):	7.5 m² per Dwelling for Row Housing for private outdoor Amenity Area

(Bylaw C-1293-24, June 24, 2024)

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (b) Row Housing, Street Oriented shall be developed:
 - (i) On its own block face;
 - (ii) With each dwelling individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the Facade, porches or entrance features, building materials, or other treatments;
 - (iii) With the facades of a principal building abutting the front lot line and flanking side lot line on corner sites, using consistent building materials and architectural features; and
 - (iv) Cross lot drainage easements may be required for surface drainage and roof leader drainage to accommodate center units.
- (c) Garage as an Accessory Building shall be constructed at the same time as the Principal Building.

(4) ISSUANCE OF DEVELOPMENT PERMIT

- (i) Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.

SECTION 151 DC.11 – LAKEWOOD DIRECT CONTROL DISTRICT

(Bylaw C-1207-22, July 18, 2022)

(1) GENERAL PURPOSE

The purpose of this District is to allow Row Housing, Street Oriented with Secondary Suites, while maintaining the low-rise built form character of the Neighbourhood.

Permitted Uses	Discretionary Uses
• Accessory Building • Row Housing, Street Oriented • Secondary Suite	• Home Occupation, Minor • Show Home • Sales Centre

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum):	• Row Housing, Street Oriented (internal unit) • Row Housing, Street Oriented (end unit)	• 5.5 m • 6.7 m
Site Depth (Minimum):	• Row Housing, Street Oriented	• 30.0 m
Front Yard Setback (Minimum):	• Principal Building	• 3.0 m
Side Yard Setback (Minimum):	• Row Housing, Street Oriented • Row Housing, Street Oriented Abutting a Street	• 1.2 m • 3.0 m
Rear Yard Setback (Minimum):	• Garage as an Accessory Building accessed from an Alley (setback excluding any corner cuts) • Principal Building	• 6.0 m • 14.0 m
Height (Maximum):	• Three storeys not exceeding 12.0 m	
Density:	• 25 units per net hectare (minimum)	
Site Coverage (Maximum):	• 50% for end units; 57% for internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage with the total site coverage at 57%	
Amenity Area (Minimum):	• 7.5 m² per Dwelling for Row Housing for private outdoor Amenity Area	

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (b) Row Housing, Street Oriented shall be developed:
 - (i) On its own block face;
 - (ii) With each dwelling individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the facade, porches or entrance features, building materials, or other treatments;
 - (iii) With the facades of a principal building abutting the front lot line and flanking side lot line on corner sites, using consistent building materials and architectural features; and
 - (iv) Cross lot drainage easements may be required for surface drainage and roof leader drainage to accommodate center units.
- (c) Garage as an Accessory Building shall be constructed at the same time as the Principal Building.

(4) ISSUANCE OF DEVELOPMENT PERMIT

- (i) Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.

SECTION 152 DC.12 - FENWYCK SEMI-DETACHED DIRECT CONTROL DISTRICT

(Bylaw C-1205-22, July 18, 2022)

(1) GENERAL PURPOSE

The purpose of this District is to allow semi-detached dwelling units with a combination of alternating front and rear Site access.

Permitted Uses	Discretionary Uses
• Accessory Buildings • Home Occupation, Minor • Semi-Detached Dwellings • Secondary Suite	• Family Day Homes • Home Occupation, Major • Sales Centre • Show Home

(Bylaw C-1269-23, Feb. 12, 2024)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum)	• Semi-Detached Dwelling	• 6.7 m
Site Depth (minimum)	• Semi-Detached Dwelling	• 30.0 m
Front Yard Setback (Minimum)	• Semi-Detached Dwelling	• 6.0 m
Side Yard Setback (Minimum)	• Street Side Yard • All Other Uses	• 3.0 m • 1.2 m
Rear Yard Setback (Minimum)	• Principal Building • Rear garages for sites without Secondary Suites • Rear garages for sites with Secondary Suites	• 12.0 m • 1.0 m • 6.0 m
Height (Maximum)	• Three storeys not exceeding 12.0 m	
Density (Minimum)	• 25 units per net hectare • An application that proposes a Density lower than the minimum may be permitted if the neighborhood's average Density remains 25 units per net hectare or higher	
Site Coverage (Maximum)	• 50%	

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard and Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of the other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (b) Notwithstanding Section 82.4, Parking and Vehicular Access must adhere to the following regulations:
 - (i) All required parking for any Permitted or Discretionary uses shall be provided on Site,
 - (ii) One vehicular access per Site shall be permitted,
 - (iii) Vehicular access from an Alley or Street shall be hard surfaced,
 - (iv) Vehicular access for a minimum of one Dwelling unit of a Semi-Detached Dwelling shall be from an Alley,
 - (v) One Dwelling unit of a Semi-Detached Dwelling shall have a front attached garage with vehicular access from the Street,
 - (vi) A restrictive covenant shall be placed on each lot with access to both an Alley and Street to restrict access to one location, and
 - (vii) Pairing of access location, front to rear, shall be provided such as to optimize available on-street parking.

(4) ISSUANCE OF DEVELOPMENT PERMIT

Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.

SECTION 153 DC.13 – FENWYCK ROW HOUSING DIRECT CONTROL DISTRICT

(Bylaw C-1206-22, July 18, 2022)

(1) GENERAL PURPOSE

The purpose of this District is to allow Row Housing, Street Oriented dwelling units with opportunities to develop Secondary Suites while maintaining the built form of the neighbourhood.

Permitted Uses	Discretionary Uses
• Accessory Buildings • Home Occupation, Minor • Row Housing, Street Oriented • Semi-Detached Dwellings • Secondary Suite	• Show Home • Sales Centre

(Bylaw C-1269-23, Feb. 12, 2024)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

- (a) The following regulations shall apply for Dwelling units without a Secondary Suite being developed:

	Site Standard	
Site Width (Minimum)	• Row Housing, Street Oriented (internal Unit) • Row Housing, Street Oriented (end unit) • Semi-Detached Dwelling	• 4.8 m • 6.7 m • 6.7 m
Site Depth (minimum)	• Row Housing, Street Oriented • Semi-Detached Dwelling	• 30.0 m • 30.0 m
Front Yard Setback (Minimum)	• Principal Building	• 3.0 m
Side Yard Setback (Minimum)	• Street Side Yard • All Other Uses	• 3.0 m • 1.2 m
Rear Yard Setback (Minimum)	• Principal Building • Garage as an Accessory Building accessed from an Alley.	• 10.0 m • 1.0 m
Height (Maximum)	• Three storeys not exceeding 12.0 m	
Density (Minimum)	• 25 units per net hectare • An application that proposes a Density lower than the minimum may be permitted if the neighbourhood's average Density remains 25 units per net hectare or	

	higher.
Site Coverage (Maximum)	50% for end units, 57% for internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage with the total site coverage at 57%
Amenity Area	7.5 m² per dwelling for Row Housing for private outdoor Amenity Area.

- (b) The following regulations shall apply for Dwelling units with a Secondary Suite being developed:

	Site Standard	
Site Width (Minimum)	- Row Housing, Street Oriented (internal Unit) - Row Housing, Street Oriented (end unit) - Semi-Detached Dwelling	5.4 m 6.7 m 6.7 m
Site Depth (minimum)	- Row Housing, Street Oriented - Semi-Detached Dwelling	30.0 m 30.0 m
Front Yard Setback (Minimum)	Principal Building	3.0 m
Side Yard Setback (Minimum)	- Street Side Yard - All Other Uses	3.0 m 1.2 m
Rear Yard Setback (Minimum)	- Principal Building - Garage as an Accessory Building accessed from an Alley.	14.0 m 6.0 m
Height (Maximum)	Three storeys not exceeding 12.0 m	
Density (Minimum)	25 units per net hectare - An application that proposes a Density lower than the minimum may be permitted if the neighbourhood's average Density remains 25 units per net hectare or higher.	
Site Coverage (Maximum)	50% for end units, 57% for internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage with the total site coverage at 57%.	
Amenity Area	7.5 m² per dwelling for Row Housing for private outdoor Amenity Area.	

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the

Setback for the additional Front Yard and Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of the other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.

- (b) Garage as an Accessory Building shall be constructed at the same time as the Principal Building.
- (c) All required parking for any Permitted or Discretionary uses shall be provided on site.

(4) ISSUANCE OF DEVELOPMENT PERMIT

Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.

SECTION 154 DC.14 – WESTWIND DIRECT CONTROL DISTRICT

(Bylaw C-1213-22, August 22, 2022)

(1) GENERAL PURPOSE

The purpose of this District is to allow Row Housing, Street Oriented with Secondary Suites, while maintaining the low-rise built form character of the Neighbourhood.

Permitted Uses	Discretionary Uses
• Accessory Building • Row Housing, Street Oriented • Secondary Suite • Home Occupation, Minor	• Show Home • Sales Centre

(Bylaw C-1269-23, Feb. 12, 2024)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum):	• Row Housing, Street Oriented (internal unit) • Row Housing, Street Oriented (end unit)	• 5.5 m • 6.7 m
Site Depth (Minimum):	• Row Housing, Street Oriented	• 30.0 m
Front Yard Setback (Minimum):	• Principal Building	• 3.0 m
Side Yard Setback (Minimum):	• Row Housing, Street Oriented • Row Housing, Street Oriented Abutting a Street	• 1.2 m • 3.0 m
Rear Yard Setback (Minimum):	• Garage as an Accessory Building accessed from an Alley (setback excluding any corner cuts) • Principal Building	• 6.0 m • 14.0 m
Height (Maximum):	• Three storeys not exceeding 12.0 m	
Density:	• 40 units per net hectare (minimum)	
Site Coverage (Maximum):	• 50% for end units; 57% for internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage with the total site coverage at 57%.	
Amenity Area (Minimum):	• 7.5 m² per Dwelling for Row Housing for private outdoor Amenity Area	

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (b) Row Housing, Street Oriented shall be developed:
 - (i) On its own block face;
 - (ii) With each dwelling individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the facade, porches or entrance features, building materials, or other treatments;
 - (iii) With the facades of a principal building abutting the front lot line and flanking side lot line on corner sites, using consistent building materials and architectural features; and
 - (iv) Cross lot drainage easements may be required for surface drainage and roof leader drainage to accommodate center units.
- (c) Garage as an Accessory Building shall be constructed at the same time as the Principal Building.

(4) ISSUANCE OF DEVELOPMENT PERMIT

- (i) Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.

SECTION 155 DC.15 - TONEWOOD ROW HOUSING DIRECT CONTROL DISTRICT

(Bylaw C-1240-23, May 8, 2023)

(1) GENERAL PURPOSE

The purpose of this District is to accommodate a residential Row Housing development. The district ensures development at a height and scale contiguous with surrounding low density residential.

Permitted Uses	Discretionary Uses
• Accessory Buildings • Row Housing Development	• Sales Centres

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Front Yard Setback-Grove Drive (Minimum):	• Principal Buildings • Parking	• 4.5 m • 1.5 m
Side Yard Setback-West & East (Minimum):	• Principal Buildings • Parking • All Others Uses	• 7.0m • 1.5 m • 3.0 m
Rear Yard Setback-South (Minimum):	• Principal Buildings • All Other Uses	• 7.0 m • 7.0 m
Building Separation Distance	• Principal Buildings	• 3.0 m
Height (Maximum):	• Three Storeys not exceeding 12.0 m for Row Housing Dwelling	
Density:	• 40 units per net hectare (minimum) • 70 units per net hectare (maximum)	
Site Coverage (Maximum)	• Row Housing Developments	• 57%
Amenity Area (Minimum):	• 7.5 m² per Dwelling for private outdoor Amenity Area	

(3) ADDITIONAL REGULATIONS

- (a) A single all directional access to this Site should align with existing access to 500 Grove Drive. If secondary access is requested, it will be right-in/right-out or emergency access only and supported by a Traffic Impact Assessment.
- (b) Any parking provided adjacent existing residential uses shall provide light shielding to prevent vehicular light pollution from impacting the residential uses, to the satisfaction of the Development Officer

(4) ISSUANCE OF DEVELOPMENT PERMIT

Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.

SECTION 156 DC.16 – WESTWIND DIRECT CONTROL DISTRICT

(Bylaw C-1246-23, June 12, 2023)

(1) GENERAL PURPOSE

The purpose of this District is to allow Row Housing, Street Oriented with Secondary Suites, while maintaining the low-rise built form character of the Neighbourhood.

Permitted Uses	Discretionary Uses
• Accessory Building • Home Occupation, Minor • Row Housing, Street Oriented • Secondary Suite	• Show Home • Sales Centre

(Bylaw C-1269-23, Feb. 12, 2024)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum):	• Row Housing, Street Oriented (internal unit) • Row Housing, Street Oriented (end unit)	• 5.5 m • 6.7 m
Site Depth (Minimum):	• Row Housing, Street Oriented	• 30.0 m
Front Yard Setback (Minimum):	• Principal Building	• 3.0 m
Side Yard Setback (Minimum):	• Row Housing, Street Oriented • Row Housing, Street Oriented Abutting a Street	• 1.2 m • 3.0 m
Rear Yard Setback (Minimum):	• Garage as an Accessory Building accessed from an Alley (setback excluding any corner cuts) • Principal Building	• 6.0 m • 14.0 m
Height (Maximum):	• Three storeys not exceeding 12.0 m	
Density:	• 40 units per net hectare (minimum)	
Site Coverage (Maximum):	• 50% for end units; 57% for internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage with the total site coverage at 57%	
Amenity Area (Minimum):	• 7.5 m² per Dwelling for Row Housing for private outdoor Amenity Area	

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (b) Row Housing, Street Oriented shall be developed:
 - (i) On its own block face;
 - (ii) With each dwelling individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the facade, porches or entrance features, building materials, or other treatments;
 - (iii) With the facades of a principal building abutting the front lot line and flanking side lot line on corner sites, using consistent building materials and architectural features; and
 - (iv) Cross lot drainage easements may be required for surface drainage and roof leader drainage to accommodate center units.
- (c) Garage as an Accessory Building shall be constructed at the same time as the Principal Building.

(4) ISSUANCE OF DEVELOPMENT PERMIT

- (i) Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.

SECTION 157 DC.17 – WESTWIND MULTI-UNIT RESIDENTIAL DIRECT CONTROL DISTRICT

(Bylaw C-1294-24, May 13, 2024)

(1) GENERAL PURPOSE

The purpose of this District is to accommodate a mix of medium to high density Dwelling types. The District is intended to emphasize complementary interface of Development with the Spruce Grove Civic Centre.

Permitted Uses	Discretionary Uses
- Multi-Unit Dwellings - Hotel	Accessory Uses

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations (Excepting Section 85 Number of Parking Stalls), Part 9 Landscaping Regulations, and Part 10 Sign Regulations (excepting Sections 106 and 108), the following regulations shall apply to all Development in this District.

	Site Standard	
Front Yard Setback (South)(Minimum):	Principal Building	2.8 m
Side Yard Setback (East) (Minimum):	Principal Building	2.8 m
Side Yard Setback (West) (Minimum):	Principal Building	2.8 m
Rear Yard Setback (North) (Minimum):	Principal Building	2.8 m
Height (Maximum):	Five Storeys not exceeding 21.0 m	
Density:	118 units (minimum) 124 units (maximum)	
Site Coverage (Maximum):		50%
Amenity Area (Minimum):	6.5 m ² per Dwelling for Multi-Unit Dwellings	
Parking	- Required total stalls provided - Proportion of provided that is guest parking	160 10%

(3) ADDITIONAL REGULATIONS

- (a) Amenity Area may consist of private Amenity Area and common Amenity Area. Private Amenity Area may consist of patios, balconies, or seasonal enclosures. The common Amenity Area may consist of a single, distinct area

or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides adequate area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:

- (i) Benches, picnic tables, or other seating;
- (ii) A Patio;
- (iii) Courtyards
- (iv) Gardens; or
- (v) Other recreational or amenity uses that would meet the needs of the residents for the specific Development under consideration.

(b) Signs are permitted as follows:

Fascia Signs

- (i) The maximum coverage area of Fascia Sign shall be 5 percent for each Building face.
- (ii) The building face is defined by the lower and upper limits of the Building wall.
- (iii) A Fascia Sign shall not extend above the eave line of any Building elevation.
- (iv) A Fascia Sign exceeding a Height of 1.5 m and with a Sign Area greater than 10m² shall be limited to individual letters or shapes. The letter or shapes shall be either fixed directly to the Building without a sign-backing panel or mounted by an architecturally compatible method, to the satisfaction of a Development officer

Freestanding Signs

- (i) The maximum area for Freestanding Signs is 10 m²
- (ii) The minimum setback to any portion of a Freestanding Sign shall be 0.75 m from the property line with no encroachment into any utility rights of way.
- (iii) The maximum height of Freestanding Signs shall be 2.5 m.
- (iv) Shall have a low profile landscaped area of 1.0 m around the base of the Sign. The Landscaping shall not interfere with the visibility of the Sign Copy or traffic.
- (v) Shall not interfere with traffic lines-of-sight or pedestrian movement.

(c) Accessory food and beverage facilities associated with the Hotel use shall not include Eating and Drinking Establishments.

- (d) Site access from the east shall be a minimum of 51 m north of the Westwind Drive right-of-way, to the satisfaction of the Development Officer.
- (e) Home offices shall be permitted, provided:
 - (i) No individual other than the resident of the Dwelling is employed there;
 - (ii) The business does not generate any pedestrian or vehicular traffic;
 - (iii) There are no On Site Signs or advertisements;
 - (iv) No outdoor storage of materials, goods or finished products for business purposes; and
 - (v) The business is operated as an Accessory Use and does not change the residential character or appearance of the Dwelling.

(4) ISSUANCE OF DEVELOPMENT PERMIT

Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.

SECTION 158 DC.18 – COMMERCIAL INDOOR SELF STORAGE DIRECT CONTROL DISTRICT

(Bylaw C-1317-24, June 10, 2024)

(1) GENERAL PURPOSE

This Direct Control District for Lot 2, Block 23, Plan 212 0610 is intended to provide for the development of an Indoor Self Storage facility with a limited list of potential accessory commercial uses and to establish a complimentary interface with the residential lands to the north. The subject site has no direct frontage on the collector roadway.

Permitted Uses	Discretionary Uses
Indoor Self Storage	- Accessory Building - Personal Service Establishment* - Professional and Office Service* - Retail Sales*

* These discretionary uses shall be within the Indoor Self Storage Building and limited to the first Storey.

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Front Yard Setback (Minimum):	6.0 m - No storage, loading or similar Use may occur within the Front Yard Setback.
Side Yard Setback (Minimum):	4.0 m or 10% of the Site Width, whichever is less
Rear Yard Setback (Minimum):	7.5 m - The 3.0 m portion that is closest to the residential District shall be landscaped.
Site Coverage (Maximum):	50%
Building Height (Maximum):	Three Storeys not to exceed 12.0 m

(3) ADDITIONAL REGULATIONS

- (a) The Site shall not have access from the rear lane.

- (b) The development shall have a higher architectural standard compatible with the surrounding area, including:
 - (i) A high degree of visual interest through the use of elements including, but not limited to, colour change, material change, or architectural features for exterior finishings;
 - (ii) Sufficient architectural and/or landscaping details to the satisfaction of the Development Officer; and
 - (iii) Any vehicular access into the building, inclusive of garage door loading bays, shall be oriented away from adjacent residential districts, to the satisfaction of the Development Officer.
- (c) Indoor Self Storage use shall:
 - (i) Have a regularly staffed security and maintenance office;
 - (ii) Have an individual self storage locker size maximum of 50 m²;
 - (iii) Prohibit the storage of dangerous goods;
 - (iv) Provide entrances that are clearly visible and accessible from parking areas, well lit and reflect the principles of Crime Prevention Through Environmental Design;
 - (v) Provide a minimum of 1 parking stall per 100 m² of Gross Floor Area, as well as a minimum of 1 stall per 3 employees.
 - a. Required parking may be provided inside the physical building through dedicated loading spaces.
 - b. Total required parking may be reduced if demonstrated through a Parking Study at the time of Development Permit submission to the satisfaction of the Development Officer.

(4) ISSUANCE OF DEVELOPMENT PERMIT

Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.

SECTION 159 DC.19 – GREENBURY SINGLE DETACHED DIRECT CONTROL DISTRICT

(Bylaw C-1299-24, June 9, 2025)

(1) GENERAL PURPOSE

The purpose of this District is to provide for two storey Single Detached Dwellings to balance the streetscape along Westwind Drive.

Permitted Uses	Discretionary Uses
• Accessory Buildings • Home Occupation, Minor • Single Detached Dwelling	• Show Home • Sales Centre

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum)	• Single Detached Dwelling	• 8.5 m
Site Depth (Minimum)	• Single Detached Dwelling	• 30.0 m
Front Yard Setback (Minimum)	• Principal Building	• 4.5 m
Side Yard Setback (Minimum)	• Street Side Yard • All Other	• 3.0 m • 1.2 m
Rear Yard Setback (Minimum)	• Principal Building	• 7.0 m
Height (Maximum)	• Two storeys not exceeding 10.0 m	
Density	• 25 units per net hectare (minimum)	
Site Coverage (Maximum):	• 50%	

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.

(4) ISSUANCE OF DEVELOPMENT PERMIT

Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.

SECTION 160 DC.20 – COPPERHAVEN SEMI-DETACHED DIRECT CONTROL DISTRICT

(Bylaw C-1337-24, July 22, 2024)

(1) GENERAL PURPOSE

The purpose of this District is to allow semi-detached dwelling units with a combination of alternating front and rear drive access.

Permitted Uses	Discretionary Uses
• Accessory Buildings • Semi-detached Dwellings • Secondary Suite • Home Occupation, Minor	• Family Day Homes • Home Occupation, Major • Sales Centre • Show Home

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum):	• Semi-Detached Dwelling	• 6.7 m
Site Depth (Minimum):	• Semi-Detached Dwelling	• 34.0 m
Front Yard Setback (Minimum):	• Semi-Detached Dwelling	• 6.0 m
Side Yard Setback (Minimum):	• Street Side Yard • All Other Uses	• 3.0 m • 1.2 m
Rear Yard Setback (Minimum):	• Principal building • Rear garages for sites without Secondary Suites • Rear garages for sites with Secondary Suites	• 12.0 m • 1.0 m • 6.0 m
Height (Maximum):	• Three Storeys not exceeding 12.0 m	
Density (Minimum)	• 25 units per net hectare • An application that proposes a Density lower than the minimum may be permitted if the neighbourhood's average Density remains 25 units per net hectare or higher	
Site Coverage (Maximum):	• 50%	

(3) ADDITIONAL REGULATIONS

- a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard and Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of the other Developments and Buildings on Adjacent Sites, the block face, and within the neighborhood.
- b) Notwithstanding Section 82.4, Parking and Vehicular Access must adhere to the following regulations:
 - a) All required parking for any Permitted or Discretionary uses shall be provided on Site,
 - b) One vehicular access per Site shall be permitted,
 - c) Vehicular access from an Alley or Street shall be hard surfaced,
 - d) Vehicular access for a minimum of one Dwelling unit of a Semi-detached Dwelling shall be from an Alley,
 - e) One Dwelling unit of a Semi-detached Dwelling shall have a front attached garage with vehicular access from the Street,
 - f) A restrictive covenant shall be placed on each lot with access to both an Alley and Street to restrict access to one location, and
 - g) Pairing of access location (front to rear) shall be provided such as to optimize available on-street parking.

(4) ISSUANCE OF DEVELOPMENT PERMIT

- a) Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.

SECTION 161 DC.21 – EASTON BACK-TO-BACK ROW HOUSING DIRECT CONTROL DISTRICT

(Bylaw C-1397-25, July 7, 2025)

(3) GENERAL PURPOSE

To establish a site-specific direct control district on a medium density residential site for a bareland condominium development to accommodate residential Row Housing, Back-to-Back and Row Housing located along Pioneer Road and McLeod Avenue.

(4) USES:

Permitted Uses	Discretionary Uses
• Accessory Buildings • Row Housing • Row Housing • Row Housing, Back-to-Back	• Show Home • Sale Centre • Semi-Detached Dwelling

(5) DEFINITIONS:

- a) Row Housing, Back-to-Back means a Building that contains Dwellings joined in whole or in part at the side and the rear, with none of the Dwellings being placed over another.

(6) DEVELOPMENT REGULATIONS:

- a) In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standards	
Site Width (Minimum):	Row Housing	3.65m
	Row Housing, Back-to-Back	3.65m
Site Depth (Minimum):	Row Housing	22m
	Row Housing, Back-to-Back	12m

Front Yard Setback Principal Building (Minimum):	McLeod Avenue	4.5m
	Road to the west	4.5m
	Internal Site	4.5m to internal front property line
	Front attached Garage	6.0m
Rear Yard Setback Principal Building (Minimum):	Pioneer Road	7.0m
	Southern site boundary	6.5m
	McLeod Avenue	4.5m
	Road to West	4.5m
	Rear attached Garages	6.0m
	Row Housing, Back-to-Back	0.0m
Side Yard Setback Principal Building (Minimum):	McLeod Avenue	4.5m
	Pioneer Road	7.0m
	Road to the west	3.0m
	Southern site boundary	3.0m
	Side Yard (Internal End Unit)	1.2m to internal side property line adjacent to a Building
	Side Yard (Internal End Unit)	1.0m to internal side property line.
Height (Maximum):	Three storeys not exceeding 13.0 m.	
Density (Minimum):	50 units per net residential hectare	
Site Coverage (Maximum):	65%	
Amenity Area (Minimum):	A 7.5 m ² per Dwelling for private outdoor Amenity Area.	

(5) ADDITIONAL REGULATIONS:

- a) A Row Housing, Back-to-Back Building may have three (3) or four (4) Dwellings side-by-side; the maximum number of Dwellings that can be attached in one grouping is eight (8).

- b) The maximum number of Row Housing Dwelling units that can be consecutively attached is six (6).
 - c) At the discretion of the Development Officer, Semi-Detached Dwellings may be incorporated into the Site plan in locations where Permitted Uses cannot meet Site Standards.
 - d) No Dwellings shall have a Yard, Front onto Pioneer Road.
 - e) On-Site Parking Requirements:
 - i. Notwithstanding Section 85, Number of Parking Stalls Required, tandem parking stalls for Row House dwellings are permitted.
 - ii. In addition to Section 85, for those units that cannot accommodate on-site parking, the bare land condominium plan shall clearly identify a specified part of the common property, in proximity to these units, as Exclusive Use areas for the parking stalls required for each unit. These Exclusive Use areas shall be designated as P* and shall meet the requirements of Section 85 of the Land Use Bylaw.

* P symbol shall denote Parking.
 - f) Access:
 - i. Pedestrian access to all dwellings shall be provided to the main entrance of each dwelling from the internal parking areas through common property or an access easement, to the satisfaction of the Development Officer.
- (6) ISSUANCE OF DEVELOPMENT PERMIT:
- (i) Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications Pursuant to this Direct Control Zone.

SECTION 162 DC. 22 - DEER PARK MIXED USE NODE DIRECT CONTROL DISTRICT

(Bylaw C-1413-25, August 25, 2025)

(1) GENERAL PURPOSE

The purpose of this District is to facilitate the development of a mixed-use node at the entrance to the Deer Park neighbourhood. This node will integrate high-density residential and commercial uses in a horizontal mixed-use format, ensuring architectural continuity. The District will be designed to prioritize and support transit accessibility and create a pedestrian-focused environment, featuring walkable pathways, safe crossings, and interactive public spaces that encourage foot traffic and community engagement. Development in the District will be designed at a human/pedestrian scale, supporting year-round use.

(2) USES:

Permitted Uses	Discretionary Uses
• Accessory Buildings • Alcohol Sales • Animal Service Facility, Minor • Commercial School, Non-Industrial • Eating and Drinking Establishments • Health Service • Multi-unit Dwellings • Personal Service Establishment • Public Libraries and Cultural Exhibits • Professional Service Establishment • Professional and Office Service • Recreational Establishment, Indoor • Retail, Major • Retail Sales • Theatre	• Accessory Uses • Assisted Living Facility • Cannabis Sales • Childcare Facility • Designated Assisted Living Facility • Home Occupation, Minor • Private Club • Public Utility Building • Recreational Establishment, Commercial • Repair Services • Sales Centre

- (a) Notwithstanding Section DC.22 (1), a Home Occupation, Minor shall be a discretionary Use in Multi-Unit Dwellings.

(3) DEVELOPMENT REGULATIONS:

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Front Yard Setback (Minimum):	- Buildings abutting an internal sidewalk along the High Street shall have no minimum setback to support pedestrian-oriented development and maintain a consistent street wall. 6.0 m maximum shall apply to accommodate patios, recessed entrances, and courtyard entrances.
Side Yard Setback (Minimum):	3.0 m minimum for buildings abutting Dalton Link or Deer Park Drive. 6.0 m minimum for Buildings abutting Jennifer Heil Way, a 3.0m portion of the setback shall be landscaped. 6.0 m minimum where the Site abuts a Mixed Low to Medum Density Residential District a 3.0 m portion of this setback shall be landscaped.
Rear Yard Setback (Minimum):	6.0 m minimum for buildings abutting Dalton Link or Deer Park Drive. A minimum of 3.0 m of the Rear Yard Setback shall be landscaped. 7.5 m minimum where the Site abuts a Mixed Low to Medum Density Residential District a 3.0 m portion of this setback shall be landscaped. 6.0 m minimum for Buildings abutting Jennifer Heil Way, a 3.0m portion of the setback shall be landscaped.
Site Coverage (Maximum):	50% to provide sufficient space for buildings while preserving open areas for public amenities such as courtyards and plazas, landscaping, and pedestrian and cycling facilities.
Building Height (Maximum):	- For residential buildings - four stories not to exceed 15.0 m - For commercial buildings – two stories not to exceed 10 m.
Density:	40 units (Minimum) per net hectare for Multi-unit Dwellings 150 units (Maximum) per net hectare for Multi-unit Dwellings

Amenity Area (Minimum):	• 7.5 m² per Dwelling for Multi-Unit Dwellings for common Amenity Area • 10% of the commercial Site shall be designated for public Amenity Area to support outdoor seating, green spaces, pedestrian corridors and plazas.
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(4) ADDITIONAL GENERAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements, in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other developments and buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (b) No additional commercial and residential access shall be provided along Dalton Link or Deer Park Drive other than High Street to ensure safety, reduce traffic congestion, and maintain the integrity of these major thoroughfares.
- (c) Loading shall be in accordance with Section 83.
- (d) Waste storage areas shall in accordance with section 36. Moloch style refuse containers shall be used exclusively within commercial area to collect and store waste but are not restricted to the rear.
- (e) District character shall feature a high-quality environment characterized by organized yet diverse façades, with prominent detailing and signage that enhances the visual appeal and cohesive identity of the mixed-use node.
- (f) Building design shall be architecturally compatible with other structures by using complementary forms, materials, and scale to ensure visual harmony between residential and commercial areas.
- (g) Architectural features shall be used to differentiate one face of a Building from another.
 - (i) Weather protection such as awnings or canopies shall be provided at pedestrian entrances.
- (h) Variations in architectural detailing (e.g., materials, colours, etc.) shall be used to create individual unit identity while maintaining overall Building design consistency.

- (i) New buildings shall use brick, wood, or fibre cement board with a wood grain finish or glass as their fundamental cladding with such materials being compatible and complementary to adjacent Buildings. Vinyl siding is not an acceptable cladding material.
- (j) Development shall incorporate public spaces such as plazas or courtyards that serve both commercial and residential users. These spaces should be designed to encourage social interaction and community engagement and allow for year-round use.
- (k) Dedicated bicycle parking areas shall be provided to support alternative modes of transportation. Bicycle parking should be conveniently located, secure, and accessible to both residential and commercial users. Bicycle parking should be distributed throughout the site, with a minimum of one bicycle parking area near each major building entrance and additional parking near public spaces allowing for a minimum of 2 bicycle stalls per area.
- (l) Developments must create a continuous pedestrian network that links commercial and residential areas, encouraging walking while appropriately accommodating vehicle traffic. Safe crosswalks and pedestrian signals must be installed at key intersections to enhance accessibility and safety.
- (m) Access and circulation:
 - (i) Sidewalks along the High Street and building frontages must be a minimum of 2 m wide and incorporate landscaping.
 - (ii) Sidewalks within the site that do not abut or are parallel to an internal street must be a minimum 1.8 m wide.
 - (iii) Sidewalks must be provided along storefronts with entrances.
 - (iv) Separate pedestrian movements and motor vehicle traffic by delineating crosswalks with special paving or, such as a raised crosswalk.
- (n) Parking:
 - (i) Shared parking could be considered in accordance with section 85.
 - (ii) To support a pedestrian friendly environment, no parking shall be permitted on the High Street.

(5) ADDITIONAL RESIDENTIAL REGULATIONS

- (a) The Multi-Unit Dwelling shall be sited with the shortest horizontal length of the building abutting low-density residential Dwellings to minimize shadows and maximize privacy.

- (b) Notwithstanding maximum Site Coverage, the Development Officer may vary regulations to increase maximum Site Coverage for development by up to 10% of site area in exchange for underground parking, indoor/outdoor amenity area.
- (c) A Multi-Unit Dwelling shall provide sidewalk connections to ensure accessibility between the abutting streets.
- (d) Building setbacks where usable may contribute to the required Amenity Area. Amenity Areas shall be provided for new Multi-Unit Dwellings that may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides adequate area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:
 - (i) Playground equipment;
 - (ii) Benches, picnic tables, or other seating;
 - (iii) A gazebo or other shelter;
 - (iv) A Patio;
 - (v) Courtyards;
 - (vi) Gardens; or other recreational or amenity uses that would meet the needs of the residents for the specific Development under consideration.

(6) ISSUANCE OF A DEVELOPMENT PERMIT

- (a) Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.
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SCHEDULE B: PENALTIES & FINES – DEVELOPMENT PERMIT AND LAND USE BYLAW VIOLATIONS

Offence	Relevant Section of the Land Use Bylaw (C-824-12)	Fine Amount	
		First Offence	Subsequent Offence
Development without a Development Permit (excluding Signs)	24(1)(b)	\$500.00	\$750.00
Sign without a Development Permit where a Development Permit is required	24(1)(b)	\$200.00	\$400.00
Development in contravention of a Development Permit (excluding Signs)	24(1)(c)	\$500.00	\$750.00
Sign erected that does not comply with Part 10	24(1)(a)	\$200.00	\$400.00
Development in contravention of a Subdivision Approval	24(1)(c)	\$500.00	\$750.00
Continuing Development after a Development Permit has been suspended or cancelled	24(1)(a)	\$500.00	\$750.00
Development or Use prohibited or restricted in any district	24(1)(a)	\$500.00	\$750.00
Nuisance on the land	24(1)(a)	\$250.00	\$500.00
Sign in an abandoned state or disrepair	24(1)(a)	\$200.00	\$400.00