



## **LAND USE BYLAW 6300**

ADOPTED: July 13, 2020  
IN FORCE: September 1, 2020  
TEXT AMENDMENTS TO: May 24, 2022

## Text Amendments to Bylaw 6300

BYLAW	DATE	AFFECTED SECTION	DESCRIPTION
6263	April 20, 2021	87(1)	Amendment to purpose statement
6269	April 20, 2021	13(2)(o)	Corrects section reference
		37	Corrects notification distance
		62(2)(a)	Corrects section reference
		62(4)(e)	Corrects reference to on-site Signs
		62(8)(a)	Corrects section reference
		63(5)	Adds parking requirements for Supportive Housing
		67(3)	Adds Dwelling, Apartment Mixed Uses to the list of Discretionary Uses
		95(6)	Deletes former section 95(6)
6292	Sept. 7, 2021	4(3)	Amendments to definitions for Child Care, Major or Major Child Care and for Child Care, Minor or Minor Child Care
6293	Sept. 7, 2021	4(3)	Amendment to the definition for Sign Addition of definitions for Advertisement or Advertising and for Mural
		13(2)	Amendment to add Murals to When a Permit is Not Required
		14(3)(c)(v)	Amendment to add Painted Wall Signs
		60(1)	Clarifies requirements regarding encroaching Signs, awnings, and canopies
		62(1)	Deletes definition for Advertisement or Advertising and adds definition for Painted Wall Sign
		62(1)	Adds regulations for Painted Wall Signs
6295	Sept. 7, 2021	19(2)(b)(i)	Amendment to add reference to Statutory Plans
		22(2)	Corrects section reference
		22(3)	Corrects section reference
		22(4)(l)	Corrects section reference
		36	Amendment to clarify wording
		37	Amendment to add reference to Statutory Plans
		50(3)	Corrects typographical error
		58(1)	Corrects section reference (section referred to deleted)
		59(1)(a)	Amendment to clarify wording
		61(9)(a)	Corrects section reference
		61(9)(b)	Corrects section reference
		62(1)	Deletes duplicate definition for Portable Signs
		62(2)(b)	Corrects section reference
		63(4)(a)(iii)	Amendment to add missing word
		63(4)(d)(iii)	Amendment to clarify wording of requirement
		63(4)(d)(v)	Corrects section reference
		63(5)	Corrects section reference in requirements for Neighbourhood Mixed Use Apartment, Commercial Component
		66(8)(d)	Corrects section reference
		67(11)	Corrects section reference
		74(2)(f)	Corrects typographical error
		74(3)(p)	Corrects section reference
		74(4)	Corrects section reference
		75(2)	Amendment to delete use included in both Permitted and Discretionary lists

6295 (cont'd)	Sept. 7, 2021	78(2)(c)	Corrects typographical error
		79(8)	Corrects section reference
		80(5)	Corrects section reference
		80(8)(c)(ii)	Corrects section reference
		80(8)(g)	Corrects section reference
		82(8)	Amendment to clarify wording
		86(7)(b)	Corrects section reference
		89(6)(c)	Corrects section reference
		90(7)(b)	Corrects section reference
		91(7)(c)	Corrects section reference
		92(7)(c)	Corrects section reference
		93(7)(c)	Corrects section reference
		94(7)(c)	Corrects section reference
		95(7)(c)	Corrects section reference
		96(6)(c)	Corrects section reference
		97(6)(c)	Corrects section reference
		98(17)(c)	Corrects section reference
		98(17)(d)	Corrects section reference
		98(18)(b)	Corrects section reference
		98(20)(j)	Corrects section reference
6330	May 24, 2022	Table of contents	Amends section headings to reflect amendments
		4(3)	Deletion of the definition for Commission. Amendments to definitions for Designated Officer, Development Authority, Municipal Planning Commission, and for Subdivision and Development Appeal Board. Addition of a definition for Development Officer and for Subdivision Authority.
		10	Amending section heading to read Development Authority. Deletion of references to the Municipal Planning Commission. Amending Development Officer to read Development Authority.
		11	Amending section heading to read Municipal Planning Commission Eliminated. Amending section to provide direction on how to interpret references to the Municipal Planning Commission that may appear in other City bylaws, policies, or plans.
		13(2)(x)	Amending Development Officer to read Development Authority.
		19	Deletion of references to Municipal Planning Commission. Amending notification process to reflect elimination of Municipal Planning Commission.
		20	Deletion of references to Municipal Planning Commission.
		21	Deletion of references to Municipal Planning Commission.
		22	Deletion of references to Municipal Planning Commission.
		23	Deletion of references to Municipal Planning Commission.
		40(2)	Clarify references to Designated Officer. Addition of reference to s. 542 of the Act.
		41(1)	Amendment to improve consistency of terminology related to the issuance of Municipal Tags and Violation Tickets.
		67(3)(a)	Deleting reference to Municipal Planning Commission
		67(3)(h)	Deleting reference to Municipal Planning Commission
		67(3)(l)	Deleting reference to Municipal Planning Commission
		68(3)(a)	Deleting reference to Municipal Planning Commission

6330 (cont'd)	May 24, 2022	78(3)(c)	Deleting reference to Muncipal Planning Commission
		78(3)(s)	Deleting reference to Muncipal Planning Commission
		84(6)(c)	Deleting Municipal Planning Commission and replacing with Subdivision Authority
		85(6)(c)	Deleting Municipal Planning Commission and replacing with Subdivision Authority
		99(4)(e)	Deleting Municipal Planning Commission and replacing with Subdivision Authority
		100(3)(a)	Deleting Municipal Planning Commission and replacing with City Council

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## **PART 1 INTERPRETATION**

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### **DIVISION 1 - OPERATIVE CLAUSES**

#### **1. Title**

This Bylaw may be cited as the “**City of Lethbridge Land Use Bylaw**”.

#### **2. Previous Legislation Repealed**

The following legislation is hereby repealed:

Bylaw No. 5700, City of Lethbridge Land Use Bylaw, as amended, and all resolutions passed pursuant thereto.

#### **3. Interpretation**

In this Bylaw:

- (1) the word “**City**” shall refer to the City of Lethbridge,
- (2) the word “**shall**” means the provision is mandatory,
- (3) words used in the present tense shall also mean the future tense,
- (4) words used in the singular shall also mean the plural,
- (5) words used in the masculine gender shall also mean the feminine gender and the neuter,
- (6) the words “**Use**”, “**Uses**”, “**Used**”, “**occupy**”, “**occupies**” or “**occupied**” applied to any land or Building shall include anything done to or arranged, designed or intended for said land or Building, and
- (7) unless otherwise specified, fractions or decimals may be rounded to the nearest whole number, tenth or hundredth, according to the degree of precision of the provision in question.

#### **4. Definitions**

- (1) If, in the opinion of the Development Authority, a particular Use does not conform with any of the following definitions, or if a particular Use appears to conform with two or more definitions, the particular Use may be deemed to conform to the definition which, in the opinion of the Development Authority, is most appropriate.
- (2) In the following definitions:
  - (a) Offices, storage and maintenance facilities that, in the opinion of the Development Authority, serve the needs of a Principal Use, may be included in the Principal Use.
  - (b) examples of Uses are meant to illustrate the definition and are not meant to limit the scope of the definition.

(3) In this Bylaw:

**Accessory Building** means a Building which is subordinate or incidental to the Principal Building on, or Principal Use of, the same Parcel or Site. This term refers to Buildings such as garages, sheds or free-standing carports.

**Accessory Use** means a Use of land or Buildings which is subordinate or incidental to the Principal Use of the same Parcel, Building, Site or Dwelling Unit.

**Act** means the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26 and amendments thereto, or any Act substituted therefore.

**Adult Theatre** means Development for the viewing of performances of a nude or primarily nude person or persons, where each separate performance viewing area has a seating capacity of fifty (50) or fewer seats. Entertainment Establishment is a separate Use.

**Adult Video Store** means Development for the storage, rental, sale, lease or supply of Adult Videotapes, DVDs, or other Digital Media for which an application for a Development Permit has been made after October 5, 1998. Retail Store and Convenience Retail Store are separate Uses.

**Adult Video Tape, DVD or Other Digital Media** means:

- a video tape cassette or DVD or other digital media (as determined by the Development Authority) or its packaging bearing any form of label, sticker, image or language indicating the videotape, DVD or other digital media contains explicit sex,
- a videotape or DVD or other digital media classified by any film classification board to contain depictions of explicit sex,
- a videotape or DVD or other digital media containing depictions of explicit sex.

**Advertisement or Advertising** means any text, pictures, illustrations or similar graphics used to promote or market a product, service, place, activity, person, institution or business.

**Alteration** means a change, rearrangement, repair, replacement or addition of or to any part, dimension, location, position or load-bearing structure of a Building.

**Amenity Space** means indoor or outdoor space on a Parcel designed for recreation or enjoyment. This term refers to Uses such as tot lots or child play areas, courtyards, patios, sun decks, balconies, terraces, swimming pools, saunas, exercise rooms, solariums, playfields, jogging tracks and craft rooms.

**Amenity Space, Private** means an Amenity Space designed for the exclusive use of the occupants of a specific Dwelling Unit, providing a degree of visual privacy for the occupants and located within, or immediately adjacent to and accessible from, the Dwelling Unit.

**Amenity Space, Shared** means an Amenity Space designed for use on a shared basis by the occupants of more than one Dwelling Unit in the Building and where a common access is provided to the Amenity Space. Landscaped areas may also serve as shared amenity space provided that the benefit of such areas to occupants of the Site is not limited to privacy Screening or the ornamentation and covering of open Yard areas or separation spaces.

**Amusement Facility** means Development for amusement pastimes and may incorporate a Restaurant as an Accessory Use. This term refers to Uses such as movie theaters and cinemas, amusement/video arcades, billiard parlours, bowling alleys, indoor or outdoor miniature golf, go-cart tracks and waterslides.

**Animal Care, Major** or **Major Animal Care** means Development for the health care research for and the treatment, boarding, breeding or training of animals within or outside Buildings and includes the supplementary sale of associated products. This term refers to Uses such as veterinary Offices, veterinary hospitals, animal shelters, pet day cares, boarding and breeding kennels, facilities for impounding and quarantining animals and related Research Facilities.

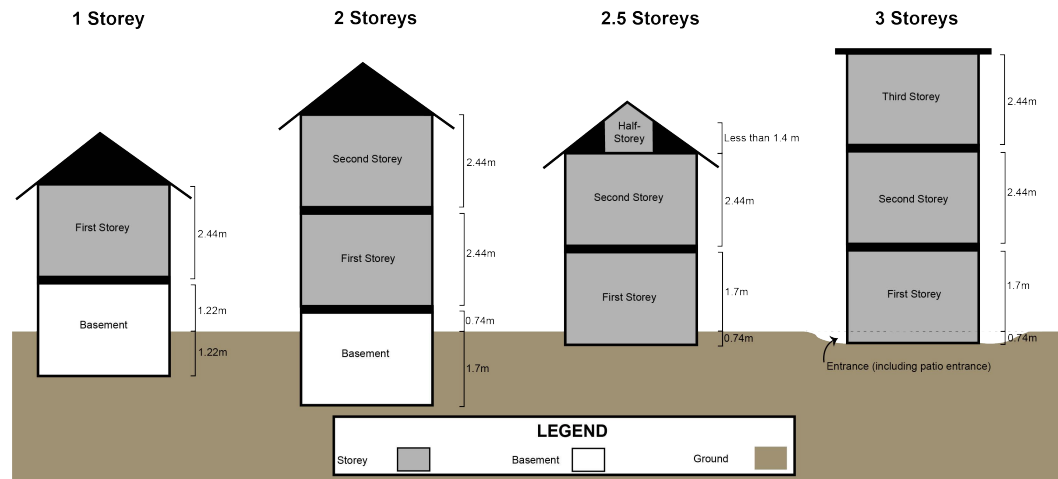
**Animal Care, Minor** or **Minor Animal Care** means Development for the on-site treatment or grooming of small animals such as household pets, and/or for the off-site treatment of animals of any size, where accommodation is not normally provided and where care and confinement facilities are normally enclosed within a Building and includes the supplementary sale of associated products. This term refers to Uses such as pet clinics, pet grooming salons, pet day cares and veterinary Offices.

**Auction Establishment** means Development for the auctioning and related temporary storage of goods and equipment, except livestock.

**Auto Body and/or Paint Shop** means Development for the repair and/or painting of motor vehicle bodies and frames, and for damaged motor vehicle appraisal services. Automotive Shop and Service Station are separate Uses.

**Automotive Shop** means Development for the mechanical or electrical repair or servicing of automobiles, domestic-sized passenger trucks, motorcycles, snowmobiles, recreational and similar vehicles; the retail sale, installation, servicing or machining of automotive parts and accessories; and drive-through vehicle repair and servicing facilities. This term refers to Uses such as tire shops for domestic-sized vehicles, alignment, muffler, automotive glass, transmission repair, vehicle upholstery shops and vehicle towing services. Auto Body and/or Paint Shop, Service Station, Car Wash and Vehicle Sales, Rental are separate Uses.

**Basement** means the space within a Building which is below the first storey and has a minimum clearance of 1.8m between the surface of its floor and the floor assembly next above it.



**Billboard** means a visual device and its structure and component parts that carries Third-party Advertising. Sign is a separate Use.

**Boarding House** means any residential Dwelling Unit providing sleeping rooms to five (5) or more persons for compensation on an individual basis. Use of a common kitchen located in the Dwelling may be permitted or meals may be provided for as part of the remuneration agreement with the building owner. Cooking and/or preparing of food within the sleeping rooms or any other areas are prohibited. A property manager may or may not reside on-site. Typical Uses include hostels and rooming houses.

**Building** means anything constructed or placed on, in, over or under land, but does not include a highway or road or a bridge that forms part of a highway or road.

**Building Trade and Contractor** means Development for the operation of a building trade or building contractor. Business Support Service is a separate Use.

**Bulk Fuel Station** means Development for handling petroleum products in bulk quantities and includes supplementary tanker vehicle storage. Key-lock pumps and retail fuel sales may be incorporated as an Accessory Use. Service Station and Farm Supplies, Service are separate Uses.

**Business Support Service** means Development providing support services to businesses. This term refers to Uses such as duplicating, photocopying and blueprinting services; Building security, cleaning or maintenance services; engineering, architectural, drafting, project design and project management services; Sign making, Farm consultant services and the preparation and delivery of food by mobile catering service. Office is a separate Use.

**Campground** means Development intended for seasonal occupancy by holiday trailers, recreation vehicles, tents and similar equipment, and includes supplementary bathroom and recreation facilities, eating and cooking shelters and related facilities. Convenience retail and laundry facilities and Dwelling accommodations and Home Occupations for the owner/operator may be incorporated as Accessory Uses.

**Car Wash** means Development for the cleaning of motor vehicles and may be a facility where the customer uses a handheld wand or other tools to clean a vehicle (self-service car wash) or a drive-through facility where the vehicle is cleaned automatically by machines (automatic car wash). Commercial/Industrial Vehicles and Machinery – Sales, Rental, Service and Driving Instruction is a separate Use.

**Cemetery** means Development of land primarily as landscaped open space for the placement of gravesites. Chapels, crematoria, columbaria and related facilities may be incorporated as Accessory Uses. Funeral Facility is a separate Use.

**Child Care, Major or Major Child Care** means Development providing provincially-approved care or education for more than 50 children at one time. This term refers to Uses such as day care centres, nursery Schools, kindergartens and play Schools.

**Child Care, Minor or Minor Child Care** means Development providing provincially-approved care or education for more than ten (10) and no more than fifty (50) children at one time. This term refers to Uses such as day care centres, nursery Schools, kindergartens and play Schools.

**Clubs / Community Halls** means Development for the assembly of members of charitable, social service, athletic, business or fraternal organizations and may incorporate a Restaurants entertainment, sports, recreation and Amusement Facilities as Accessory Uses.

**Columbarium** means a place for the respectful and usually public storage and display of cremation urns. This can be within a church where recesses in the walls have been designed to receive urns or within a structure and/or Building specifically designed for this Use.

**Commercial/Industrial Vehicles and Machinery Sales, Rental, Service and Driving Instruction** means Development for the sale, rental or service of or driving instruction for: non-domestic commercial/industrial-sized vehicles, buses and equipment designed for use in the construction, maintenance or operation of: Buildings, roadways, pipelines, oil fields or mining projects, or in forestry, freight hauling or agriculture. This term refers to Uses such as tire shops for commercial/industrial-sized vehicles. This term includes the repair, servicing, cleaning and the sale of accessories and parts. Vehicle Sales, Rental and Equipment Sales, Rental, Service are separate Uses.

**Commercial School** means Development providing technical instruction to students on a commercial basis and may incorporate services, Restaurant and retail sales related to the instruction function as Accessory Uses. This does not include commercial truck driving schools which are Commercial/Industrial Vehicles and Machinery – Sales, Rental, Service and Driving Instruction. Education Facility and Fitness Facility are separate Uses.

**DELETED**

**Contiguous Development Area** means in the opinion of the Development Authority or Subdivision Authority land that is adjacent to the Parcel being developed or can be considered to be adjacent if not for a highway, road, river or stream.

**Corner Bulb** means a widening of a turn in a Street so that it permits a Parcel Frontage (see below).



**Council** means the duly elected Council of the City of Lethbridge.

**Cul-de-sac Bulb** means a widening of the end of a Street so that it permits Parcels to front it and vehicles to turn around (see below).



**Cultural Facility** means Development for display, storage, restoration or events related to art, literature, music, history or science and may incorporate Restaurants and Retail Stores as Accessory Uses. This term refers to Uses such as art galleries, libraries, auditoriums, museums, archives and interpretive centres.

**Designated Officer** means a designated officer as defined in the Act.

**Development** means:

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

**Development Authority** means the Development Authority appointed pursuant to Bylaw 5801 The Subdivision and Development Authorities Bylaw, as amended or replaced from time to time.

**Development Officer** means Development Authority.

**Development Permit** means a document which authorizes Development pursuant to this Bylaw and which may include plans, drawings, specifications or other documents issued pursuant to this Bylaw which authorizes Development.

**Development Permit Application – Refused** means a document issued pursuant to this Bylaw which refuses approval of the proposed Development and provides reasons for the refusal.

**Discretionary Use** means a Use of land or Buildings in a District for which a Development Permit may be issued, with or without conditions, at the discretion of the Development Authority.

**District** means an area designated by this Bylaw in which Permitted Use and/or Discretionary Uses and Development regulations are prescribed or, in the case of Direct Control Districts, determined by Council.

**District Maps** means the maps showing the division of the municipality into Districts as set out in PART 3 DIVISION 10, as amended.

**Drop-in Centre** means Development that provides daytime shelter to people whose well-being is at risk. This Use does not include overnight accommodation. Resource Centre, Food Bank and Soup Kitchen are separate Uses.

**Dwelling** means Development which consists of a Building, or portion(s) thereof, containing one or more Dwelling Units to be Used primarily as a residence.

**Dwelling, Apartment or Apartment Dwelling** means a Dwelling comprising of three (3) or more Dwelling Units with shared outside access; three (3) to eight (8) unit Dwellings, which may have separate outside access; or Dwellings comprising of one or more Dwelling Units attached to Uses in Commercial Districts and may include communal dining. All apartment dwelling units are occupiable for periods of not less than one month. This term refers to apartment Buildings, three to eight-plexes and apartments attached to Uses in Commercial Districts. Townhouse Dwelling is a separate Use.

**Dwelling, Apartment Mixed Use or Apartment Mixed Use Dwelling** means a Dwelling comprising of one or more Dwelling Units on upper floors with commercial space primarily intended for Offices, Retail Stores, Minor Child Care, Major Child Care, and Personal Services on the ground floor.

**Dwelling, Four-plex or Four-plex Dwelling** means a Building comprised of four (4) Dwelling Units, each unit with a separate outside access.

**Dwelling, Pre-Planned Two-Unit or Pre-Planned Two-Unit Dwelling** means a Two-Unit Dwelling that has been identified as the intended Use of a Parcel as shown in a registered plan of subdivision.

**Dwelling, Single Detached or Single Detached Dwelling** means a Dwelling which contains not more than one Dwelling Unit which may be rented to a maximum of four (4) individuals. Manufactured Home/Tiny Home is a separate Use.

**Dwelling, Townhouse or Townhouse Dwelling** means a Dwelling comprising of three or more Dwelling Units separated by common party walls extending generally from foundation to roof and/or by a common ceiling/floor assembly.

**Dwelling, Two-Unit or Two-Unit Dwelling** means a Dwelling which contains only two (2) Dwelling Units separated by a common party wall extending from the foundation to at least the top of the first storey of one of the Dwelling Units or by a common ceiling/floor assembly.

**Dwelling Unit** means one or more rooms operated or intended to be operated as a residence for a Household containing cooking, sleeping and sanitary facilities only for that unit.

**Education Facility** means Development providing academic and technical instruction and may include as Supplementary Uses: School cafeterias, Restaurants, food kiosks, book stores, retail sales related to the instruction function, amusement activities, recreation facilities and Financial Institutions. This Use may also include supplementary programs such as before and after School care or community programs. This term refers to Uses such as public and private Schools for Grades K to 12 and colleges as defined by provincial legislation. Commercial School is a separate Use.



**Entertainment Establishment** means Development providing musical, dancing or cabaret entertainment, and/or gambling and gaming opportunities, and/or facilities for alcoholic beverage consumption and includes supplementary food service. This term refers to Uses such as cabarets, beverage rooms, cocktail lounges, nightclubs, bars, taverns, pubs, casinos, racetracks and bingo halls. Restaurant is a separate Use.

**Equipment Sales, Rental, Service** means Development for the retail sale, wholesale distribution, rental and/or service of: hand tools; small construction, Farming, gardening and automotive equipment; small machinery parts; Office machines and Office furniture. Vehicle Sales, Rental, Commercial/Industrial Vehicles and Machinery – Sales, Rental, Service and Driving Instruction and Automotive Shop are separate Uses.

**Exterior Building Alterations or Improvements** means changes to the exterior cladding of a Building, other than routine maintenance or painting or changes or additions of lighting or similar fixtures. Signs are a separate Use.

**Farm** means Development, the primary Use of which is for the production of agricultural products such as dairy products, livestock or field crops or undeveloped land, on a Parcel equivalent in size to an Unsubdivided Quarter Section, as defined in the Subdivision and Development Regulations. This Use may incorporate as Accessory Uses: one Single Detached Dwelling or Manufactured Home/Tiny Home Dwelling; a second Single Detached Dwelling or Manufactured Home/Tiny Home Dwelling, if developed in accordance with Section 99(8) of this Bylaw. This Use does not include related commercial or industrial sales, commercial feedlots or services or storage uses which are non-essential to the operation of: the on-site agricultural Use or confined feeding operations.

**Farm Supplies, Service** means Development for the sale, distribution or storage of grain, livestock feed, fertilizer and chemicals used in agriculture and for the storage of livestock hauling vehicles. Intensive Manufacturing (including grain milling and livestock brokerage and transfer), Auction Establishment and Bulk Fuel Station are separate Uses.

**Financial Institution** means Development primarily for the banking or lending of money. Office and Business Support Service are separate Uses.

**Fitness Facility** means Development offering equipment, instruction in, or programs for physical fitness and recreation and may include the supplementary retail sale of associated products. A Restaurant may be incorporated as an Accessory Use. This term refers to Uses such as dance studios, fitness centres, gyms, martial arts clubs and yoga studios.

**Floor Area, Gross or Gross Floor Area** means the combined area of the floor surface of a Building, measured to the outside of exterior walls or supporting posts or to the glass line or the centre line of common party walls. This term includes all floors, mezzanines (except mezzanines used only for mechanical areas), covered decks and terraces, access areas and all Basements except storage, mechanical and Dwelling areas in Basements.

**Floor Area, Net or Net Floor Area** means that portion of the gross floor area which excludes attics, non-leasable corridors, stairwells, elevator shafts, service shafts, non-leasable lobbies, mechanical rooms, washrooms, staff service areas and supply or storage areas.

**Floor Area Ratio** means the numerical value of the gross floor area of a Building or Buildings divided by the total area of the Parcel or Site on which the Building or Buildings are situated.

**Food Bank** means Development that provides for the charitable distribution of groceries and supplies to people in need. Soup Kitchen, Drop-in Centre and Resource Centre are separate Uses.

**Freight and Storage** means Development for transporting and/or storage of Household and business goods with the exception of livestock. This term refers to Uses such as mini-storage. Transportation Service is a separate Use.

**Frontage** means that portion of a Parcel or a Building facing a Street.

**Frontage on a Traffic Roundabout** means any portion of a Parcel abutting a Traffic Roundabout.

**Funeral Facility** means Development for the preparation of the deceased for burial or cremation, and for holding funeral services and may incorporate a crematorium and/or a Columbarium as an Accessory Use.

**Garden Centre** means Development for the growing, storage and/or sale of garden, Household and ornamental plants and trees; and includes supplementary retail sale of fertilizers, garden chemicals, garden implements and associated products. Farm Supplies, Service and Equipment Sales, Rental, Service are separate Uses.

**Government Service** means Development providing municipal, provincial or federal government services and/or accommodating Offices for government and School authorities and may incorporate a Restaurant as an Accessory Use. Medical and Health Facility (Inpatient and Outpatient) and Protective Service are separate Uses.

**Grade** means the average elevation of the finished ground surface adjacent to a Building excluding localized depressions such as vehicle or pedestrian entrances.

**Greenhouse** means Development for the growing, storage and wholesale distribution of garden, Household and ornamental plants and trees. Retail sale of plants and trees may be incorporated as an Accessory Use. Garden Centre is a separate Use.

**Group Home** means Development using a Dwelling for a residential social care facility providing rehabilitative and/or supportive care for four (4) to ten (10) persons who, by reason of their emotional, mental, social or physical condition, require a supervised group living arrangement. This Use may incorporate accommodation for resident staff as an Accessory Use. Medical and Health Facility (Inpatient and Outpatient) and Supportive Housing are separate Uses.

**Hardware and Building Supplies** means Development for the wholesale distribution and/or retail sale of materials and small tools used in Building and Farming. Farm Supplies, Service is a separate Use.

**Height** means the vertical distance (measured in metres) from Grade (at the front of the Building, where applicable) to the highest point of the Building, excluding unless otherwise provided, the Height of any mechanical penthouse equipment or other machinery, smokestack, chimney, communication tower, antenna or any other structure which is not essential to the enclosure or load-bearing framework of the Building.

**Height – Micro-WECS** means the highest vertical distance measured from the base of the tower or Building at ground level to the top of the turbine at its highest extent.

**Home Occupation** means the Accessory Use of residential property by the occupant or occupants for an occupation, trade, profession or craft. This Use excludes woodworking, welding, machine shops, Automotive Shops or Auto Body and/or Paint Shops.

- **Home Occupation - Type A** means a home business with no customer visits.
- **Home Occupation - Type B** means a home business with customer visits, one at a time, by appointment.
- **Home Occupation - Type C** means a home business that offers music instruction to students.
- **Home Occupation – Type D** means a home business with walk-in customer visits with no prior appointment necessary.

**Hotel/Motel** means Development primarily providing temporary sleeping accommodation in rooms or in suites that may contain kitchen facilities. Restaurants and entertainment, convention, sports, fitness/recreation, Personal Service, Office and Retail Stores may be incorporated as Accessory Uses.

**Household** means one or more persons living together and using the cooking facility of a Dwelling Unit.

**Household Repair Service** means Development for the repair and servicing of goods, furniture, equipment and appliances normally used within and around the home.

**Landscaping** means the enhancement of outdoor areas, typically for environmental, aesthetic and privacy reasons, primarily by using organic materials such as grass, perennials and annuals, shrubs, trees and organic mulch and may incorporate, typically as subsidiary elements, inorganic materials such as brick, stone, concrete or tile for hard-scaping such as Walkways, retaining walls and patios as well as inorganic mulch. Landscaping may include features such as play equipment, plazas, courtyards, fountains, sculpture and art installations, fences, pergolas and privacy screens. Landscaping does not include areas intended for vehicle parking.

**Lane** means a Public Roadway which is not more than 10.0m wide and which provides a secondary means of direct access to abutting Parcels.

**Loading Space** means an area of a Parcel or Site designated to accommodate a vehicle loading from, or unloading to, a Use or Building on a Parcel or Site.

**Lot** means:

- a quarter section,
- a river Lot shown on an official plan as defined in the *Surveys Act* that is filed or lodged in a Land Titles Office,
- a settlement Lot shown on an official plan as defined in the *Surveys Act* that is filed or lodged in a Land Titles Office,
- a part of a Parcel described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision, and
- a part of a Parcel described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.

**Main Floor Area** means the gross floor area of the Building footprint of a Single Detached Dwelling or Townhouse Dwelling unit and excludes covered and uncovered decks, covered patios, cantilevers, chimneys and attached garages. This term is primarily for the purpose of calculating the allowable area of a Home Occupation – Type D and Secondary Suites.

**Manufactured Home/Tiny Home** means a Dwelling consisting of one factory-built Dwelling Unit designed specifically to be transported on a chassis and installed on a Site. This term includes all previously approved single-wide and double-wide mobile homes.

**Manufactured Home/Tiny Home, Sales and Service** means Development for the sale or storage of Manufactured Homes/Tiny Homes and includes retail sales and supplementary maintenance services.

**Manufacturing, General** or **General Manufacturing** means Development for the manufacturing, fabricating, processing, production, assembly or packaging of materials, goods or products which does not generate any detrimental impact, potential health or safety hazard or nuisance factor beyond the boundaries of the Parcel; and may include Development providing technical/trades instruction in the same. This Use may include sign manufacturing and the sale of associated products of own manufacture at the discretion of the Development Authority. This Use may include warehouse facilities and Minor Child Care as Supplementary Uses. Salvage or Waste Disposal Facility is a separate Use.

**Manufacturing, Intensive or Intensive Manufacturing** means Development for the manufacturing, fabricating, processing, production, assembly and packaging of materials, goods or products which may generate a detrimental impact, potential health or safety hazard or nuisance beyond the boundaries of the Parcel. This term includes the brokerage, sorting and transfer of livestock; the commercial slaughter, rendering, packing or processing of livestock or poultry; and the milling and processing of grain. Warehousing and the lawful temporary confinement of livestock while transfer or slaughter takes place may be included as Supplementary Uses. This Use may include the sale of associated products of own manufacture at the discretion of the Development Authority. Wholesale distribution and Minor Child Care may be included as Accessory Uses. Farm Supplies, Service and Salvage or Waste Disposal Facility are separate Uses.

**Manufacturing, Specialty or Speciality Manufacturing** means Development for small-scale on-site production of goods. Storage, display and retail sales area for the manufactured goods which together occupy a maximum of 50% of the gross floor area may be incorporated as an Accessory Use. This Use may include sign manufacturing and the sale of associated products of own manufacture at the discretion of the Development Authority. This term refers to Uses such as bakeries, specialty food production, pottery, sculpture studios and furniture makers.

**Medical and Health Facility (Inpatient and Outpatient)** means Development providing medical and health care on both an inpatient and an outpatient basis or providing provincially-approved extended medical care and may incorporate Restaurant or cafeteria facilities, convenience retail facilities and Personal Service as Accessory Uses. This term refers to Uses such as hospitals and sanatoriums. Government Service and Group Home are separate Uses.

**Medical and Health Office (Outpatient)** means Development providing medical and health care on an outpatient basis and may incorporate a dispensary which sells pharmaceutical and related medical supplies as an Accessory Use. This term refers to Uses such as medical and dental offices, clinics and health and wellness services such as physiotherapy, counseling, chiropractic, naturopathic and therapeutic massage.

**Medical/Surgical Specialist Office** means Development for a medical or a surgical specialty as defined by the Alberta College of Physicians and Surgeons, but does not include laboratory medicine specialties. This Use does not include general practitioners or medical laboratories.

**Micro-Wind Energy Conversion System (WECS)** means Development providing for the generation of electric energy from a micro-generation generating unit consisting of a wind turbine, mounting or tower system and associated control or conversion electronics with a total nominal capacity of less than 150kW Micro Wind Energy Conversion Systems may be of either vertical or horizontal axis design with the total height of the system including blades and tower to be accommodated within the Parcel boundaries.

**Municipal Planning Commission** means the Municipal Planning Commission that was previously established by Council pursuant to Bylaw 5801 The Subdivision and Development Authorities Bylaw, but has now been eliminated.

**Municipal Tag or Tag** means a notice of contravention of this Bylaw that allows payment of a penalty in lieu of prosecution within the time period specified on the Tag.

**Mural** means a visual representation of artistic intent that does not include any Advertisement. A Mural is an applied artwork, including a drawing, painting, or vinyl application, that is painted, inscribed, or marked directly on an exterior wall or other integral parts of a Building and is intended for public display. A Mural is not a Sign.

**Neighbourhood Animal Care** means Development providing services for the daytime care of small pets and includes businesses such as pet grooming, dog-walking and doggie-daycare, but does not include veterinary care. All accommodation areas for animals must be located entirely indoors and no overnight animal accommodation is allowed. Major Animal Care and Minor Animal Care are separate Uses.

**Neighbourhood Facility** means Development which provides a gathering space for members of the surrounding neighbourhood and is typically operated by community members and/or a community organization and may offer or host a variety of community activities and events. The facility may include one or more classrooms or assembly/meeting spaces, a kitchen, Offices, storage areas and washrooms. The facility may be leased for private events.

**Neighbourhood Grocery Store** means Development providing groceries and everyday Household supplies to the surrounding neighbourhood.

**Neighbourhood Mixed Use** means a purpose-built two (2) to three (3) Storey Development featuring a single level of Apartment Dwellings on the upper Storeys and small, pedestrian-oriented commercial units on the first storey providing goods and services primarily to the surrounding neighbourhood. Each of the residential or commercial units may be separated into individual titles through condominium conversion. No drive-through operation is permitted.

**Neighbourhood Religious Assembly** means a Religious Assembly with eighty (80) or fewer seats and no associated staff residences. Supplementary philanthropic activities shall not include activities similar to Shelter, Food Bank or Soup Kitchen.

**Neighbourhood Repair Service** means Development providing services for the repair of small Household appliances, computers and electronics, bicycle and skateboard repairs and similar businesses which, in the opinion of the Development Authority, offer low-impact neighbourhood-oriented repair services. Welding and use of pneumatic tools and machinery is prohibited. This Use may include the sale of the associated new and repaired items as an Accessory Use. This Use does not include repair of large Household items such as dishwasher, fridges, stoves, washing machines and furniture. No outside storage of goods, materials or equipment is allowed. Household Repair Service is a separate Use.

**Neighbourhood Specialty Food, Arts, and Crafts Production and Sales** means Development for the production and retail sale of goods prepared on-site which, in the opinion of the Development Authority, create minimal impacts on the neighbourhood. This Use includes production and sale of items such as fresh garden produce, plants, flowers and flower arrangements, baked goods, herbs and spices, condiments and other prepared specialty foods, art works and hand-crafted items such as candles, cosmetics and health and beauty products, clothing, jewelry, quilts, weavings, etc. This Use does not include woodworking, metalworking, glassblowing or items of similar manufacture or animal butchery or taxidermy. Welding and use of pneumatic tools and machinery is prohibited. No outside storage of goods, materials or equipment is allowed. Manufacturing Speciality and General Manufacturing are separate Uses.

**Neighbourhood Take-out Foods** means Development for the on-site preparation and sale of made-to-order foods that are intended to be consumed off-site. Commercial-scale deep-fat fryers shall not be used in the food preparation. Ventilation and extraction systems must comply with relevant Building Code requirements. No drive-through operation is permitted.

**Non-Conforming Building** means a Building:

- that is lawfully constructed or lawfully under construction at the date this Bylaw, or any amendment thereof, affecting the Building or land on which the Building is situated becomes effective, and
- that on the date this Bylaw, or any amendment thereof, becomes effective does not, or when constructed will not, comply with this Bylaw.

**Non-Conforming Use** means a lawful specific Use:

- being made of land or a Building or intended to be made of a Building lawfully under construction at the date this Bylaw, or any amendment thereof, affecting the land or Building becomes effective, and
- that on the date this Bylaw, or any amendment thereof, becomes effective does not, or in the case of a Building under construction, will not, comply with this Bylaw.

**Office** means Development to accommodate professional, managerial, clerical and consulting services, the administrative needs of businesses, trades, contractors and other organizations and the sale of services of businesses such as travel agents and insurance brokers and may include therapeutic massage. Medical and Health Office (Outpatient), Government Service, Business Support Service and Financial Institution are separate Uses.

**Off-Street Parking Space** means an area of a Parcel or Site which is designated for the parking of a vehicle. Loading Space is a separate term.

**On-Premise Advertising** means Advertising that promotes a product or service that is offered at, or a business or activity that is located at, the Parcel where the visual device carrying the Advertising is located.

**Outdoor Storage** means the outside storage of materials and equipment, excluding vehicle parking and loading.

**Parcel** means the aggregate of the one or more contiguous areas of land described in a certificate of title.

**Parcel, Corner or Corner Parcel** means a Parcel with two or more Front Parcel Lines that intersect at an angle determined by the Development Authority.

**Parcel, Double-Fronting or Double-Fronting Parcel** means a Parcel with two (2) Front Parcel Lines that are situated at opposite or approximately opposite sides of the Parcel.

**Parcel, Interior or Interior Parcel** means any Parcel other than a Corner Parcel.

**Parcel Coverage** means the portion of a Parcel occupied by Buildings, including loading platforms; sun decks, patios and courtyards which are covered and similar structures.

**Parcel Length** means the horizontal distance between the shortest Front Parcel Line and the opposite Parcel Line measured along the median between the Side Parcel Lines or measured along the median between the longest Front Parcel Line and the opposite Parcel Line.

**Parcel Line** means the legally described boundary of any Parcel.

**Parcel Line, Front or Front Parcel Line** means the Parcel Line abutting a Street.

**Parcel Line, Rear or Rear Parcel Line** means the Parcel Line or lines furthest from and opposite or approximately opposite the Front Parcel Line, except for Corner Parcels and Double-Fronting Parcels, which do not have Rear Parcel Lines.

**Parcel Line, Side or Side Parcel Line** means the Parcel Line other than a Front Parcel Line or Rear Parcel Line.

**Parcel Width** means the horizontal distance between opposite side parcel lines measured perpendicular to the median line between the side parcel lines through a point located on the median line 6.0m from the Front Parcel Line (s); and on Corner Parcels means the horizontal distance between the longest Front Parcel Line and the opposite Parcel Line measured perpendicular to the median line between the longest Front Parcel Line and opposite Parcel Lines through a point located on the median line 6m from the shorter Front Parcel Line(s).

**Park** means Development of land for recreational activities of the general public which do not require major Buildings or facilities and includes supplementary picnic areas, playgrounds, pedestrian and bicycle trails and paths, landscaped areas, parking lots and public washrooms.

**Parking Facility** means Development in which the Principal Use is intended for vehicular parking, either outdoors or in a Building.



**Permitted Use** means Use of land or Buildings in a District for which, unless exempted from requiring a Development Permit, a Development Permit must be issued with or without conditions, if the proposed Development conforms with this Bylaw.

**Person** means:

- an individual, when used in reference to Persons per sleeping room or Persons per unit; or
- any individual, group of people, partnership, corporate body or other legal entity recognized by law as the subject of rights and duties when otherwise used in this Bylaw.

**Personal Service** means Development providing services for the personal care and appearance and includes the supplementary retail sale of associated products and may include therapeutic massage as an Accessory Use. This term refers to Uses such as beauty salons, barber shops and esthetic services/spas. Medical and Health Office (Outpatient) and Fitness Facility are separate Uses.

**Portable Sign** means any Sign or Advertising device that can be transported from one Site to another and includes licensed vehicles placed in a location for Advertising purposes. Signage permanently attached to or forming part of a licensed vehicle used in the day-to-day conduct of a business, where the signage advertises only that business, does not constitute a Portable Sign. Portable Signs may feature electronic or video display.

**Principal Building** means a Building which accommodates a Principal Use.

**Principal Use** means the primary purpose for which a Parcel, Building, Site or Dwelling Unit is used or intended to be used.

**Protective Service** means Development providing police or fire protection or ambulance services.

**Provincial Health Care Facility** means an approved hospital as defined in the *Hospital Act*.

**Public Roadway** means the road right-of-way as identified on a road right-of-way plan or:

- a local road,
- a service road,
- a Street,
- an avenue,
- a Lane,

and may include:

- a bridge forming part of a Public Roadway, or
- any structure incidental to a Public Roadway,

but does not include an easement for access.

**Publishing, Printing, Recording and Broadcasting Establishment** means Development for the preparation and/or transmission of printed material or audio and/or visual programming.

**Railway Line** means the trackage designed for the passage of trains and includes traffic control devices.

**Recycling Facility** means Development for the purchasing or receiving of discarded articles which does not generate a detrimental effect or nuisance beyond the boundaries of the Parcel and includes the supplementary production of by-products or materials. This term refers to Uses such as bottle, can and paper recycling depots. This Use may include the sale of associated products of own manufacture. General Manufacturing, Intensive Manufacturing, Manufacturing Speciality and Salvage and Waste Disposal Facility are separate Uses.

**Religious Assembly** means Development for worship activities and includes supplementary religious instruction, philanthropic and social activities and staff residences. Amusement, fitness/recreational and community instructional activities may be incorporated as Accessory Uses. This term refers to Uses such as chapels, churches, convents, manses, monasteries, mosques, parish halls, rectories, synagogues and temples.

**Research Facility** means Development for the conducting of industrial, scientific, technological, health or agricultural research.

**Resource Centre** means Development that provides various social services aimed at addressing the special needs of people whose well-being is at risk. This Use does not include overnight accommodation. This Use may require provincial approval. Soup Kitchen, Food Bank, Drop-in Centre, Shelter, Supportive Housing, Medical and Health Facility, Medical and Health Office, Education Facility, Office and Government Service are separate Uses.

**Resource Extraction** means Development for the purpose of extracting materials such as sand and gravel and shall also include restoration of the Site following extraction of the resource material.

**Restaurant** means Development where food and beverages are prepared and served and includes supplementary alcoholic beverage service and supplementary on or off-premises catering services and may include supplementary drive-through service. This term refers to Uses such as Restaurants, cafés, lunch and tea rooms, ice cream parlours, banquet facilities, take-out Restaurants and eating areas for more than ten Persons within Retail Stores. Entertainment Establishment and Business Support Service are separate Uses.

**Retail Cannabis Store** means a Retail Store specializing in the legal sale of cannabis and cannabis related products.

**Retail Store** means Development for the retail sale or rental of merchandise, including hardware, from within an enclosed Building, and includes supplementary postal services, film processing, repair of merchandise sold or rented by the store, and food consumption areas with a maximum capacity of ten Persons. This term includes drycleaners, tailors, liquor sales and photographic studios. Garden Centre, Vehicle Sales, Rental, and Equipment Sales, Rental, Service are separate Uses.

**Retail Store, Convenience or Convenience Retail Store** means a Retail Store which does not exceed 280.0m<sup>2</sup> in gross floor area.

**Roadway, Collector or Collector Roadway** means a Major or Minor Collector Roadway as defined by the City of Lethbridge Transportation Department.

**Roadway, Neighbourhood Entrance or Neighbourhood Entrance Roadway** means a design variant of a Super Collector Roadway that provides on-street parking which may be segregated from the main traffic flow and that may allow zero front Building Setbacks by providing shallow utility services in rear Lanes.

**Roadway, Super Collector or Super Collector Roadway** means a Super Collector Roadway as defined by the City of Lethbridge Transportation Department.

**Salvage or Waste Disposal Facility** means Development for purchasing, receiving, resale or transporting of spent materials or substances which may generate a detrimental impact or nuisance beyond the boundaries of the Parcel. This term refers to Uses such as salvage and scrapyards, garbage container services and effluent tanker services. Utility Facility and Recycling Facility are separate Uses.

**Satisfactory State of Completion** means the work approved by a Development Permit, other document or other instrument that allows for a Development (as defined in this Bylaw) has progressed sufficiently such that the state of the work does not, in the opinion of the Designated Officer or Council, constitute an unsightly condition or is otherwise detrimental to the surrounding area.

**School** means a School as defined in the *Education Act*.

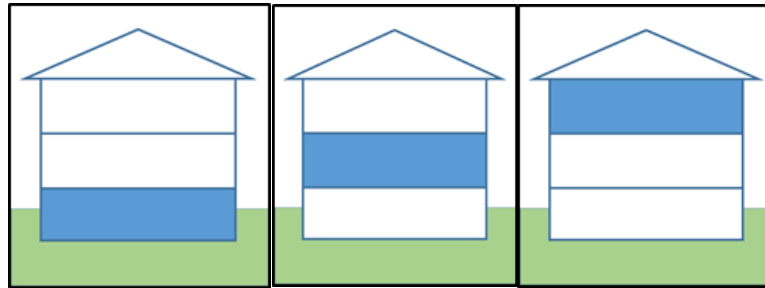
**Screening** means the Use of Landscaping, fences or berms to visually separate areas or Uses.

**Second Farm Dwelling on a Less Than 32.4 Hectare Parcel** means Development consisting of a second Single Detached Dwelling or Manufactured Home/Tiny Home developed in accordance with Section 99(8) of this Bylaw, occupied by a person who is engaged on a full-time basis for at least 6 months each year in an agricultural pursuit and located on a Parcel of land less than 32.4 hectares in area in existence at the date of passage of this Bylaw, the primary Use of which is for the production of Farm products such as dairy products, livestock or field crops.

**Secondary Suite** means a second self-contained Dwelling Unit located on a Parcel in which the Principal Use is a Single Detached Dwelling. A Secondary Suite may take the following forms:

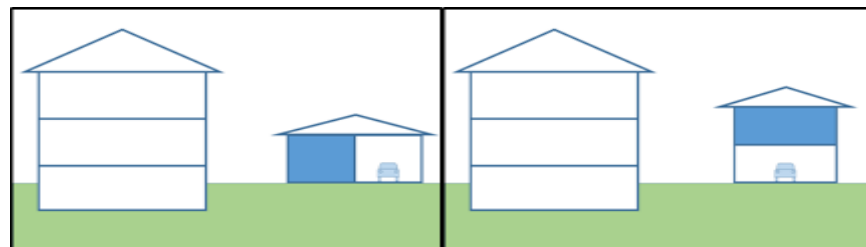
- **House Suite:**

A suite incorporated into a Single Detached Dwelling and may be located in the Basement, on the main Storey or on an upper Storey or a combination thereof.



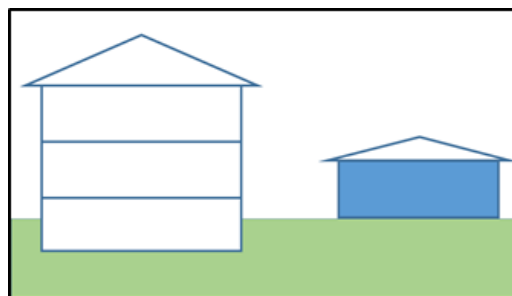
- **Garage Suite:**

A suite incorporated into a garage Accessory Building and may be located at Grade or above Grade or a combination thereof. Garage Suites cannot occupy more than 50% of the Accessory Building. Principal purpose of the Building must remain an Accessory Building.



- **Garden Suite:**

A stand-alone suite located in a rear or side Yard of a Parcel containing a single detached dwelling.



**Secondary Suite, Pre-Existing** means a second self-contained Dwelling Unit that is located within a previously approved Single Detached Dwelling where both Dwelling Units are registered under the same land title, and where the suite has been in existence prior to December 31, 2006, and have an application in place with Fire Prevention Officers by September 30, 2019, which can be verified by the owner to the satisfaction of the Development Authority. Methods of verification can include existing City records, rental receipts or income tax records. The Secondary Suite must have been inspected by Fire Safety Officials and deemed to be eligible for Fire Code upgrades or already be upgraded to Fire Code requirements.

**Senior Citizen Housing, Independent Living Facility** means Apartment Dwelling style accommodation with in-suite kitchens for seniors who are able to live independently without the need of basic housekeeping, personal care or medical support. Supplementary Uses may include Personal Services such as a hair salon, Retail Store and chapel. Assisted/Supportive Living, Long-Term Care Facility, Apartment Dwelling and Medical and Health Facility (Inpatient and Outpatient) are separate Uses.

**Senior Citizen Housing, Assisted/Supportive Living Facility** means Apartment Dwelling style accommodation which may have in-suite kitchens and a communal dining facility for facility residents who require varying needs of support and assistance including medication management and assistance with the activities of daily living such as bathing and dressing. Supplementary Uses may include Retail Stores, chapels and Personal Services such as a hair salon.

**Senior Citizen Housing, Long-Term Care Facility** means accommodation for residents incapable of independent living who require on-going medical care on a daily basis beyond what an Assisted Living Facility can provide. Examples would include nursing homes and auxiliary hospitals. Supplementary Uses may include Personal Services such as a hair salon, Retail Store and chapel.

**Senior Citizen Housing, Congregate Facility** means any combination of Senior Citizen Housing which may include multiple, physically linked buildings allowing 'aging in place' to occur.

**Service Station** means Development for the retail sale of motor vehicle fuels and includes supplementary sale of lubricants, parts and accessories, servicing and mechanical repair of motor vehicles, display for the sale of a maximum of three vehicles, general retail sales occupying a maximum floor area 280.0m<sup>2</sup> and vehicle towing services utilizing a maximum of two towing vehicles. A Car Wash may be incorporated as an Accessory Use. This term refers to Uses such as gas stations with service bays and gas bars without service bays. Auto Body and/or Paint Shop, Bulk Fuel Station, Truck Stop, Vehicle Sales, Rental, Car Wash and Automotive Shop are separate Uses.

**Setback** means the shortest permitted distance measured at a perpendicular angle from the Parcel Line to the Development or a specified portion of it.

**Shelter** means Development providing emergency overnight accommodation that may include kitchen and dining facilities, showers and bathrooms, relaxation areas and laundry facilities. Accommodation for resident staff may be incorporated as an Accessory Use. Group Home, Boarding House and Supportive Housing are separate Uses.

**Shipping Container** means a reusable container designed for the intermodal transport of goods.

**Shopping Centre** means comprehensively planned Development comprising one or more Buildings, irrespective of the time of construction, located on a single Parcel primarily intended for Uses such as Retail Stores, Personal Services, Restaurants, Offices and Financial Institutions. The Development Authority is authorized to determine if a Use is part of a Shopping Centre.

**Sign** means an outdoor visual device and its structure and component parts intended to identify, advertise or call attention to any matter, object, event or person having to do with a Use on the Parcel on which the Sign is located. This Use excludes Murals, traffic signs, railway operating signs, window displays and national, provincial or municipal flags. Billboard is a separate Use. Portable Sign is a separate Use.

**Site** means part of a Parcel.

**Soup Kitchen** means Development that provides for the charitable provision of meals, consumed on-site, to people in need. Food Bank, Drop-in Centre, Restaurant and Resource Centre are separate Uses.

**Sports and Recreation Facility, Major** means Development for sports or recreation activities likely to generate noise, light or traffic impacts beyond the Site and may incorporate Restaurants and Retail Store as Accessory Uses. Amusement Facility is a separate Use.

**Sports and Recreation Facility, Minor** means Development for athletic, recreation and community meeting activities with a low impact beyond the Site and may incorporate Restaurants, Amusement Facilities and Retail Store as Accessory Uses. Amusement Facility is a separate Use.

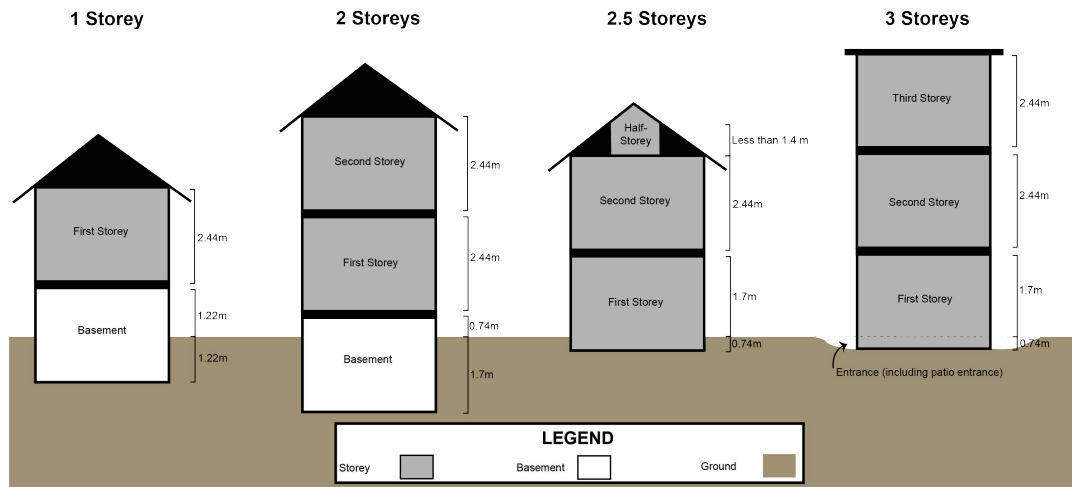
**Statutory Plan** means an Intermunicipal Development Plan, a Municipal Development Plan, an Area Structure Plan or an Area Redevelopment Plan as defined in the Act.

**Statutory Plan Overlay** signifies that additional or alternate requirements are in effect for a designated area on the District Maps as defined, consequent to the requirements of a Statutory Plan.

**Storey** means the space within a Building which is between the surface of any floor and the floor surface or the ceiling immediately above it and has its ceiling level 1.7m or more above Grade.

**Storey, First** means the Storey with its floor closest to Grade.

**Storey, Half** means the Storey immediately under a pitched roof, the top wall plates of which, on at least two (2) opposite walls, are less than 1.4m above its floor.



**Street** means any Public Roadway which is more than 10.0m wide and which may provide the primary means of direct access to abutting Parcels. Lane is a separate term.

**Subdivision and Development Appeal Board** means the City of Lethbridge Subdivision and Development Appeal Board established by Council pursuant to the Act and constituted and empowered by Council pursuant to the City of Lethbridge’s Bylaw 4749 Subdivision and Development Appeal Board, as amended or replaced from time to time.

**Subdivision and Development Regulations** means regulations specific to subdivision and development that are associated with the Act.

**Subdivision Authority** means the Subdivision Authority as appointed pursuant to Bylaw 5801 The Subdivision and Development Authorities Bylaw, as amended or replaced from time to time.

**Supplementary Use** means a Use of land or Buildings which is secondary or subsidiary to, but a part of or integral to, the Principal Use of the same Parcel, Building or Site.

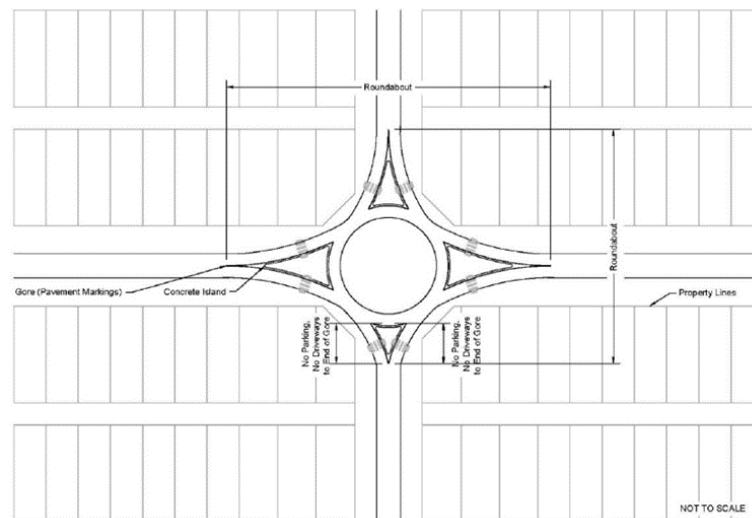
**Supportive Housing** means Development providing accommodation for 8 to 25 residents and associated support programs meant to foster self-sufficiency. This Use may include common kitchen and dining facilities, showers and bathrooms, training rooms, relaxation areas and laundry facilities as well as offices and accommodation for staff. Major Child Care and Minor Child Care may be incorporated as an Accessory Use. Shelter, Group Home, Boarding House, and Medical and Health Facility (Inpatient and Outpatient) are separate Uses.

**Temporary Development** means a Use and/or a Building maintained or operated for a time period specified by a temporary Development Permit, or for a limited time period where exempted by this Bylaw, from requiring Development approval.

**Third-party Advertising** means Advertising that promotes a product or service that is not offered at, or a business or activity that is not located at, the Parcel where the visual device carrying the Advertising is located.

**Tourist Information Centre** means Development for the distribution of recreational and/or travel information and includes supplementary public washroom facilities, picnic areas, parking areas for motor and recreation vehicles and sanitary waste disposal facilities for recreation vehicles and holiday trailers.

**Traffic Roundabout** means a circular road intersection measured from the terminus of a gore to the terminus of the opposite or nearly opposite gore.



**Transportation Service** means Development using vehicles to transport people, currency, documents and packages. This term refers to Uses such as bus lines, transit services, taxicab, limousine services and courier services. Freight and Storage and Intensive Manufacturing (including transfer of livestock) are separate Uses.

**Truck Stop** means Development catering to the needs of commercial truck traffic and the traveling public and may include laundry facilities, public showers, gas bar, Car Washes and Retail Store, Convenience as Supplementary Uses. A Restaurant, Amusement Facilities, and Entertainment Establishments may be incorporated as Accessory Uses. Service Station, Bulk Fuel Station and Commercial/Industrial Vehicles and Machinery – Sales, Rental, Service and Driving Instruction are separate Uses.

**Unsubdivided Quarter Section** means a titled area of 64.8 hectares (more or less) notwithstanding previous subdivisions for road widenings and/or public utilities.

**Use** means the purpose or activities for which a piece of land or its Buildings are designed, arranged, developed or intended, or for which it is occupied or maintained. Uses may be either Permitted or Discretionary.



**Utility Facility** means Development for the operation, maintenance or administration of water, gas, waste or electrical services and for the maintenance of public works. Recycling Facility and Salvage or Waste Disposal Facility are separate Uses.

**Vehicle Sales, Rental** means Development for the sale and/or rental of passenger vehicles, trucks, vans, motorcycles, snowmobiles, tent and holiday trailers, boats and other recreational vehicles and craft and includes supplementary vehicle maintenance. Commercial/Industrial Vehicles and Machinery – Sales, Rental, Service and Driving Instruction is a separate Use.

**Violation Ticket or Ticket** has the same meaning as in the *Provincial Offences Procedure Act*.

**Walkway** means a public right-of-way for pedestrian use on which no motor vehicles are allowed.

**Warehouse, Retail** means Development for the retail sale of goods which are warehoused in bulk on the premises displayed or catalogued for customer selection and where the warehouse component occupies at least 50% of the gross floor area. This term refers to Uses such as furniture, carpet and appliance sales.

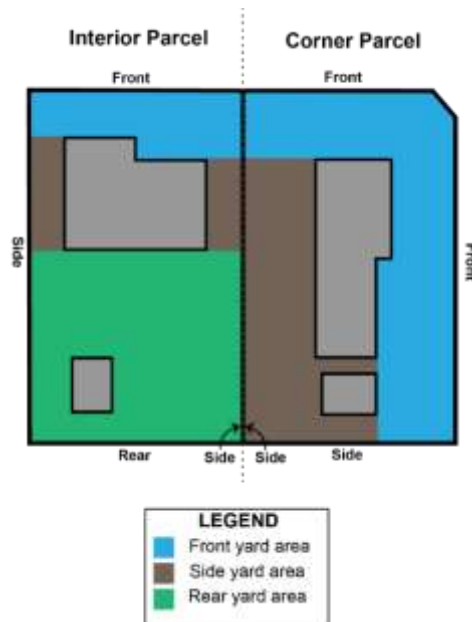
**Warehouse, Wholesale** means Development for the storage and/or wholesale distribution of goods. Hardware and Building Supplies and Farm Supplies, Service are separate Uses.

**Yard** means that portion of a Parcel not occupied or enclosed by occupiable Buildings.

**Yard, Front** or **Front Yard** means a Yard between the Front Parcel Line and the Principal Building.

**Yard, Rear** or **Rear Yard** means a Yard between the Rear Parcel Line and the Principal Building.

**Yard, Side** or **Side Yard** means a Yard, other than a front or rear Yard, between the Side Parcel Line and the Principal Building.



## 5. Compliance with Other Legislation

A person or activity complying with this Bylaw must also comply with:

- (1) the requirements of the Alberta Building Code.
- (2) the requirements of any federal, provincial or municipal legislation or regulation.
- (3) the conditions of any caveat, covenant, easement, contract or agreement affecting the Use or Development of land or Buildings.

## 6. Validity of Individual Sections

Each provision of this Bylaw is independent of all other provisions, and if any provision of this Bylaw is declared invalid, all other provisions remain valid and enforceable.

**DIVISION 2 - ESTABLISHMENT OF DISTRICTS, RULES AND USES**

**7. Districts**

The City is hereby divided into Districts, the boundaries and regulation of which are described in this Bylaw.

(1) District Maps:

The District Maps, which show the boundaries of each District, as amended from time to time, form part of this Bylaw and are kept as a public document available for scrutiny at City Hall.

(2) Identifying Individual Districts:

Individual Districts are identified by letters and/or numbers as follows:

<b><u>Type of District:</u></b>	<b><u>Identified by:</u></b>	<b><u>Followed by:</u></b>
Commercial	C	letters identifying individual Districts
Direct Control	DC	
Future Urban Development	FUD	
Industrial	I	letters identifying individual Districts
Public Service	P	letters identifying individual Districts
Residential	R	letters and numbers identifying individual Districts
Urban Innovation	UI	
Valley	V	

(3) Interpretation of District Boundaries:

(a) If there is any uncertainty about the exact location of the boundary of any District on the District Maps, the location shall be determined by the application of the following rules:

If part or all of a District boundary is shown as following or approximately following:	that part of the District boundary shall be deemed to follow:
---	---

a Public Roadway	the centre-line thereof
the right-of-way of a pipeline or utility easement	the centre-line thereof
the right-of-way of a railway	the right-of-way boundary
City limits	City limits
a Parcel boundary	the Parcel boundary

the edge or shoreline of a lake, river, stream or other permanent body of water	and change with such edge or shoreline
---	--

a topographic contour line, a top-of-bank line or Setback from a top-of-bank line, a Setback from bottom-of-slope line or a designated flood risk line	and change with such line or Setback
--	--------------------------------------

line parallel to or an extension of any of the above	such line or extension
--	------------------------

- (b) If the exact location of a District boundary cannot be determined by the application of the rules described in Section 7(3)(a), the Development Authority shall interpret the District boundary and any such interpretation may be appealed in accordance with Section 31.
- (c) The Council may, upon its own initiative or upon written application made to it, determine a District boundary in a manner consistent with the provisions of this Bylaw and to the degree of detail as the circumstances may require. The portion of a District boundary so determined shall not be thereafter altered except by an amendment to this Bylaw.

**8. Rules**

Rules regulating the Use and Development of land and Buildings are hereby established and described in this Bylaw and apply to the Districts shown on the District Maps as follows:

(1) General Rules

The Districts to which general rules apply are identified in accordance with Section 7(2).

(2) Rules for Each District

Each District to which individual District rules apply is identified in accordance with Section 7(2).

**9. Classifying Uses**

With the exception of particular Direct Control Districts, the defined Uses of land or Buildings in each District are classified as follows:

(1) Permitted Uses, or

(2) Discretionary Uses.

## **PART 2 ADMINISTRATION**

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### **DIVISION 1 - DUTIES OF THE DEVELOPMENT AUTHORITY**

#### **10. Development Authority**

- (1) Deleted.
- (2) Where a duty is imposed on a Development Authority under this Bylaw, the duty is imposed on each person appointed as a Development Authority, and the duty can be exercised by any one of them.
- (3) Deleted.
- (4) The Development Authority shall:
  - (a) administer this Bylaw and perform such duties as are required by this Bylaw,
  - (b) deleted,
  - (c) deleted,
  - (d) maintain, for inspection by the general public during office hours, a copy of this Bylaw and all amendments thereto, and a copy of any Statutory Plan for which a Statutory Plan Overlay is in effect and any amendments thereto, and shall ensure that copies of same are obtainable by the general public,
  - (e) maintain a record of all Development Permit applications with the decision and the conditions of approval or reasons for refusal,
  - (f) collect the fees established by the Fees and Charges Bylaw as amended from time to time, and
  - (g) deleted.

#### **11. Municipal Planning Commission Eliminated**

- (1) For the purposes of this section, a reference to Municipal Planning Commission shall be deemed to also include any reference to “Planning Commission”, “Commission”, “MPC”, or “M.P.C.”.
- (2) Despite the elimination of the Municipal Planning Commission, any bylaw that is currently in force and effect, that refers to the Municipal Planning Commission shall remain in force and effect.
- (3) If any City bylaw or policy confers a duty or obligation on, or requires an approval by, the Municipal Planning Commission, the duties or obligation shall be performed by, or the approvals shall be made, as follows:
  - (a) any approvals of comprehensive site plans will be made by Council;
  - (b) any duties, obligations or approvals related to subdivisions shall be performed

or approved by the Subdivision Authority;

- (c) any Development Permit approvals shall be made by the Development Authority, unless a statutory plan or Direct Control District indicates that City Council will make a decision on the Development Permit application; and,
- (d) any other duties or obligations will be performed by the Development Authority.

(4) If any City bylaw or policy

- (a) confers a duty or obligation on; or,
- (b) requires
  - (i) an application to;
  - (ii) the discretion of;
  - (iii) the satisfaction of; or,
  - (iv) other similar wording,

the Municipal Planning Commission or Development Officer, without specifying whether the Municipal Planning Commission or Development Officer is responsible, the duties, obligation or requirement, shall be performed or approved by the Development Authority.

## **DIVISION 2 - APPLYING FOR A DEVELOPMENT PERMIT**

### **12. When a Permit is Required**

Except as provided in Section 13, a person may not commence any Development unless the person has been issued a Development Permit in respect of it pursuant to this Land Use Bylaw.

### **13. When a Permit is Not Required**

- (1) At the discretion of the Development Authority, the following may not require a separate Development Permit. They may, however, require other permits from the municipality or provincial government:
  - (a) Offices serving the administrative needs, and storage and maintenance facilities serving the operational needs of a Principal Use that may be considered part of the Principal Use,
  - (b) Supplementary Uses when no new Building or additions are involved in the Development of the Supplementary Use,
  - (c) Accessory Uses when the Accessory Use was specifically approved in the permit for the Principal Use.
- (2) Unless otherwise required by a Statutory Plan, the following do not require a Development Permit but may require other permits from the municipality, provincial or federal government:
  - (a) the temporary Use of all or part of a Building for a polling station, returning officer's headquarters, campaign Office or any other Use in connection with a federal, provincial, municipal or School election, or a referendum, plebiscite or census,
  - (b) the construction, widening, altering or maintaining of:
    - (i) a Public Roadway,
    - (ii) a Railway Line,
    - (iii) that part of a utility system which is not a Utility Facility,
  - (c) transit system passenger benches, stops and shelters,
  - (d) the routine maintenance of and/or repairs to land or Buildings,
  - (e) Landscaping on a Parcel, unless it is Landscaping which is required by a Development Permit,
  - (f) paving on a Parcel such as driveways, unless otherwise required by a Development Permit,

- (g) Farm Buildings, other than Dwellings or confined feeding operations as defined in the *Agricultural Operation Practices Act* or other applicable provincial legislation,
- (h) a temporary Building:
  - (i) used in the construction or Alteration of a Building authorized by a building permit issued pursuant to the National Building Code – Alberta Edition, or
  - (ii) used as a temporary real estate or property management Office for land and/or Buildings in the immediate vicinity,
- (i) temporary Farmer’s Markets and temporary outdoor amusement parks,
- (j) temporary and seasonal hucksters and transient businesses,
- (k) interior renovations to a Building which do not:
  - (i) create another Dwelling Unit, or
  - (ii) increase the parking requirements, or
  - (iii) increase the density of residential Development calculated in accordance with Section 45, or
  - (iv) result in the change in Use of a Building,
- (l) in-ground or temporary outdoor swimming pools designed to be easily removed or disassembled at the end of the season of usage accessory to Dwellings, Single Detached and Two-Unit Dwellings,
- (m) an Accessory Building:
  - (i) with a maximum gross floor area of 10.0m<sup>2</sup>,
  - (ii) not permanently attached to a foundation, and
  - (iii) which complies with this Bylaw,
- (n) fences (on private property), privacy walls, gates and garbage enclosures that meet the requirements of this Bylaw,
- (n.1) Murals,
- (o) Signs described in Section 62(4),
- (p) excavation, stripping or grading of land:
  - (i) not involving Resource Extraction, or
  - (ii) unless otherwise required by a Statutory Plan, or
  - (iii) unless required by a Development Permit, or
  - (iv) unless otherwise required by a District of this Bylaw,



- (q) demolition of Buildings unless:
  - (i) the Building is a designated historic resource pursuant to a Municipal Designation Bylaw, or
  - (ii) otherwise required by a Statutory Plan,
- (r) family dayhomes and group family childcare homes providing daycare for ten or fewer children,
- (s) the Use and Development of land and Buildings owned by the federal or provincial governments for governmental purposes or the University of Lethbridge,
- (t) the Use of a Dwelling as a model or show home for a period not exceeding 2 years,
- (u) fireplaces that comply with this Bylaw,
- (v) the Use of a Dwelling by the occupant or occupants to create unique items or objects of art such as paintings, sculpture and compositions of music or literature,
- (w) Single Detached Dwellings, additions to Single Detached Dwellings and Accessory Buildings in Residential Districts which are Permitted Uses and which comply with the Land Use Bylaw,
- (x) the Use of a Shipping Container in a Residential District for a period not exceeding 6 months. For the purposes of this subsection the 6 month period shall commence from the date of the arrival/delivery of the Shipping Container which date shall be established by the production of a delivery receipt/invoice or by such other evidence satisfactory for the Development Authority. In the event such receipt/invoice or other satisfactory evidence is not received by the Development Authority the Shipping Container shall be deemed to have been in use for the period of three months immediately prior to the date of the initial request by the Development Authority for confirmation of the date of arrival/delivery of the Shipping Container,
- (y) satellite dishes, radio and television antennas and telecommunications towers that are not subject to federal regulation and that meet the requirements of this Bylaw,
- (z) telecommunications towers that are subject to federal regulation,
- (aa) oil and gas and pipeline installations in accordance with the Act,
- (bb) Electric Vehicle (EV) charging facilities which form part of a Parking Facility approved by a Development Permit,
- (cc) the construction of a storm pond, and
- (dd) Group Homes with three or fewer individuals.

#### 14. Information Required for Development Applications

- (1) Submission Requirements:
  - (a) If the application is made by mail or in person:
    - (i) one (1) hard copy (maximum 11" x 17") of the following at a size and scale that provides for legibility and scalability and containing the information required by Sections 14(2) and 14(3):
      - a Site plan,
      - floor plans,
      - elevation drawings,
      - landscape plans,
      - a civil Site plan,
    - (ii) a PDF copy of the plans and drawings noted in Section 14(3)(a) and containing the information required by Sections 14(2) and 14(3),
    - (iii) details of the proposed Development,
    - (iv) required: an email address which shall mean applicant consents to receive documents and communications at that address. If an email address cannot be provided, permits will be sent to the mailing address provided.
    - (v) an Abandoned Well Confirmation Form,
    - (vi) a current Certificate of Title (produced within the last 30 days),
    - (vii) evidence satisfactory to the Development Authority that the application is authorized by the registered owner(s) of the Parcel, and
    - (viii) the fee described in the Fees and Charges Bylaw.
  - (b) If the application is made by electronic means:
    - (i) a PDF copy of the plans and drawings noted in Section 14(1)(a) and containing the information required by Sections 14(2) and 14(3),
    - (ii) a scanned copy or a fillable pdf copy of a Development Permit Application Form providing details of the proposed Development,
    - (iii) required: an email address on a Development Permit Application Form which shall mean applicant consents to receive documents and communications at that address. If an email address cannot be provided, permits will be sent to the mailing address provided.
    - (iv) an Abandoned Well Confirmation Form,
    - (v) a current Certificate of Title (produced within the last 30 days),
    - (vi) evidence satisfactory to the Development Authority that the application is authorized by the registered owner(s) of the Parcel, and

- (vii) the fee described in the Fees and Charges Bylaw that can be received or charged electronically.
- (2) Every page of the submitted plans and drawings must contain the following information:
- (a) legal description,
  - (b) municipal address,
  - (c) drawing date and number,
  - (d) drawing scale, and
  - (e) project name and/or description.

(3) Submission Information:

Depending on the type and extent of Development, the applicant may be required to provide some or all of the following information in the submission. The applicant should contact the Planning and Development Department for detailed advice on information requirements.

- (a) A Site plan that:
  - (i) is oriented with north at the top of the page and shows a north arrow,;
  - (ii) indicates in a text block:
    - the proposed land Use(s),
    - the proposed density,
    - the Parcel area, Parcel Coverage, and Floor Area Ratio,
    - the total net and gross floor area,
    - the net and/or gross floor area broken down by land Use,
    - the number of Dwelling Units broken down by number of bedrooms per unit, and
    - the number of regular parking spaces and number of barrier-free parking spaces,
  - (iii) shows, dimensions in metric and identifies:
    - the subject Parcel Lines and the abutting road right-of-ways and the adjacent and opposite Parcels and driveway entrances to the same,

- all easements, utility right of ways and other applicable encumbrances,
  - the boulevards abutting the subject Parcel including the existing or future: boulevard trees, sidewalks, curbs, light standards, hydrants, utility installations and transit stops,
  - all the existing and proposed Buildings on the subject Parcel,
  - the Building Setback distances measured in accordance with the definition for Setback and shown with a dimension line,
  - all driveways, vehicle stacking distances, parking areas, maneuvering aisles, parking spaces (including barrier-free spaces) and loading docks/bays, landscaped and non/landscaped parking islands,
  - all large-vehicle movement paths, and a 12.0m centre line turning radius for fire trucks,
  - the on-site and off-site connecting sidewalks and pathways, centre-walks, curb ramps, crossing tables, and identifying the slopes and cross slopes of the same, and all pedestrian-crossing pavement markings, detectable warning surfaces and pedestrian signage,
  - bicycle parking and storage facilities,
  - the location of transit stops,
  - all areas to be landscaped,
  - the garbage containment area,
  - any Outdoor Storage areas,
  - the snow stock-pile locations,
  - the location of group mailboxes and vehicle pull-out,
  - the location of existing and/or proposed signage,
  - the location and type of Site lighting, and
  - the existing and/or proposed above ground utility structures.
- (b) Floor plans that show, dimensions in metric and identify:
- (i) the layout of each floor including all door and window openings, and
  - (ii) the Use of each area.
- (c) Elevation drawings that show in color, dimension in metric and identify:

- (i) all Building faces and Grade lines,
  - (ii) the roofs, eave overhangs, roof slope and roof structures,
  - (iii) the Building Height to the peak of the roof, measured in accordance with the definition for Height, for all Building faces,
  - (iv) the finish materials and color of same,
  - (v) any existing and/or proposed Canopy Signs, Fascia Signs, Free-Standing Signs, Painted Wall Signs, Projecting Signs or Roof Signs, and
  - (vi) a detail of any proposed Free-Standing Sign.
- (d) A civil Site plan that shows, dimensions in metric and identifies:
- (i) proposed Grades and contours,
  - (ii) on-site storm retention areas and volume calculations,
  - (iii) the location of catch basins and swales or drainage channels,
  - (iv) calculations for the volume and other characteristics of sanitary and storm sewage discharge,
  - (v) the locations of utility service connections,
  - (vi) the location of any on-site fire hydrants, and
  - (vii) the location of premise isolation installations.
- (e) Landscape plan(s) that show, dimensions in metric and identify:
- (i) overall layout:
    - the existing and proposed topography indicating storm water retention areas,
    - the existing vegetation indicating what is to be retained and what is to be removed,
    - the location of utility right of ways, underground utilities and other underground structures or installations,
    - the location of Buildings and sidewalks,

- the location of driveways, parking areas, garbage containers and enclosures, Outdoor Storage areas, fences, Signs, lamp standards, utility installations, etc.,
  - the location of all parking lot traffic islands,
  - the location of both individual and group Amenity Spaces (unit patios, playgrounds, open space, etc.),
  - the location of hard structural elements such as retaining walls, fences, Walkways, patios and other hard surface areas and noting the materials and finishes, and
  - the location of garden elements and structures such as gazebos, fountains, benches, sculptures and sheds, noting materials and finishes.
- (ii) planting plan:
  - the location and layout of berms, planting beds, plants, lawns, ground covers and mulch,
  - plants drawn at mature size, sufficiently differentiated with symbols and keyed to the plant list,
  - a plant list identifying the plants by common and Latin name, the quantity of each plant and the plant size at time of planting, and
  - the irrigation plan.
- (iii) elevation views:
  - a colour rendering of garden elements and structures such as gazebos, benches, fences, gates, special lighting features, fountains, sculptures, etc. and noting the materials and finishes.
- (f) Where required by a Statutory Plan, a shadowing/sunlight study prepared by a suitably qualified architect or engineer, which includes:
  - (i) shadow drawings, dimensioned in metric and showing:
    - a north arrow and scale bar,
    - the subject Parcel Lines, the abutting road right of ways and the adjacent and opposite Parcels,
    - all existing and proposed Buildings on the subject Parcel,

all existing Buildings on adjacent and opposite Parcels and all existing Buildings on other Parcels identified as being affected by shadowing/sunlight changes due to the proposed Development,

existing and incremental shadows differentiated by hatching or colour, and

shadows produced by the proposed Development and other Buildings shown in the drawings, at the following dates and times:

	Dates			Comments
	Jun 21	Sep 21	Dec 21	
	5:23 am	7:16 am	8:25 am	Rise
	6:53 am	8:46 am	9:55 am	Rise + 1.5 hours
	7:33 am			SN -6 hours
	8:33 am			SN -5 hours
	9:33 am	9:24 am		SN -4 hours
	10:33 am	10:24 am		SN -3 hours
	11:33 am	11:24 am	10:29 am	SN -2 hours
	12:33 pm	12:24 pm	11:29 am	SN -1 hour
<b>Times</b>	1:33 pm	1:24 pm	12:29 pm	Solar Noon (SN)
	2:33 pm	2:24 pm	1:29 pm	SN +1 hour
	3:33 pm	3:24 pm	2:29 pm	SN +2 hours
	4:33 pm	4:24 pm		SN +3 hours
	5:33 pm	5:24 pm		SN +4 hours
	6:33 pm			SN +5 hours
	7:33 pm			SN +6 hours
	8:12 pm	6:01 pm	3:03 pm	Set -1.5 hours
	9:42 pm	7:31 pm	4:33 pm	Set

(ii) a written analysis, including:

description of the methodology used in preparing the study,  
description of all locations/Uses of areas affected by shadowing/sunlight changes due to the proposed Development,  
quantification and assessment of the impact on areas affected by shadowing/sunlight changes due to the proposed Development,  
and  
summary describing any mitigating features that have been incorporated into the Site and Building design.

- (g) Such other information, determined at the discretion of the Development Authority, as may be required to enable a proper evaluation of the application.

## **15. Application Completeness**

A Development Permit application is considered complete when payment of the fee in accordance with Section 17 has been received and the information required by Section 14 has been received and is, in the opinion of the Development Authority, of sufficient quantity and quality to enable evaluation of the application.

### **(1) Review for Completeness:**

Within 21 days of receiving an application, the Development Authority shall review the application and shall issue a written notice, delivered by mail or email, advising if the application has been determined complete or incomplete.

- (a) If the application is submitted outside of business hours the date the application is received is deemed to be the next business day;
- (b) If 21 days is insufficient to allow adequate review of the information the applicant and the Development Authority may agree, in writing, to another time frame; and
- (c) Compliance with the 21 day time frame, or a time frame agreed to under Section 15(1)(b), is evidenced by the date on the written notice from the Development Authority and not the date that the notice is received by the applicant.

### **(2) Application Determined Complete:**

- (a) When the application is determined to be complete the Development Authority shall issue the written notice and make a decision on the application in accordance with PART 2 DIVISION 3.



- (b) In addition to Section 15, an application shall be deemed complete if:
  - (i) the Development Authority fails to make a determination referred to in Section 15(1), or
  - (ii) the Development Authority issues a Development Permit within 21 days of receiving the application in which case the permit is deemed to be the written notification.
  
- (3) Application Determined Incomplete:
  - (a) When the application is determined to be incomplete, the Development Authority shall issue the written notice which shall specify what additional information must be submitted or what information must be corrected and re-submitted and the date that the information must be re-submitted by.
    - (i) If the information is re-submitted outside of business hours, the date the information is received is deemed to be the next business day.
    - (ii) If the date specified in the notice is insufficient to allow additional or revised information to be prepared, the applicant and the Development Authority may agree, in writing, to another date.
  
  - (b) If the applicant fails to re-submit all the required information on or before the date specified in the notice, or agreed to under Section 15(3)(a)(ii), then the application shall be deemed refused and the Development Authority shall issue a refusal in accordance with Section 24(3).
  
  - (c) Within 21 days of receiving information in accordance with Section 15(3)(a), the Development Authority shall review the information and shall issue a written notice, delivered by mail or email, advising if the application is now determined complete or once more incomplete.
    - (i) If the Development application is determined to be complete, the Development Authority shall proceed in accordance with Section 15(2).
    - (ii) If the Development application is determined to be incomplete for the second time, the procedure shall be in accordance with Section 15(2).
    - (iii) If, subsequently, the Development application is determined to be incomplete for the third time, the application shall be deemed refused and the Development Authority shall issue a refusal in accordance with Section 24(3).

**16. Limitations of Section 15**

- (1) Notwithstanding Section 15, a Development Permit application may be decided upon without all of the information required pursuant to Section 14, if, in the opinion of the Development Authority, a decision can be properly made without such information.
- (2) Despite that the Development Authority has issued a notice that the application is complete under Section 15, the Development Authority may, in the course of evaluating the application, request additional information or documentation from the applicant that the Development Authority considers necessary to in order to properly make a decision on the application.

**17. Fees Required**

Fees and charges for applications and permits required pursuant to this Bylaw shall be as established in Fees and Charges Bylaw, as amended from time to time.

**18. Reapplication**

Except for a Development Permit application refusal made under Section 15, when a Development Permit application is refused:

- (1) another application for the same or similar Use of the Parcel may not be submitted by the same or another applicant until 6 months have elapsed from the date of the decision of the Development Authority or Subdivision and Development Appeal Board;
- (2) notwithstanding Section 18(1), the Development Authority is authorized to receive a new or revised application for the same or similar Use of the Parcel before 6 months have elapsed from the date of the decision, when, in the opinion of the Development Authority, the aspects of the application which caused it to be refused have been sufficiently modified or corrected;
- (3) an application for a Permitted Use of the Parcel, complying in all respects with this Bylaw, may be submitted before 6 months have elapsed from the date of the decision.

### **DIVISION 3 - DECIDING ON A DEVELOPMENT PERMIT APPLICATION**

#### **19. Notification Prior to Decision**

- (1) The Development Authority may notify neighbours likely to be affected by the decision of the Development Authority.
- (2) When notification is undertaken:
  - (a) deleted
  - (b) it may take one or both of the following forms:
    - (i) a notice mailed to each landowner within 60m of the Use, Building or Parcel which is the subject of the application (or as required in a Statutory Plan), or
    - (ii) a notice posted conspicuously on the Parcel which is the subject of the application and remaining plainly visible until the date of consideration.
- (3) Notification shall:
  - (a) be provided by letter,
  - (b) deleted,
  - (c) indicate the address of the Parcel and the District in which the Parcel is located,
  - (d) describe the application according to information provided by the applicant, including the nature of any waiver requested, and
  - (e) request that comments on the application be in writing and be submitted by the date indicated in the letter, which will not be less than fourteen (14) days from the date of the letter.

#### **20. Decision Process for Permitted Uses**

For a Development Permit application for a Permitted Use that is complete in accordance with Section 15:

- (1) not requiring a waiver of any provision of this Bylaw, the Development Authority shall:
  - (a) issue a Development Permit with or without conditions.
  - (b) deleted

- (2) requiring a waiver of the one or more provisions of this Bylaw which the Development Authority is authorized to grant, the Development Authority shall:
  - (a) grant the waiver and issue a Development Permit with or without conditions, or
  - (b) refuse to grant the waiver and refuse the application, giving the reason(s) for refusal.
  - (c) deleted
- (3) deleted
- (4) deleted
- (5) requiring a waiver of one or more provisions of this Bylaw that the Development Authority is not authorized to grant, the Development Authority shall refuse the application, giving the reason(s) for refusal.

**21. Decision Process for Discretionary Uses**

- (1) Deleted
- (2) For an application for a Discretionary Use that is complete in accordance with Section 15 and upon which the Development Authority may decide:
  - (a) not requiring a waiver of any provision of this Bylaw, the Development Authority shall:
    - (i) issue a Development Permit with or without conditions, or
    - (ii) refuse the application, giving the reason(s) for refusal., or
  - (o.1) deleted
  - (b) requiring a waiver of one or more provisions of this Bylaw which the Development Authority is authorized to grant, the Development Authority shall:
    - (i) grant the waiver and issue a Development Permit with or without conditions, or
    - (ii) refuse the application, giving the reason(s) for refusal.
    - (iii) deleted.
  - (c) deleted
  - (d) deleted
  - (e) deleted

- (f) requiring a waiver of one or more provisions of this Bylaw that the Development Authority is not authorized to grant, the Development Authority shall refuse the application, giving the reason(s) for refusal.

(3) Deleted

## **22. Authorized Waivers**

(1) Notwithstanding the definition of “Parcel”, described in Section 4, the Development Authority is authorized to consider two (2) or more contiguous Parcels as one Parcel, and if it is so decided, it shall be stated on the Development Permit.

(2) Certain provisions of this Bylaw, described in Section 22(4), may be waived if the resulting proposed Development:

- (a) conforms with the Use prescribed for the land or Building in this Bylaw, and
  - (i) would not unduly interfere with the amenities of the neighbourhood, or
  - (ii) would not materially interfere with or affect the use, enjoyment or value of neighbouring properties.

(3) Deleted

(4) The Development Authority may grant the following waivers:

- (a) an unlimited waiver of Setbacks except for:
  - (i) the Street Setbacks described in Section 56,
  - (ii) the Setbacks from the gas line described in Section 57, and
  - (iii) the Setbacks from Parcel Lines for Micro-WECS described in Section 54,
- (b) an unlimited waiver of the maximum projections allowed into Setbacks,
- (c) an unlimited waiver of maximum Building Height,
- (d) an unlimited waiver of maximum Parcel Coverage,
- (e) waiver of the requirements for or restrictions on Signs described in Section 62,
- (f) a waiver of the requirements for or restrictions on Billboards described in Section 61,
- (g) a waiver of the Parcel access requirements specific to individual Districts,
- (h) a waiver of the parking and loading requirements described in Section 63,
- (i) a waiver of Amenity Space requirements described in Section 59(1),

- (j) a waiver of the requirements for Home Occupations described in Section 53,
  - (k) a waiver of the minimum width and area of Parcels:
    - (i) located in the Future Urban District and legally registered as of November 5, 1984, or
    - (ii) located in any other District,
  - (l) a waiver of the requirements for Accessory Buildings described in Section 82(4),
  - (m) a waiver of the restriction against Lane access for Medical/Surgical Specialist Offices described in Section 80(8)(i),
  - (n) except for Setbacks from Parcel Lines, an unlimited waiver for the requirements for Micro-WECS described in Section 54, and
  - (o) a waiver of the mobility and accessibility requirements in Section 64.
- (5) The Development Authority is not authorized to grant any waivers of the distances and requirements of the Subdivision and Development Regulations.

**23. Conditions of Approval**

- (1) Any condition which is attached to a Development Permit forms part of the Development Permit, and shall be complied with for the Development Permit to remain valid.
- (2) The Development Authority may attach conditions:
  - (a) to ensure that a proposed Use or Development of land or Buildings will comply with the provisions of this Bylaw and any applicable Statutory Plan,
  - (b) specifying the period of time during which a Development Permit is valid and/or the date by which Development shall commence,
  - (c) governing the design, character, appearance, size, Height, location, position, density and intensity of Use, servicing, vehicle and pedestrian accessibility, Landscaping, paving, lighting, Advertising, identification or Use of any proposed Use or Development,
  - (d) governing the excavation, filling or reclamation of land,
  - (e) requiring a Development agreement and/or a bond, irrevocable letters of credit or other assurances to ensure compliance with the conditions of approval and/or the construction of any required facilities,
  - (f) requiring the payment of any applicable Redevelopment levies, and
  - (g) requiring the registration of a restrictive covenant, caveat or easement.

- (3) Any person or business to whom a Development Permit has been issued, and any successor to the Development Permit, shall continuously comply with the conditions of the permit.

#### **24. Development Application Decisions**

- (1) When a Development Permit application has been determined to be complete in accordance with Section 15, the Development Authority shall make a decision on the application within 40 days after the date the applicant receives the written notice.

- (a) The date of receipt is deemed to be 7 days from the date on the notice.
- (b) The time period may be extended by an agreement in writing between the applicant and the Development Authority.
- (c) At the option of the applicant, the application may be deemed refused if the Development Authority fails to make a decision within the time required under Sections 24(1) or 24(1)(b).

- (2) If the application is approved, the 'Development Permit' shall specify:

- (a) the address of the Parcel, the District in which it is located and a description of the proposed Development,
- (b) the Use or Uses that have been approved,
- (c) any waivers that have been granted,
- (d) any conditions of approval,
- (e) the date of decision,
- (f) the date of validity,

and the Development Authority shall issue the permit by mail or by email on the date of the decision.

- (3) If the application is refused, the 'Development Permit Application – Refused' shall specify:

- (a) the address of the Parcel, the District in which it is located and a description of the proposed Development,
- (b) the reasons for refusal,
- (c) the date of decision,
- (d) the date the appeal period expires,

and the Development Authority shall issue the refusal by mail or by email on the date of the decision.

**25. Partial Approval**

Notwithstanding Sections 20, 21, and 24 the Development Authority may issue a Development Permit granting approval of some portion, aspect, or Use of a proposed Development and refusing approval of another portion, aspect or Use and provide the reasons for refusal.

**26. Temporary Approval**

The Development Authority may issue a Development Permit for a period of time:

- (1) that is specified in the Development Permit and subject to:
  - (a) the condition that the City shall not be liable for any costs involved in the cessation or removal of any Use or Development upon the expiry of the permit,
  - (b) at the discretion of the Development Authority, the condition that the applicant post a bond guaranteeing the cessation or removal of the Use or Development at the end of the specified period of time, and
  - (c) any additional conditions of approval,
- (2) and after the expiration of which the applicant shall:
  - (a) cease or remove the Use or Development, or
  - (b) request the Development Authority to extend the validity of the Development Permit for a specified period of time.

**27. Notification After Decision**

- (1) Public Notification is required for a Development Permit for:
  - a Permitted Use for which a waiver has been granted, or
  - a Discretionary Use whether or not a waiver has been granted.
  - (a) The Development Permit shall be advertised once in a newspaper circulating in the City.
  - (b) In addition to 27(1)(a), if the Development Authority is of the opinion that notification in the newspaper is not reasonably effective in ensuring that potentially affected persons are made aware of the Development Permit, the Development Authority may also mail a notice to each landowner within 60m of the Use, Building or Parcel which is the subject of the permit.
  - (c) Public notification shall:
    - (i) indicate the address of the Parcel and the District in which the Parcel is located,



- (ii) indicate the Use approved and the nature of any waiver granted,
  - (iii) indicate the right to appeal the decision within 21 days of the newspaper Advertising date,
  - (iv) indicate the method of making the appeal.
- (2) Applicant Notification is required for all Development application decisions.
  - (a) If the application is approved, the notification shall be in the form of a Development Permit.
  - (b) If the application is refused, the notification shall be in the form of a Development Permit Application – Refused.
  - (c) The applicant notification shall:
    - (i) be deemed received within 7 days of the date of decision,
    - (ii) indicate the right to appeal the decision within 21 days of the date of the decision,
    - (iii) indicate the method of making the appeal.

**28. Development Commencement**

- (1) Development shall not commence before the date of validity on the Development Permit unless the applicant has signed the “Voluntary Waiver of Claims”.
- (2) Development shall commence within 1 year of the date of validity on the Development Permit, unless:
  - (a) another period of time is specified on the Development Permit, or
  - (b) the period of time during which Development shall commence is subsequently extended by the Development Authority or Subdivision and Development Appeal Board, or
  - (c) the Development Permit has been suspended or cancelled.

**29. Modification, Suspension or Cancellation of Development Permits**

- (1) The Development Authority may decide to modify, suspend or cancel a Development Permit which, apparently, has been:
  - (a) obtained by fraud or misrepresentation, or
  - (b) obtained by failure to disclose pertinent information at the time of application, or

- (c) issued in error, or
  - (d) invalidated through non-compliance with the conditions of approval as per Section 23(1).
- (2) The Development Authority shall give written notice of the decision in the form of an order issued pursuant to Section 645 of the Act.
  - (3) An order to modify, suspend or cancel a Development Permit may be appealed in accordance with Section 31 of this Bylaw.

**30. Revised Permits**

The Development Authority may accept revised plans and/or a request to alter a permit:

- (1) if, in the opinion of the Development Authority, the original approval is not materially affected, the Development Authority may approve the plans and/or may alter the permit accordingly, or
- (2) if the Development Authority determines that the revised plans and/or request to alter the permit constitutes a materially revised approval, a new permit application, subject to the appropriate submission requirements and application fees, will be required.

## **DIVISION 4 - APPEALING DECISIONS**

### **31. Appeal Process**

(1) Right of Appeal:

An appeal can be made by any affected person to the Subdivision and Development Appeal Board if the Development Authority:

- (a) fails or refuses to issue a Development Permit to a person,
- (b) issues a Development Permit subject to conditions, or
- (c) issues an Order as described in Section 40 or Section 29.

(2) Notwithstanding Section 31(1), when a decision with respect to a Development Permit application for a Direct Control District:

- (a) is made by Council, there is no appeal to the Subdivision and Development Appeal Board, or
- (b) is made by a Development Authority, the appeal is limited to whether the Development Authority followed the directions of Council.

(3) Notice Served by Appellant:

The appeal shall be commenced by serving a written notice of the appeal to the Secretary of the Subdivision and Development Appeal Board through the City Clerk's Office within 21 days after:

- (a) in the case of an affected party, the date that the notice to the public is in the case of an applicant, the date the decision was made, or
- (b) in the case of an applicant, the end of the period described in Section 24(1), if no decision has been made,
- (c) in the case of the recipient of an Order, the date of the Order.

(4) Notices to Affected Landowners:

In addition to the notices specified by Section 686(3) of the Act, the Subdivision and Development Appeal Board shall mail notice of the appeal hearing, not less than 5 days before the hearing, to all owners of land within 60m of the Use, Building or Parcel which is the subject of the appeal.

(5) Subdivision and Development Appeal Board Decisions:

Where a decision of the Development Authority:

- (a) to issue a Development Permit:
  - (i) is confirmed by the Subdivision and Development Appeal Board, the Development Permit shall be signed and dated as of the date of the Subdivision and Development Appeal Board decision,
  - (ii) is varied by the Subdivision and Development Appeal Board, a new Development Permit shall be issued in accordance with, and signed and dated as of the date of, the Subdivision and Development Appeal Board decision,
  - (iii) is reversed by the Subdivision and Development Appeal Board, the Development Permit becomes null and void and the application shall be considered refused as of the date of the Subdivision and Development Appeal Board decision,
- (b) to refuse a Development Permit application:
  - (i) is confirmed by the Subdivision and Development Appeal Board, the application shall be considered refused as of the date of the Subdivision and Development Appeal Board decision,
  - (ii) is reversed by the Subdivision and Development Appeal Board, a Development Permit shall be issued in accordance with, and signed and dated as of the date of, the Subdivision and Development Appeal Board decision.

## **DIVISION 5 - AMENDING THE LAND USE BYLAW**

### **32. Amendment Applications**

An application for amendment to this Bylaw may be initiated by the registered owner of a property, an authorized representative of the owner, or by Council. All such amendments shall be advertised in accordance with Section 37.

### **33. Information Required for Applications**

- (1) A Bylaw amendment application shall be made to the City on Form B of this Bylaw, and shall be accompanied by:
  - (a) when the application is to change the District in which a Parcel is located:
    - (i) satisfactory evidence that the application is authorized by the registered owner(s) of the Parcel,
    - (ii) a current Certificate of Title (produced within the last 30 days),
    - (iii) a copy of any caveat or covenant which may, in the opinion of the City, have a bearing on the application,
    - (iv) the applicant's written statement in support of the application,
    - (v) where applicable, a vicinity map of an appropriate scale indicating the location of the Parcel and its relationship to existing land Uses within 60m of the Parcel boundaries.
  - (b) when the application is for a District change to DC - Direct Control District:
    - (i) a statement explaining why particular control is needed to be exercised over the Parcel,
    - (ii) a statement outlining the following proposed guidelines:
      - proposed Uses,
      - density,
      - Height,
      - Off-Street Parking,
      - access,
      - Landscaping and amenities,
      - any other proposed guidelines,

- (iii) conceptual plans showing how the proposed guidelines will achieve the proposed Development,
- (c) when the application is for a District change to a District which requires a comprehensive siting plan:
  - (i) A proposed comprehensive siting plan complying with the District rules.
- (d) when the application is to change the text of the Land Use Bylaw:
  - (i) The applicant’s written statement in support of the application.
- (e) the fee established by Section 36,
- (f) any additional information that the City considers necessary for a proper evaluation of and decision on the application.

**34. Compliance with Information Requirements**

A Bylaw amendment application shall be considered to be complete when all of the information required pursuant to Section 33 has been accepted by the City as being of sufficient quantity and quality to enable evaluation of the application and the preparation of an amending bylaw.

**35. Waiver of Information Requirements**

An amending bylaw may be decided upon without all of the information required pursuant to Section 33, if, in the opinion of Council, a decision can be properly made without such information.

**36. Fees**

Fees and charges required pursuant to this Bylaw shall be as established in the Fees and Charges Bylaw, as amended from time to time.

**37. Notices Required**

In addition to the notices required by Section 606 and 692 of the Act, notices prior to second reading of an amending bylaw shall be given in writing by mail to owners of land within a minimum radius of 60m of a Parcel which is the subject of the amending bylaw (or as required in a Statutory Plan).

**38. Hearings and Decisions**

- (1) In addition to the persons required to be heard pursuant to Section 230 of the Act, the Council may hear from the Planning and Development Department.
- (2) All amendments to this Bylaw shall be made by Council by means of a bylaw and in conformance with the relevant provisions of the Act.

**39. Reapplication**

When a bylaw for a District change or a change to the text of this Bylaw is defeated by Council, another application for the same District change for the same Parcel or for the same text change may not be submitted by the same or another applicant until 6 months have elapsed from the date of the decision of Council, unless the application has been sufficiently modified so as to constitute a different application.

## **DIVISION 6 - COMPLYING WITH DECISIONS**

### **40. Stop Orders**

- (1) If the Development Authority finds that a Development or Use of land or Buildings is not in accordance with the Act, a Development Permit, any document or instrument by which Developments are approved, a subdivision approval, or this Bylaw, the Authority may issue an Order pursuant to Section 645 of the *Municipal Government Act*. The order:
  - (a) may be appealed in accordance with Section 31 of this Bylaw.
  - (b) may be enforced in accordance with Section 646 of the Act.
- (2) If a Designated Officer finds that a Development has not reached a Satisfactory State of Completion within 30 months of the date upon which an approval for Development has been granted or otherwise authorized, and, in addition to any other remedies provided by the Act or any other relevant legislation, the Designated Officer may determine that there has been a contravention of this Bylaw and accordingly may take such steps and issue such Orders as are allowed by the Act including the steps allowed by Section 542, 545 and 546 of the Act, and the order:
  - (a) may be reviewed in accordance with Section 547 and 548 of the Act.
  - (b) may be enforced in accordance with Section 549 of the Act.

### **41. Offenses and Penalties**

- (1) A Municipal Tag, Violation Ticket, or both may be issued for any contravention of this bylaw.
- (2) The Tag or Ticket is deemed to have been sufficiently served and received if:
  - (a) served personally,
  - (b) served by registered mail, or
  - (c) served personally at the usual place of abode or business to an occupant or employee who appears to be at least eighteen years of age.
- (3) Upon payment of the penalty to the City within the time limit specified on the Tag an official receipt shall be issued and such payment shall be accepted in lieu of prosecution.
- (4) If a person or business upon whom a Tag is served fails to pay the required sum within the specified time limit prosecution may commence.



- (5) Prosecution of offences may be commenced by way of Violation Ticket pursuant to the *Provincial Offences Procedure Act*, RSA 2000.
- (6) The specified penalty payable in respect of a contravention is the amount set out in the Fees and Charges Bylaw.
- (7) Where any person contravenes the same provision of this Bylaw within one twelve (12) month period the specified penalty is double the amount set out in the Fees and Charges Bylaw.
- (8) Where any person contravenes the same provision of this Bylaw within one twelve (12) month period a third or subsequent time the specified penalty is triple the amount set out in the Fees and Charges Bylaw.
- (9) The recipient of a Municipal Tag may appeal such issuance to the Director of Infrastructure Services within ten (10) days of the date on the Tag.
- (10) A person who contravenes or fails to comply with a provision of this Bylaw is guilty of an offence and is liable upon summary conviction to a fine not exceeding \$10,000.<sup>00</sup> and costs; and in default of payment of the fine and costs, to imprisonment for a period not exceeding 6 months.
- (11) The levying and payment of any penalty or fine, or the imprisonment for any period provided in this Bylaw shall not relieve a person from the necessity of paying any fees, charges or costs from which that person is liable under the provisions of this Bylaw.

Schedule 'A'

Section	Violation	Penalty
23(2)	Non-compliance with the conditions of a development permit	\$240
53(3)	Non-compliance with Home Occupation Requirements	\$240
63(11)	Non-compliance with Parking and Loading Requirements	\$240
64(6)	Non-compliance with Mobility and Accessibility requirements	\$240

**42. Non-Conforming Uses and Buildings**

- (1) No Use of land or a Building shall be deemed Non-Conforming solely due to the conversion of measurements from imperial to metric, if that Use conformed to the imperial measurement requirement in effect at the time the Use was approved or constructed.
- (2) Any Development Permit that has been issued before the final approval of this Bylaw, or a bylaw to amend this Bylaw, continues in effect notwithstanding that the enactment of the bylaw would render the Development a Non-Conforming Use of land or a Building.
- (3) A Non-Conforming Use of land or a Building may be continued, but if that Use is discontinued for a period of 6 consecutive months or more, any future Use of the land or Building shall conform with the provisions of this Bylaw.
- (4) A Non-Conforming Use of part of a Building may be extended throughout the Building but the Building, whether or not it is a Non-Conforming Building, shall not be enlarged or added to and no structural Alterations shall be made to it or in it.
- (5) A Non-Conforming Use of part of a Parcel shall not be extended or transferred in whole or in part to any other part of the Parcel and no additional Buildings shall be erected on the Parcel while the Non-Conforming Use continues.
- (6) A Non-Conforming Building may continue to be used but the Building shall not be enlarged, added to, rebuilt or structurally altered except:
  - (a) as may be necessary to make it a conforming Building, or
  - (b) as the Development Authority considers necessary for the routine maintenance of the Building.
- (7) If a Non-Conforming Building is damaged or destroyed to the extent of more than 75% of the value of the Building above its foundation, the Building shall not be repaired or rebuilt except in accordance with this Bylaw.
- (8) The Use of land or the Use of a Building is not affected by reason only of a change of ownership, tenancy or occupancy.

## **PART 3**

### **DISTRICTS & DISTRICT RULES**

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#### **DIVISION 1 - GENERAL RULES FOR ALL DISTRICTS**

#### **43. Applicability**

Unless otherwise provided in an individual District, or in the general rules for Commercial, Industrial, Public Service or Residential Districts, the following rules apply to all Uses in all Districts.

#### **44. Plans Prevail**

(1) South Saskatchewan Regional Plan:

- (a) In the event of a conflict or inconsistency between the South Saskatchewan Regional Plan and the Land Use Bylaw, the South Saskatchewan Regional Plan shall prevail.
- (b) Development decisions shall be consistent with the South Saskatchewan Regional Plan.

(2) Statutory Plan Overlays:

- (a) Where a Statutory Plan is in effect that affects the Use or Development of land or Buildings in a particular District or Districts, it shall be so indicated on the District Maps. An overview of applicable Statutory Plan Overlays is available in Appendix D.
- (b) Where the policies, rules or procedures indicated in a Statutory Plan vary, supplement, reduce, replace or qualify the requirements of this Bylaw for a particular District or Districts, the policies, rules or procedures indicated in the Statutory Plan shall take precedence.

#### **45. Density of Residential Development**

(1) Calculation of Fractions:

Where the calculation of the total number of persons or Dwelling Units allowed for a residential Development results in a fraction, the fraction shall be rounded to the next smallest whole number. For example, 14.7 Dwelling Units is rounded to 14 Dwelling Units.

(2) Persons per Dwelling Unit (or per bedroom, if noted)

The density of residential Development shall be calculated according the following factors:

- (a) Dwelling, Townhouse, Dwelling, Apartment, comprising six or fewer Dwelling Units:
  - (i) One-bedroom Dwelling Units ..... 1.8
  - (ii) Two-bedroom Dwelling Units ..... 2.4
  - (iii) Three-bedroom Dwelling Units ..... 3.6
  - (iv) Four-bedroom Dwelling Units ..... 4.5
- (b) All other Dwelling, Apartments:
  - (i) Bachelor Dwelling Units..... 1.0
  - (ii) One-bedroom Dwelling Units ..... 1.3
  - (iii) Two-bedroom Dwelling Units ..... 1.9
  - (iv) Three-bedroom Dwelling Units ..... 2.8
- (c) Boarding Houses:
  - (i) Single bedroom..... 1.0
  - (ii) Double bedroom..... 1.3
- (d) Senior Citizen Housing:
  - (i) Bachelor Dwelling Units..... 1.0
  - (ii) One-bedroom Dwelling Units ..... 1.3
  - (iii) Two-bedroom Dwelling Units ..... 1.7
  - (iv) Other:
    - Single Bedroom..... 1.0
    - Double Bedroom..... 2.0

**46. Mixed-Use Density Bonus**

- (1) Mixed-Use Development is eligible for an increase in residential density up to 50% higher than the maximum density described in Districts where Apartment Dwelling Mixed Used is a Permitted Use or Discretionary Use providing that 15% of units are retained for rental use only.

**47. Parcels Without Street Access**

- (1) Where a Parcel does not abut a Street, the Development of the Parcel shall be restricted to a Use which is accessory to the Principal Use of a Parcel that does abut a Street.
- (2) Section 47(1) shall be enforced by a condition of a Development Permit and/or by the registration of a restrictive covenant at the Land Titles Office.

**48. Dwelling Units on a Parcel**

- (1) No person shall construct, locate or cause to be constructed or located more than one Dwelling Unit on a Parcel, unless:
  - (a) the Parcel is located in the Future Urban Development District and:
    - (i) the second Dwelling Unit is to be occupied by a person who is engaged on a full-time basis for at least six (6) months each year in an agricultural pursuit, or
    - (ii) is an additional Dwelling(s) judged by the approving authority to not compromise future urbanization of the area, or
  - (b) the Dwelling Unit has an approved Secondary Suite, is a Two-Unit Dwelling, Four-Plex Dwelling, an Apartment Dwelling or Townhouse Dwelling or forms part of a comprehensively-planned Development, or
  - (c) the second or additional Dwelling Unit is a Manufactured Home/Tiny Home forming part of a Park for a Manufactured Home/Tiny Home Park.
- (2) The Development Authority is authorized to exempt any person or land from the operation of this section.

**49. Adult Theatre Locations**

Adult Theatres shall be allowed only in Direct Control Districts created for that purpose by Council.

**50. Child Care Facilities, Major & Minor**

- (1) The Development Permit shall specify:
  - (a) the total occupancy by children and staff,
  - (b) the location of passenger loading zones.
- (2) The Major Child Care and Minor Child Care Facility shall comply with the minimum provincial standards.
- (3) The Major Child Care and Minor Child Care Facility shall comply with applicable Statutory Plans.

**51. Group Homes**

- (1) The Development Permit shall specify:
  - (a) the number of clients accommodated,
  - (b) the number of staff employed, and
  - (c) the requirement for submission of a plan that describes how communication with neighbours will be carried out and how neighbourhood compatibility issues are to be resolved.
- (2) The Group Home shall comply with the minimum provincial standards.

**52. Supportive Housing**

In addition to the Districts where it is identified as an allowable Use Supportive Housing shall also be allowed in Direct Control Districts created for that purpose by Council.

- (1) Supportive Housing in a Direct Control District should be:
  - (a) in form and finish, nearly indistinguishable from Buildings in the surrounding neighbourhood,
  - (b) located at or near the end of a block and on or near a Collector Roadway,
  - (c) near transit and neighbourhood services.
- (2) The Development Permit for Supportive Housing allowed in a Direct Control District shall be issued by a Resolution of Council.

**53. Home Occupations**

(1) Performance Standards

		<b>Type A</b>	<b>Type B</b>	<b>Type C</b>	<b>Type D</b>
(a)	Customer or student visits:	None	Maximum of 6 customers per day: one at a time, by appointment only	Maximum of 15 students per day: no more than five at a time.	Unlimited
(b)	Minimum on-site parking spaces:	None	In addition to other required parking: 1 space. (More spaces may be required by the Development Authority. Spaces should not displace occupant parking.)	As required by the Development Authority	In addition to other required parking: 2 spaces. (More may be required by the Development Authority. Spaces shall not displace occupant parking.)
(c)	Supplier visits:	None	1 visit per week	1 visit per week	Unlimited
(d)	Employees:	No one employed by or engaged in the Home Occupation who is not a permanent resident of the home shall visit for the purpose of carrying out any aspect of the Home Occupation.			Max. 2 non-resident present at any one time
(e)	Visibility and/or Signs:	No aspect of the Home Occupation may be visible from outside the Dwelling or Building. Signs are not permitted.			Max. one Fascia Sign or one Free-Standing Sign – overhead lit only (no digital). Must be turned off between 11:00 p.m. and 7:00 a.m. Max. area 2.0m <sup>2</sup>
(f)	Vehicles:	A vehicle used in the Home Occupation, that may visit or be parked at the Parcel, must be either:			

		a passenger vehicle, or a truck or van (excluding a cube van) with maximum one tonne capacity and 6.0m length.
(g)	Storage:	No outside storage of goods, materials or equipment is allowed.
(h)	Offensive impacts:	No offensive impacts on the Household or neighbouring Households, including but not limited to noise, dust, odour, fumes, excessive light or fire hazards, are allowed.

(2) Application Requirements:

Notwithstanding the information required for Development Permit applications described in Section 14, applicants for a Development Permit for a Home Occupation must submit:

- (a) a full description of the nature of the proposed business, including:
  - (i) number of customers, employees and supplier visits,
  - (ii) days and hours of operation,
  - (iii) number, type and storage location of any vehicles, trailers or other equipment used in the business.
- (b) if applicable, a Site plan showing available on-site and on-street parking.
- (c) any other information the Development Authority deems necessary such as a letter from the owner of a property being utilized for storage for equipment used in a Home Occupation.

(3) Compliance Requirements:

- (a) Any failure to meet the conditions of the Development Permit for a Home Occupation may result in revocation of the permit.
- (b) Changes to an approved Home Occupation require the approval of the Development Authority.
- (c) A Development Permit for a Home Occupation is not transferable to a new address.
- (d) A person or business to whom a Development Permit for a Home Occupation has been issued, or any successor to the permit, shall continuously comply with the requirements of Section 53 and the conditions of the Development Permit.



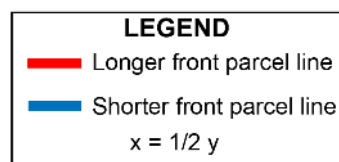
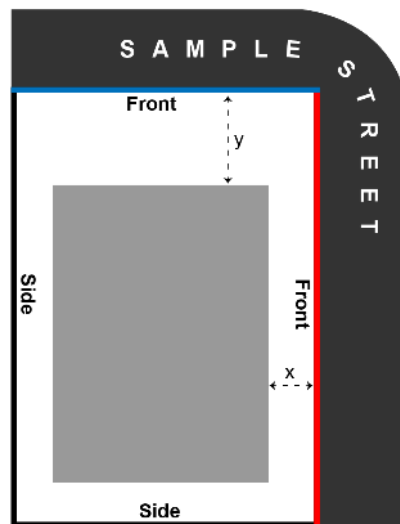
**54. Micro – Wind Energy Conversion Systems**

- (1) Minimum tower system Setbacks from Parcel Lines:  
Equal to the Height of the system. Any guy wires shall be within Parcel boundaries.
- (2) Minimum separation distance between tower systems:  
Equal to the combined Height of the systems.
- (3) Minimum distance of tower systems from residential Uses not on the same Parcel:  
Three times the Height of the system unless the applicant can provide evidence satisfactory to the Development Authority that there will be no undue impacts (e.g. strobe effect, audible and sub-audible sound wave effects, etc.).
- (4) Minimum ground clearance for tower mounted turbine blades .....6.0m
- (5) Tower System Accessibility:  
Tower base and blade path shall be enclosed by a minimum 2.0m high fence Setback a minimum 3.0m from the blade path or tower base, whichever is greater.
- (6) Appearance:  
Tower turbine shall be of a durable matte finish in grey or white.
- (7) Signage:
  - (a) Required:  
Manufacture’s identification, technical, warning and emergency contact information on both the base of the tower and fence enclosure or in the case of a Building mounted system in a prominent location near the turbine.
  - (b) Optional:  
Manufacturer’s symbol on the nacelle.
  - (c) No other signage is permitted.
- (8) Maintenance and Decommissioning:
  - (a) The applicant shall submit a ‘Maintenance and Decommissioning Plan’ at the time of the Development application.
  - (b) The applicant/owner/operator may be required to provide a bond or letter of credit in accordance with Section 23(2)(e).

- (9) Other requirements:
- (a) All components of the Micro WECS shall comply with Canadian National Standards and shall bear the appropriate certification marks.
  - (b) The applicant/owner/operator shall obtain and maintain:
    - (i) all relevant federal and provincial permits and permissions,
    - (ii) City Electrical permit and, if applicable, a building permit,
    - (iii) City Electrical Utility approval.

**55. Setbacks for Corner Parcels**

- (1) Unless otherwise specified in a particular District, or on an approved comprehensive siting plan, the minimum front Setback shall be measured from the shorter Front Parcel Line and the minimum Setback from the longer Front Parcel Line shall be one-half ( $\frac{1}{2}$ ) of the minimum front Setback in that District.
- (2) The remaining Setbacks shall be side Setbacks.
- (3) Illustration



**56. Additional Setbacks from Certain Streets**

- (1) Notwithstanding Section 13 concerning Development not requiring a Development Permit, all new Buildings and additions to existing Buildings shall have a minimum Setback from the Parcel Line abutting the Street as described in Section 56(2).
- (2) Except as noted in Section 56(3), the following minimum Setbacks shall be provided in addition to the front Setbacks in the particular District and shall not be waived:
  - (a) 5<sup>th</sup> Avenue North between the Lane West of 12<sup>th</sup> Street North and 21A Street North:
    - (i) North side ..... 2.1m
    - (ii) South side ..... 2.1m
  - (b) 13<sup>th</sup> Street North between Crowsnest Trail and 9<sup>th</sup> Avenue North:
    - (i) West side ..... 2.1m
    - (ii) East side ..... 2.1m
- (3) The Setbacks described in Section 56(2) shall not apply to any Parcel where a road widening equal to the Setback has already been effected by plan of survey.

**57. Setbacks from High Pressure Gas Line**

- (1) Where any Building designed for human occupancy is to be erected, altered or enlarged on any Parcel in close proximity to a high pressure gas line indicated on the District Maps, the minimum distance between the gas line and a wall of the Building shall be 15.25m.
- (2) The distance specified in Section 57(1) shall not be waived.

**58. Landscape Design**

- (1) Where required in a District of this Bylaw, Landscaping shall be provided, completed and maintained to the satisfaction of the Development Authority. The landscape design must:
  - (a) be consistent with the purpose of the District,
  - (b) take into account any other Landscaping in the vicinity,
  - (c) be developed using the City Landscape Design Guidelines (See Appendix 'A').

- (2) Where applicable, the landscape design must demonstrate adherence to the following principles.
  - (a) Water is a limited commodity in Lethbridge and must be used judiciously. Mulching, low volume irrigation, and water thrifty plants must be considered for the landscape design. Drip irrigation and mulch is required in order to ensure plants become well established.
  - (b) Plants fulfill a multitude of purposes such as visually improving the scale and impact of Buildings and parking lots, Screening unsightly land Uses, moderating the temperature, improving air quality and providing food and habitat for birds and animals. The landscape design must give consideration to these effects.
  - (c) People feel an innate connection to the natural world and Landscaping contributes to our physical and mental well-being. The landscape design should include areas designed so that people can stop awhile, relax and enjoy their surroundings.
  - (d) Trees filter air, provide shade and are of great visual and environmental value. The landscape design must employ an adequate number of trees. The design must consist of a variety of trees and shrubs in a cohesive arrangement.
  - (e) The landscape design must respect and improve views from public areas. The view of any Development from the Street is important. It creates the initial impression of the Development and contributes to the overall character of the area.
  - (f) The landscape design must provide pedestrian links to nearby pedestrian and bike pathways, Parks and Streets.
  - (g) The landscape design must respect and improve views from neighbouring residential properties. It is important that any Development adjacent to residential areas be a “friendly” neighbour and Landscaping, including fencing, should provide buffering and Screening where necessary.
- (3) The landscape design submission must be made in accordance with Section 14(3)(e).
- (4) Where conditions respecting the provision of Landscaping are applied, the Development Authority may require the applicant and/or landowner to enter into an agreement with the City providing for the completion of Landscaping within a specified period of time, and in addition to the Stop Order procedure of this Bylaw, may require a bond, security deposit or letter of credit in accordance with Section 23(2)(e).
- (5) All adjacent boulevards must be maintained by the applicant and/or landowner.

**59. Site Design**

The Site design must be developed using the City Site Design Guidelines (See Appendix ‘B’) and must show, where applicable:

(1) **Amenity Space:**

(a) **Applicability:**

Amenity Space shall be provided, completed and maintained to the satisfaction of the Development Authority, in accordance with 59(1)(b).

(b) **Required Amenity Space:**

	<b>Minimum Area, Shared and Private:</b>	<b>Minimum Dimensions:</b>
(i) for each Dwelling, Apartment, Dwelling, Four-Plex, Garage Suite, Garden Suite and Dwelling, Townhouse Unit:	15.0m <sup>2</sup>	1.2m
(ii) for each senior citizen housing self-contained Dwelling Unit	7.5m <sup>2</sup>	1.2m
(iii) for all other senior citizen housing	as required by the Development Authority	

(c) **Functional Design:**

Amenity Space shall be functionally designed for the Use and benefit of the occupants of the Development and shall have regard to the following:

(i) **Amenity Space, Private should allow for:**

- direct access to the Dwelling Unit that it serves,
- a visually screened and adequately private social/recreational area,
- reasonable protection from the natural outdoor elements.

(ii) **Amenity Space, Shared should allow for:**

- adequate safety of active play areas, such as tennis courts and tot lots, from vehicle circulation and parking areas,
- maximum visibility and direct access of children’s play areas from selected Dwelling Units in the Development,

use of Landscaping elements to facilitate and reflect the intended function of the space,

reasonable protection from the natural outdoor elements.

(2) Lighting:

(a) Where artificial outdoor lighting is provided to illuminate any Parcel, Building or Site, the type and location of lighting shall:

(i) avoid undue Illuminance of the neighbouring Parcels,

(ii) not adversely affect the use, enjoyment and privacy of any Dwelling and its Amenity Spaces,

(iii) not interfere with traffic safety on Public Roadway.

(b) Where artificial outdoor lighting is provided for the Illuminance of a Sign or Billboard, the design and location of such lighting shall be submitted for Development approval as part of the Development Permit application for the Sign or Billboard.

(3) Garbage Enclosures:

(a) In Residential Districts:

All Apartment Dwellings and Townhouse Dwellings, and senior citizen housing shall be provided with a garbage enclosure that shall be designed, located and visually screened to the satisfaction of the Development Authority and in accordance with the Waste Bylaw, as amended from time to time.

(b) In all other Districts:

A Principal Building or Use shall be provided with a garbage enclosure designed, located and visually screened to the satisfaction of the Development Authority and in accordance with the Waste Bylaw, as amended from time to time.

**60. Projecting Signs, Awnings and Canopies**

- (1) A Projecting Sign, awning or canopy projecting into a Public Roadway:
  - (a) may require an Encroachment Agreement with the City, and
  - (b) shall not project:
    - (i) more than 2.4m measured horizontally over the Public Roadway, measured from the Parcel Line, and
    - (ii) closer than 0.6m measured horizontally to the portion of the Public Roadway used for the passage of motor vehicles, and
  - (c) shall have a minimum clearance of 2.4m measured vertically above the surface of the Public Roadway.

## 61. Billboards

### (1) Billboard Definitions:

**Ambient Light** means the level of light in the area at and surrounding a Billboard Site measured without any Luminance from or Illuminance of the Billboard and occurring at any point in time.

**Copy** means the Advertising message.

**Copy-face** means the area of the Billboard carrying the Copy.

**Copy Cycle** means the number of different digital messages displayed in sequence before the sequence is repeated.

**Digital Copy** means Copy that is computer designed and programmed to be carried on an electronic display screen that uses LED, LCD, plasma or similar technology.

**Digital Copy Billboard** or **Digital Billboard** means a Billboard that carries Digital Copy that may be developed and controlled off-site and displayed on the Billboard Copy-face in a Copy Cycle.

**Dwell Time** means the length of time each Digital Copy in a Copy Cycle appears.

**Dynamic Copy** means Digital Copy that contains moving, flashing, pulsating, Video-image Display or other similar elements.

**Emergency Alert Message** means Digital Copy, authorized by the City or the Lethbridge Police Service, meant to alert the general public of a threat to public health and safety or another matter of civic urgency.

**Excessive Illumination** means the level of Luminance from or Illuminance of the Billboard, in excess of Ambient Light + 6.5 lux.

**Illuminance** means the amount of light falling on a surface such as the ground measured in footcandles or lux (1 footcandle = 10.7 lux, 1lux = 0.09 footcandles).

**Luminance** means the amount of light leaving the light source measured in candelas per square metre or nits (1 nit = 1 candela per square metre).

**Paper-Copy Billboard** or **Conventional Billboard** means a Billboard that carries Copy printed on a material (e.g. paper or vinyl) that is manually applied to or installed on the Billboard Copy-face.

**Sequential Messages** means one Advertising message that is carried over two (2) or more sequential Digital Copy displays in a Copy Cycle.

**Static Copy** means Digital Copy wherein the message is motionless and contains no moving, flashing, pulsating, Video-image Display or other similar elements.



**Transition Effects** means visual effects such as fading, spinning, sliding, etc. affecting the disappearance of the departing Digital Copy and the appearance of the arriving Digital Copy in a Copy Cycle.

**Transition Time** means the length of time between the disappearance of the departing Digital Copy and the appearance of the arriving Digital Copy in a Copy Cycle.

**Video-image Display** means the Use of a LED, LCD, plasma or similar electronic display screen to show life-like rapid sequential images similar to or the same as video clips, movies, television broadcasts, cartoons, etc.

(2) Submission Requirements:

Notwithstanding the information required for Development Permit applications described in Section 15, applications for all Billboards shall be accompanied by:

- (a) one (1) hard copy (maximum 11" x 17") of drawing drawn to a scale of 1:100 or larger and showing:
  - (i) all dimensions of the Billboard structure,
  - (ii) the dimensions and area of the Copy-face(s),
  - (iii) the manner of all Illuminance, and
  - (iv) the type of construction and finish,
- (b) one (1) hard copy (maximum 11" x 17") of a Site plan drawn to a scale of 1:500 or larger and showing the location of the Billboard with respect to:
  - (i) the distance from the nearest Parcel Line(s),
  - (ii) the distance from any Billboard within a 300.0m radius,
  - (iii) the distance to any residential Development within a 150.0m radius,
  - (iv) the distance to any Residential District within a 150.0m radius,
  - (v) Streets, Street intersections, traffic control devices and traffic signs within 100.0m radius of the location of the Billboard, and
  - (vi) Building(s), Sign(s), and on-site parking spaces and maneuvering aisles within 100.0m radius of the location of the Billboard,
- (c) for a Digital-Copy Billboard a description of:
  - (i) the type of Copy display (static or dynamic),
  - (ii) the minimum Dwell Time,

- (iii) the Transition Time and Transition Effects,
  - (iv) the Copy Cycle and if there will be message sequencing,
  - (v) the maximum Luminance levels from dawn to dusk and from dusk to dawn and the mechanism for automatically adjusting the Luminance to Ambient Light levels, and
  - (vi) the mechanism to automatically cease messaging in the case of a malfunction, and
- (d) a PDF (portable document format) file containing the information noted above.
- (3) Billboard Structure Requirements:
- (a) Height.....6.1m
  - (b) Structural Support:
    - (i) shall be a free-standing monopole,
    - (ii) the monopole shall not project above the Billboard Face,
    - (iii) the monopole shall not be illuminated,
    - (iv) the monopole shall be constructed of a non-decorative, non-reflective finish,
    - (v) Billboard Copy-face bracing shall not project beyond the Copy-face,
    - (vi) Billboard Copy-face bracing may be required to be screened from side view.
- (4) Billboard Copy-face Requirements:
- (a) Billboard Copy-face may be mounted on one or both sides of the monopole only. Triple-sided or multi-sided Billboards are not permitted.
  - (b) Single-sized Billboard Copy-face dimensions:  
Area.....19.0m<sup>2</sup>
  - (c) No portion of the Copy-face shall have structural ornamentation.
  - (d) Apart from one Sign on the monopole not exceeding 0.2m<sup>2</sup>, identifying the Billboard owner and the Copy carried on the Billboard Copy-face itself, no other signage shall be incorporated into any portion of the Billboard structure or component parts.

- (e) The Billboard and its structure shall not incorporate any Dynamic Copy, revolving lights, beacons, search-lights or emit any amplified sounds.
  - (f) No portion of the Billboard shall project beyond the Parcel Line.
- (5) Billboard Copy Requirements:
- (a) Paper-Copy Billboard
    - Shall be illuminated to the satisfaction of the Development Authority. Internal lighting (back lighting) is not permitted.
  - (b) Digital-Copy Billboards shall be compliant with the following:
    - (i) Copy Display..... Static Copy
    - (ii) Dwell Time, minimum..... 8 seconds
    - (iii) Transition Time ..... instantaneous
    - (iv) Transition Effects ..... none
    - (v) Sequential Messages ..... none
    - (vi) Luminance
  - (c) The Copy-face shall continuously and automatically adjust to Ambient Light conditions by the following (measured at 10.0m from the Copy-face):
    - (i) Ambient Light level + a maximum of 6.5 lux
    - (ii) to a maximum Luminance of:
      - dawn to dusk..... 7500 nits
      - dusk to dawn..... 300 nits
  - (d) Emergency Alert Messages:
    - May be displayed upon a Digital Billboard upon request by the City and/or the Lethbridge Police Service and need not be compliant with the requirements of Section 61(5)(b).
  - (e) Malfunction:
    - In case of a malfunction the Digital Copy shall be automatically frozen in one position or the Copy-face shall display a black screen.

(6) **Billboard Location Requirements:**

- (a) Each proposed Site shall contain only one Billboard comprised of a monopole with one Copy-face on either one side or both side of the monopole.
- (b) The proposed Site shall not be located:
  - (i) in the River Valley or a Park, or on a Public Roadway,
  - (ii) on an Historic Site unless prior municipal and/or provincial approval has been obtained.
- (c) The proposed Site shall be in a District where Billboards are allowed and the Site has Frontage on:
  - (i) Crowsnest Trail, East of Mayor Magrath Drive,
  - (ii) Crowsnest Trail, West of 25<sup>th</sup> Street West,
  - (iii) Mayor Magrath Drive South,
  - (iv) Mayor Magrath Drive North,
  - (v) 5<sup>th</sup> Avenue North, East of 28<sup>th</sup> Street North.
- (d) Each Billboard Site facing the same traffic flow direction shall be separated from other Billboard Sites by the following minimum distances, measured by a straight line:
  - (i) Crowsnest Trail East of Mayor Magrath Drive..... 300.0m
  - (ii) Crowsnest Trail West of 25<sup>th</sup> Street West..... 300.0m
  - (iii) Mayor Magrath Drive South,  
North of 24<sup>th</sup> Avenue South ..... 100.0m
  - (iv) Mayor Magrath Drive South,  
South of 24<sup>th</sup> Avenue South ..... 300.0m
  - (v) Mayor Magrath Drive North ..... 100.0m
  - (vi) 5<sup>th</sup> Avenue North, East of 28<sup>th</sup> Street North ..... 300.0m

(7) Decision Criteria:

The Development Authority shall consider:

- (a) the possible detrimental effects on the use and amenity of surrounding properties, including total Illuminance of residential properties from a variety of light sources (of which a Billboard may be only one contributor) and may require greater separation distances or lesser Luminance levels than those cited herein and may also require specific siting conditions to mitigate these and other detrimental effects. Siting conditions may include but are not limited to:
  - (i) angling the Billboard to avoid Excessive Illumination of neighbouring properties, and
  - (ii) de-energizing the Billboard during certain hours.
- (b) the possible detrimental effects on vehicular and pedestrian safety. Applications for Digital-Copy Billboards shall be circulated to the City of Lethbridge Transportation Department for review of possible visual interference or conflicts with traffic control devices and the potential for driver distraction at decision points.
- (c) the potential future land Uses and urban design guidelines of any applicable Area Structure Plan.

(8) Post-Approval Requirements:

- (a) The Billboard shall be maintained in good repair to the satisfaction of the Development Authority.
- (b) Upon installation of the Billboard the applicant shall provide the City with the geographic coordinates of the Billboard in the format of NAD83 3TM.
- (c) Upon installation of the Billboard the applicant shall provide the City of Lethbridge Communications Department with contact information for the purposes of Emergency Alert Messages and shall keep such contact information current.
- (d) Upon activation of a Digital-Copy Billboard, and subsequently upon request by the Development Authority, the applicant shall provide evidence satisfactory to the Development Authority that the Billboard has been calibrated to meet the requirements of Section 61(5) or the requirements of the Development Permit.

(9) Non-Conforming Billboards:

(a) Non-Conforming locations:

Billboards approved by a Development Permit issued on or before the date of this bylaw amendment and not located in accordance with Section 61(6) are subject to the following provision:

(i) In accordance with Section 42(3) a Billboard, whether Digital-Copy or Paper-Copy, which in the opinion of the Development Authority, has not carried an intact or legible or otherwise well-maintained message on the Copy-face for a period of six (6) consecutive months is judged to be a discontinued use and must be removed within 30 calendar days of a notice being issued.

(b) Non-Conforming Digital Copy:

In accordance with Section 42(6) a Digital-Copy Billboard approved by a Development Permit issued on or before the date of this bylaw amendment that does not carry Copy in accordance with Section 61(5) cannot be enlarged, added to, re-built, or structurally altered unless the Copy is brought into conformance with this bylaw.

(c) Non-Conforming Structure:

In accordance with Section 42(6) a Billboard approved by a Development Permit issued on or before the date of this bylaw amendment that was not constructed in accordance with Section 61(3), cannot be enlarged, added to, re-built, or structurally altered (except as the Development Authority may consider necessary for routine maintenance) unless the structure is brought into conformance with this bylaw.

## 62. Signs

### (1) Definitions:

In addition to the definitions in Section 4, the following definitions apply to this section:

#### **Definition deleted**

**Animated or Animation** means making use of any method to depict action or motion.

**Area** means the size of the surface of the Face of a Sign;

- and in the case of a Sign comprising individual letters or symbols, means the size of a single geometric figure (e.g. square, rectangle, circle, triangle, trapezoid) which would enclose all of the letters or symbols;
- and in the case of a Sign comprising 2 or more Faces, means one-half (½) of the size of the surface of all of the Faces of the Sign.

**Canopy Sign** means any Sign placed on a permanent projection from the exterior wall of a Building, where the projection has been primarily designed to provide Shelter to pedestrians or vehicles.

**Clearance** means the vertical distance between the lowest part of a Sign and the finished Grade below the Sign.

**Copy** means the message on the Sign Face.

**Face** means the surface contained within the perimeter of one side of the Sign, on which Copy is or may be placed.

**Fascia Sign** means any Sign with its Copy-face placed parallel to, projecting no more than 0.3m horizontally from, and having a maximum of 50% of its Area projecting vertically above, the exterior wall of the Building to which the Sign is attached.

**Free-Standing Sign** means any Sign supported independently of any Building and permanently attached to the ground.

**Identification Sign** means any Sign the Copy of which contains only the name and/or address of a Parcel, Building, institution or person and/or the type of activity carried out.

**Official Sign** means any Sign placed pursuant to government legislation.

**Painted Wall Sign** means a Sign that is painted, inscribed or marked directly on any exterior wall or other integral part of a Building. A Painted Wall Sign is not a Fascia Sign or a Mural.

### **Definition Deleted**

**Projecting Sign** means any Sign, except a Canopy Sign, extending more than 0.3m horizontally from, and having a maximum of 50% of its Area extending vertically above, the exterior wall of the Building to which the Sign is attached.

**Roof Sign** means any Sign placed on, above, incorporated as part of or having more than 50% of its Area projecting above the top enclosure of a Building.

**Temporary Sign** means any Sign, other than a Portable Sign, not permanently attached to a supporting structure or Building.

(2) **General Requirements:**

- (a) Except for the Signs described in Section 62(4), all Signs shall require a Development Permit.
- (b) The Signs described in Section 62(4)(a) to 62(4)(l) shall be allowed in any District, notwithstanding that Signs are not listed as a permitted or Discretionary Use.
- (c) The Use of land or Buildings to which a proposed Sign refers shall be approved prior to the issuance of a Development Permit for the placement of the Sign.
- (d) The message on a Sign shall relate to the Use of the Parcel on which the Sign is located.
- (e) A Bylaw designating land as a Direct Control District may specify the rules which shall apply to Signs in that District.

(3) **Prohibited Signs:**

- (a) No Sign shall be placed on the ground, or attached to any object, in a Public Roadway.
- (b) No Sign shall utilize revolving lights or beacons, or emit amplified sounds or music.
- (c) No Sign shall be permitted which obstructs the vision of vehicular traffic, nor interferes with the interpretation of or may be confused with any traffic sign, signal or device.



(4) Signs Not Requiring a Permit:

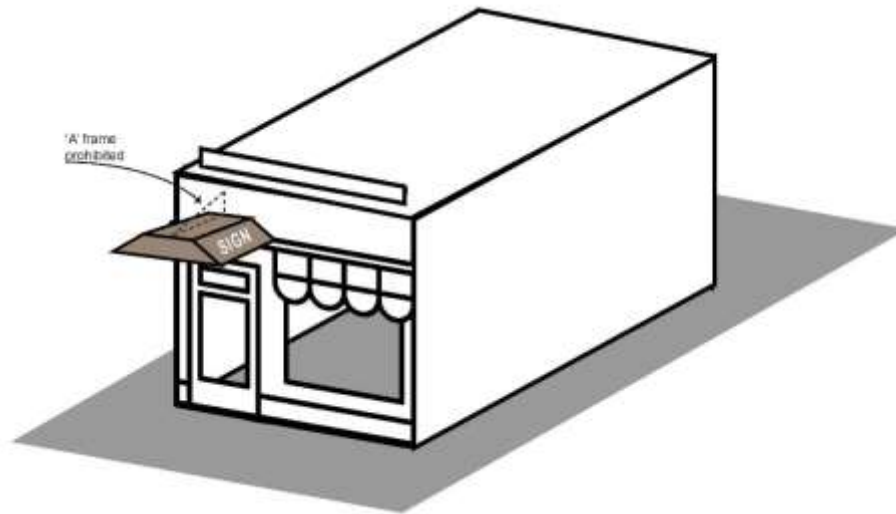
The following Signs do not require a Development Permit, if they comply with this Bylaw and are not Animated or equipped with flashing lights:

- (a) Official Signs in any District,
- (b) Signs on transit system shelters in any District,
- (c) Signs in any District relating to government and local authority elections which are removed within 3 days after the election,
- (d) Identification Signs in any District for any Use except Home Occupations:
  - (i) with a maximum Area of 0.2m<sup>2</sup>,
  - (ii) that comprise one Sign per Street Frontage for each business or occupant on the premises.
- (e) on-site Signs in any district advertising the sale, rental or lease of land, buildings or sites specific to the same location of the sign:
  - (i) with a maximum Area of 0.6m<sup>2</sup> in Residential Districts,
  - (ii) with a maximum Area of 3.0m<sup>2</sup> in all other Districts,
  - (iii) that comprise one Sign per Street Frontage per Parcel or Site,
  - (iv) that are not illuminated.
- (f) on-site Signs in Residential Districts identifying an approved construction project and/or the parties involved:
  - (i) that comprise one non-illuminated Sign per Street Frontage,
  - (ii) that are removed within fourteen (14) days after construction is complete, and
  - (iii) with a maximum Area of 3.0m<sup>2</sup>.
- (g) Signs in any District indicating on-site traffic circulation and parking regulations:
  - (i) with a maximum Area of 2.0m<sup>2</sup>,
  - (ii) if Free-Standing, with a maximum height of 2.0m.
- (h) on-site Signs in any District with a maximum Area of 0.5m<sup>2</sup>, for the guidance, warning or restraint of persons.
- (i) Temporary Signs on Parcels in Commercial or Industrial Districts Advertising a special promotion on the premises, provided that the Sign is removed within seven days of the end of the special promotion.

- (j) except for all Signs in the C-D District, Copy change on a lawful Sign provided that the position, height, dimensions, lighting and structural framework of the Sign are not altered.
  - (k) a temporary message on an approved Sign where the message is unrelated to the Use on the Parcel but which, in the opinion of the Development Authority, performs a public service. Examples include messages that boost community spirit and pride and messages providing emergency information.
  - (l) the maintenance of any lawful Sign.
- (5) Information Required for Applications:
- (a) A Development Permit application for a Sign shall be made to the Development Authority.
  - (b) Notwithstanding the information required for Development Permit applications described in Section 14, applications for all Signs shall be accompanied by one (1) hard copy (maximum 11" x 17") of a drawing drawn to a metric scale and showing:
    - (i) all dimensions of the Sign structure, including the height and projection of the Signs attached to occupiable Buildings,
    - (ii) the Area of the Copy-face(s),
    - (iii) the design of the Copy-face,
    - (iv) the manner of all Sign Illumination and/or Animation,
    - (v) the type of construction and finish to be utilized,
    - (vi) the method of supporting or attaching the Sign.
  - (c) A Development Permit application for a Free-Standing Sign shall also be accompanied by one (1) hard copy (maximum 11" x 17") of a Site plan drawn to a metric scale and showing the location of the Sign with respect to:
    - (i) the distance from the nearest Parcel Line(s),
    - (ii) the distance from the nearest Street, Street intersection, traffic control devices and traffic signs,
    - (iii) the distance from the nearest Building (s), Sign(s) and/or Billboard(s) and on-site parking spaces and maneuvering aisles.
  - (d) A Development Permit application for a Temporary Sign shall also indicate the duration for which approval is requested.

(6) Canopy Signs:

- (a) Shall be allowed in Commercial, Industrial, Public Service, Future Urban Development and the R-CM, R-37, R-50, R-60, R-75, R-100, R-150 and R-200 Districts only.
- (b) Shall be Identification Signs only, the Copy portion not to exceed 15% of the exterior wallspace that the canopy is attached to.
- (c) Shall be attached to a canopy for which, if the canopy encroaches over City property, there is an encroachment agreement with the City.
- (d) Shall not project:
  - (i) more than 2.4m over City property, and
  - (ii) closer than 0.6m to the curb or edge of a constructed Street.
- (e) Shall have a minimum Clearance of 2.4m from Grade.



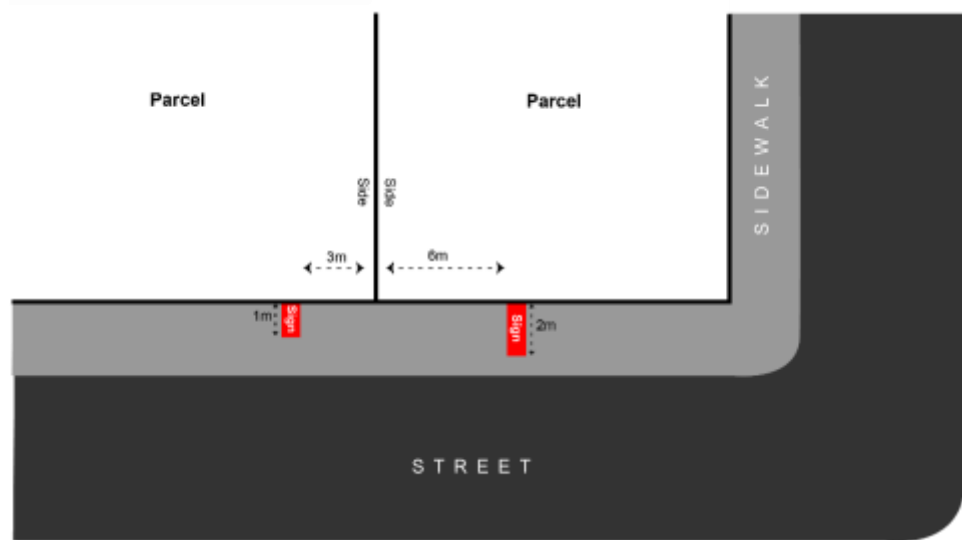
- (7) Fascia Signs:
- (a) Shall be allowed in Commercial, Industrial, Future Urban Development, Public Service and the R-MH, R-CM, R-37, R-50, R-60, R-75, R-100, R-150 and R-200 Districts only.
  - (b) In Residential Districts shall be Identification Signs only.
  - (c) Shall be located on an exterior wall.
  - (d) The total Area of the one or more Fascia Signs on an exterior wall shall not exceed the equivalent of 15% of the Area of the exterior wall on which the Fascia Sign(s) is (are) located.
  - (e) If:
    - (i) a Building is divided into units, some or all of which have individual Frontages,
    - (ii) individual Fascia Signs are proposed for the individual unit Frontages; the Development Authority may limit the Area of an individual unit's Fascia Sign(s) to the equivalent of 15% of the Area of the exterior Frontage wall of the unit.
  - (f) In the R-LF District shall comply with Section 98(21).
- (8) Free-Standing Signs:
- (a) Shall be allowed only in the Districts indicated in Section 62(8)(b) to 62(8)(f), and:
    - (i) one Free-Standing Sign is allowed per Parcel. If a Parcel abuts more than one Public Roadway other than a Lane, the Parcel may be allowed one additional Free-Standing Sign for each abutting roadway in excess of one, anywhere on the Parcel, at the discretion of the Development Authority,
    - (ii) no part of a Free-Standing Sign shall project beyond the Parcel Lines,
    - (iii) the Area of pylons, supports and structural members shall be computed as part of the Area of the Free-Standing Sign if they may carry Advertising Sign or if they are so constructed as to form part of the Advertisement,
    - (iv) if artificially illuminated, light should be directed downward and not cause light spillage on nearby properties.
  - (b) In the C-D, C-G, C-H and I-B Districts, Free-Standing Signs shall:
    - (i) have a maximum height of 9.0m,
    - (ii) have a maximum Area of 20.0m<sup>2</sup>.

- (c) In the C-L and all Public Service Districts, Free-Standing Signs shall:
    - (i) have a maximum height of 4.0m,
    - (ii) have a maximum Area of 5.0m<sup>2</sup>.
  - (d) In the C-N and the FUD Districts, Free-Standing Signs shall:
    - (i) have a maximum height of 4.25m,
    - (ii) have a maximum Area of 7.5m<sup>2</sup>.
  - (e) In the I-G and the I-H Districts, Free-Standing Signs shall:
    - (i) have a maximum height of 10.0m,
    - (ii) have a maximum Area of 20.0m<sup>2</sup>.
  - (f) In the R-CM, R-MH, R-37, R-50, R-60, R-75, R-100, R-150 and R-200 Districts, Free-Standing Signs shall:
    - (i) have a maximum height of 2.0m,
    - (ii) have a maximum Area of 3.0m<sup>2</sup>,
    - (iii) be Identification Signs only.
  - (g) In the R-LF District shall comply with Section 98(21).
- (9) Projecting Signs:
- (a) Shall be allowed in all Commercial, Industrial, and Public Service Districts, and in the Future Urban Development District.
  - (b) Shall have a minimum Clearance of 2.4m from Grade.
  - (c) Shall have a separation of not more than 0.6m between the Sign and the exterior wall to which it is attached.
  - (d) Shall project:
    - (i) a maximum of 2.4m over City property, and
    - (ii) not closer than 0.6m to the curb or edge of a constructed Street, and
    - (iii) a maximum of 1.0m for every 3.0m of Frontage between the Sign and the nearest side parcel line.

- (e) Example of maximum projection formula in Section 62(9)(c):

If a Sign is to be located 6.0m from the side parcel line, then the maximum projection may be:

$$6.0\text{m}/3.0\text{m} \times 1.0\text{m} = 2.0\text{m}$$



- (f) The total Area:

- (i) shall be the sum of the Area of the two or more Faces of the Sign, and shall include the Area of supports and structural members if they may carry Advertising or if they are so constructed as to form part of the Advertisement, and
- (ii) one Face of a Projecting Sign shall not exceed the equivalent of 15% of the Area of the exterior wall on which the Sign is located, and
- (iii) all Projecting Signs on an exterior wall shall not exceed the equivalent of 30% of the Area of the exterior wall on which the Sign(s) is (are) located.

- (g) In the R-LF District shall comply with the Section 98(21).

- (10) Roof Signs:

- (a) Shall be allowed in the C-D, C-G, C-H and all Industrial Districts, provided the Sites are not located within 90.0m of the portion of the Crowsnest Trail west of Mayor Magrath Drive.
- (b) Shall not be placed on the sloped portion of a roof except that Roof Signs may be placed on the sloped portion of a mansard roof.
- (c) Shall not be placed on a roof with a height greater than 14.0m.

- (d) Shall not be higher than 5.0m above the portion of the roof to which the Sign is attached.
  - (e) Shall have a maximum Area of 19.0m<sup>2</sup>.
  - (f) Shall be separated a minimum distance of 90.0m from another approved Roof Sign.
- (11) Painted Wall Signs:
- (a) Are allowed in all Districts where Sign is a listed Use.
  - (b) In Residential Districts must be Identification Signs only.
  - (c) A maximum of one Painted Wall Sign is allowed per building.
  - (d) A Painted Wall Sign may:
    - (i) cover up to 15% of the building face on the side of the parcel used for addressing of the parcel;
    - or
    - (ii) cover up to 100% of a building face on any other side of the parcel, provided not more than 15% of the area features text that advertises the name of the business or occupant or a logo associated with the business or occupant.
  - (e) A Painted Wall Sign must:
    - (i) relate to the business or occupant of the building on which the Painted Wall Sign is located; and
    - (ii) be removed, and the wall refinished to be consistent with the rest of the building, if the business/occupant to which the Painted Wall
    - (iii) Sign relates ceases to be located in the building upon which the Painted Wall Sign is located.

### 63. Parking and Loading Requirements

(1) General Requirements:

(a) Fractions of Required Parking Spaces:

Where the calculation of the required number of parking spaces results in a fraction, the fraction shall be rounded to the nearest whole number, and where the fraction equals one-half ( $\frac{1}{2}$ ), it shall be rounded to the next highest whole number.

(b) Location of Parking Spaces:

A parking space required by this Bylaw shall be located:

(i) on the same Parcel as the Use or Building for which it is required, or

(ii) on another Parcel in a District in which Parking Facilities are a Permitted Uses or Discretionary Use, provided the parking space is completely within 150.0m of the Parcel on which the Use or Building for which it is required is located, in which case a condition of the Development Permit for the Use or Building shall require that:

a plan of subdivision be registered at the Land Titles Office, consolidating the two Parcels into one Lot, or

a restrictive covenant shall be registered at the Land Titles Office against the Parcel on which the parking space is located, and shall stipulate that the required parking space shall be maintained exclusively for the Use or Building for which it is required. The restrictive covenant shall only be discharged if the Use for which the parking space is required is discontinued for a period of 6 months or more, or if the required number of parking spaces is provided on another Parcel in conformance with this Bylaw.

(c) Shared Parking:

(i) When a request for a waiver of the required number of parking spaces is based upon the proposed sharing of parking spaces between two or more Uses, the Development Authority may consider the following criteria:

the Uses which are proposed to share parking spaces are located in proximity to each other and no more than 150.0m from the Site of the parking spaces, and

the hours of operation and parking demand of the Uses which are proposed to share parking spaces are sufficiently different so as to not require use of the parking spaces at the same time, and



the Uses which are proposed to share parking spaces are expected to remain in place and the sharing of parking spaces is expected to continue for a sufficiently long period of time, at the discretion of the Development Authority.

- (ii) A waiver of the required number of parking spaces which is granted in accordance with Section 63(1)(c) is not necessarily transferable to another Use of the same Parcel.
- (iii) The Development Authority may require that a restrictive covenant be registered against the Parcel on which the shared parking spaces are located, stipulating the Parcel(s) for which the parking is to be maintained.

(2) Calculation in all Districts:

The number of parking and Loading Spaces described in this Bylaw shall be provided and maintained for the Uses specified therein, unless:

- (a) a waiver is granted pursuant to Section 22, or
- (b) the Use or the Building in which the Use is located, existed or was approved prior to August 25, 1986, in which case:
  - (i) the supplied parking shall be deemed to conform to the parking and loading requirements of this Bylaw, provided that the number of parking and Loading Spaces in existence prior to August 25, 1986 is not decreased, and
  - (ii) the Gross Floor Area of the Use or Building shall not be increased, if the increase or change would require additional parking and/or Loading Spaces calculated in accordance with this Bylaw unless the additional parking and/or Loading Spaces are provided or a waiver based on the shared use of parking described in Section 63(1)(b) is granted.

(3) Calculation in the C-D and C-G Districts:

In addition to Section 63(2):

- (a) If there is no change in the gross floor area of the Building a change in Use does not require additional parking.
- (b) If an existing Building is proposed to be partially or completely demolished and replaced with a new structure, prior to calculating the number of Off-Street Parking Spaces required, the floor area of the new structure shall be reduced by the floor area of the demolished existing Building or demolished part of the existing Building.

(4) Design and Layout of Parking Areas and Parking Spaces:

(a) Standards of Development:

- (i) A parking space or Loading Space shall be designed so that:  
  
it is reasonably accessible to the vehicles for which it is intended, and  
  
it does not interfere with traffic or traffic safety.
- (ii) All parking spaces, Loading Spaces, maneuvering aisles and driveways shall be surfaced, curbed, provided with wheel stops, and maintained as required by the Development Authority.
- (iii) If the surface of a parking lot is paved, the parking spaces and maneuvering aisles shall be identified by pavement markings.

(b) Entrances and Exits:

- (i) The Development Authority may require that the parking spaces for any Use, other than for a Dwelling with four (4) or fewer Dwelling Units, be provided in a parking lot which may be served by a driveway.
- (ii) Vehicular exits and entrances shall be approved by the Development Authority and shall be located not less than 8.0m from the intersection of any two (2) Streets and may be required to be located further than 8.0m from the intersection at the discretion of the Development Authority.
- (iii) The Development Authority may require that vehicle entrances and exits be separate, one-directional, designed with adequate stacking distance, and adequately signed.
- (iv) Access to Off-Street Parking shall not be from a Traffic Roundabout.
- (v) A throat length of 8.0m is required from entrance to first parking stall.

(c) Maneuvering Aisle and Driveway Width:

- (i) Minimum width for an aisle serving:
  - two-way car traffic movements..... 7.0m
  - two-way truck movements..... 9.0m
  - one-way car traffic movements..... 3.6m
  - one-way truck traffic movements ..... 4.6m
  - as a fire Lane ..... 6.0m

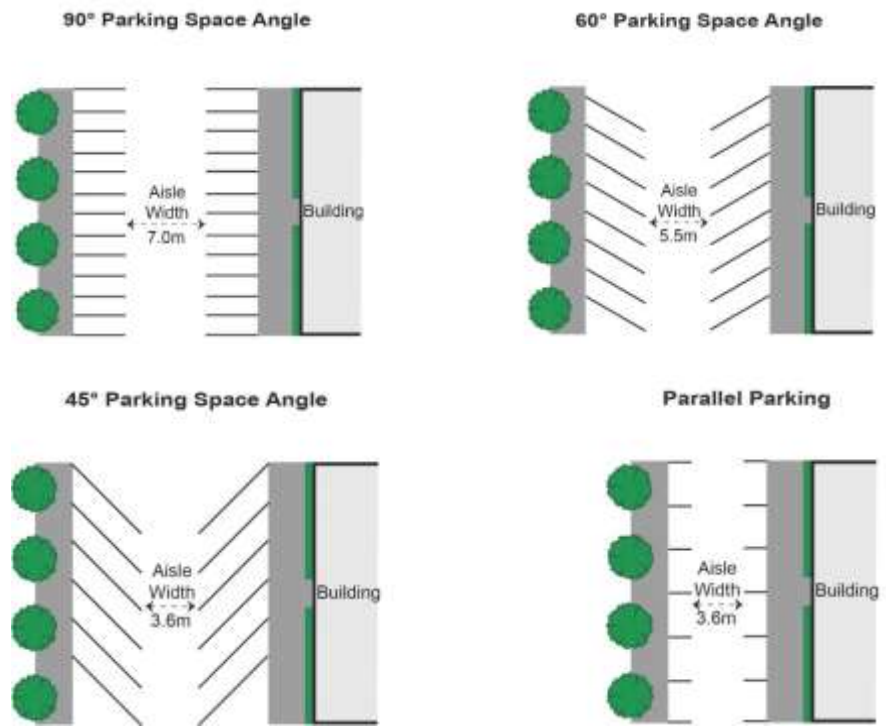
- (ii) Unless a greater width is specified above, minimum aisle widths related to parking space angles shall be:

90° 7.0m

60° 5.5m

45° or less..... 3.6m

Parallel 3.6m

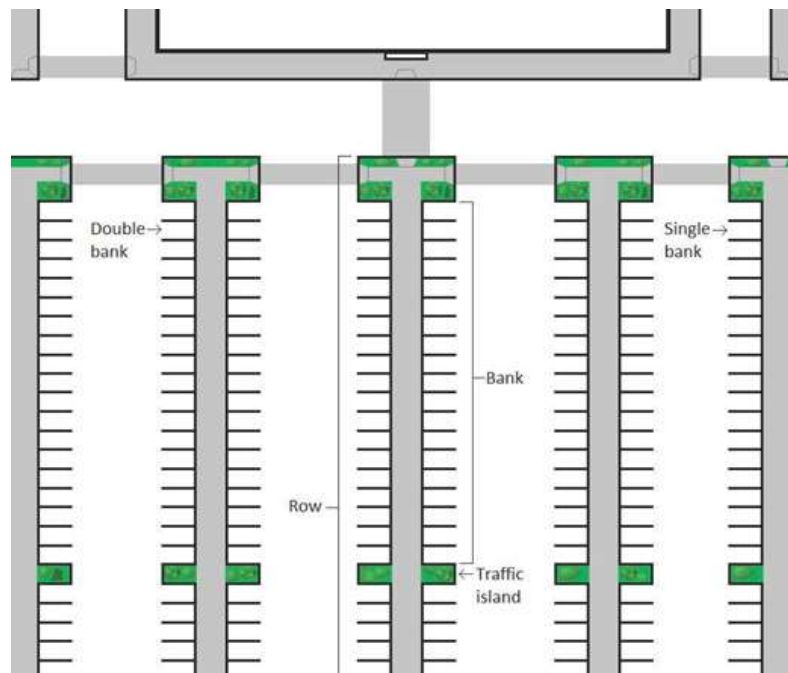


- (iii) Notwithstanding the foregoing requirements, the minimum driveway width for Medical/Surgical Specialist Offices in the P-SO District is specified in Section 80(8)(i).

(d) Arrangement of Parking Spaces:

- (i) Rows of parking should be arranged perpendicular to the main Building entrance(s) to assist safe pedestrian movement toward the Building.
- (ii) Rows of parking shall be segmented into banks defined by a curbed traffic island and each row must end in a curbed traffic island. This prevents vehicular cross-cutting which jeopardizes pedestrian safety.

- (iii) Maximum number of parking spaces and/or barrier-free space access aisles per bank:
  - Single bank..... 20
  - Double-bank ..... 40
- (iv) Minimum size of a traffic island:
  - Single bank.....6.0m<sup>2</sup>
  - Double-bank .....12.0m<sup>2</sup>
- (v) Traffic islands shall be landscaped in accordance with Section 63(4)(f)(ii) and Section 58 and Appendix A Landscape Design Guidelines.



- (e) Pedestrian Movement through Parking Lots:
 

Parking lot designs shall comply with the detailed requirements set out in Section 64 - Mobility & Accessibility.
- (f) Landscaping for Parking Lots:
  - (i) Parking Lot Landscaping shall be:
    - shown on the overall Site Landscaping plan submitted in accordance with Section 14(3)(e), and
    - developed in accordance with Section 58 and Appendix A Landscape Design Guidelines.

(ii) Traffic islands:

Single bank.....1 tree

Double-bank ..... 1 tree, 2 shrubs

All planting requires drip irrigation.

Planting shall be protected from vehicle damage by a concrete curb, raised paving or wheel stops to the satisfaction of the Development Authority.

(iii) Pedestrian Pathways:

In order to improve summer shading of the Site and aid water retention and filtration, Landscaping along internal pedestrian pathways is strongly recommended,

Wheel stops shall be provided wherever a parking space is adjacent to a pedestrian pathway, to the satisfaction of the Development Authority, in order to prevent parked vehicles projecting over the Walkway or damaging Landscaping.

All planting requires drip irrigation.

(iv) Peripheral Landscaping:

Shall be provided in accordance with the District rules.

(v) Stormwater Contaminants:

Runoff from parking lots contains contaminants that flow through the stormwater system, untreated, into the Oldman River. Therefore, stormwater filtration/retention Landscaping is strongly encouraged. Methods may include, but are not limited to:

bioswales and rain gardens,

green roofing,

oil and grit separators.

Further guidance is provided in Appendix A Landscape Design Guidelines.

(g) Lighting for Parking Lots:

(i) Lighting shall be shown on the Site plan submitted in accordance with Section 14(3)(a)(iii).

- (ii) In order to increase pedestrian safety and security, all parking and Loading Spaces and pedestrian pathways shall be adequately-lit.
- (iii) Light should be directed downward and not cause light spillage on nearby properties.
- (iv) Light fixtures should be integrated with the Landscaping to enhance the Site appearance.
- (v) Energy consumption should be minimized by avoiding 'over lighting', employing motion-activated lighting where appropriate, and using energy-efficient fixtures and bulbs.
- (vi) To preserve night sky darkness, parking lot lighting should be motion-activated and turned off outside of business hours.

(h) Vehicle Queuing:

In addition to the maneuvering aisle dimensions described in Section 63(4)(c) the Development Authority may require special provisions for vehicle-queuing.

(i) General Queuing Requirements:

Vehicle-queuing aisles should be separate from maneuvering aisles and shall be adequately signed.

Vehicle-queuing aisles shall not impair access to required parking spaces, or pedestrian routes or sidewalks.

Placement of any order board shall allow for adequate timing through the vehicle-queuing aisle.

(ii) Length of Aisles:

At least a 30.0m long on-site vehicle-queuing aisle for:

- Financial Institutions with a drive-through service,
- Funeral Facilities,
- Medical and Health Facilities (Inpatient and Outpatient),
- Other Uses with drive-through facilities.

At least an 80.0m long on-site vehicle-queuing aisle, at the discretion of the Development Authority, for:

- Restaurants with a drive-through.

(iii) Vehicle-queuing Spaces:

At least two (2) vehicle-queuing spaces for each pump Lane or service bay for:

- Automotive Shops with drive-through facilities or service bays,
- Car Wash (self-service),
- Bulk Fuel Stations,
- Service Stations,
- Transportation Services,

At least seven (7) vehicle-queuing spaces for the service bay of a:

- single-bay Car Wash (automatic),

At least four (4) vehicle-queuing spaces for each service bay of a:

- multi-bay Car Wash (automatic).

(5) Requirements for Regular Parking Spaces

(a) Number:

(i) Minimum ..... as per the following tables

(ii) Maximum..... no greater than 25% over the required minimum

Note:

**NFA = Net Floor Area**

**GFA = Gross Floor Area**

--- = not an allowable Use

<b>A</b>	<b>Spaces required in the C-D DISTRICT</b>	<b>Spaces required in ALL OTHER DISTRICTS</b>
Adult Theatre	---	1 /10 seats
Adult Video Store	---	1 /30m <sup>2</sup> GFA
Amusement Facilities		
bowling alley components	4 /alley; plus 1 /20m <sup>2</sup> NFA of other space	4 /alley; plus 1 /20m <sup>2</sup> GFA of other space
billiard parlor	1 /10m <sup>2</sup> NFA	1 /10m <sup>2</sup> GFA
other components	1 /20m <sup>2</sup> NFA	1 /20m <sup>2</sup> GFA
Animal Care, Major	---	1 /50m <sup>2</sup> GFA
Animal Care, Minor	1 /50m <sup>2</sup> NFA	1 /50m <sup>2</sup> GFA
Auction Establishment	---	1 /65m <sup>2</sup> GFA
Auto Body and/or Paint Shop	1 /45m <sup>2</sup> NFA	1 /45m <sup>2</sup> GFA
Automotive Shop	1 /45m <sup>2</sup> NFA	1 /45m <sup>2</sup> GFA
<b>B</b>	<b>Spaces required in the C-D DISTRICT</b>	<b>Spaces required in ALL OTHER DISTRICTS</b>
Boarding House	---	2 /Dwelling Unit, plus 1 for every 2 additional rentable bedrooms
Building Trade and Contractor	---	1 /65m <sup>2</sup> GFA
Bulk Fuel Station	---	1 /65m <sup>2</sup> GFA (retail portion only)
Business Support Service	1 /45m <sup>2</sup> NFA	1 /45m <sup>2</sup> GFA



<b>C</b>	<b>Spaces required in the C-D DISTRICT</b>	<b>Spaces required in ALL OTHER DISTRICTS</b>
Campground	---	As required by the Development Authority
Car Wash		
Office components	1 /45m <sup>2</sup> NFA	1 /45m <sup>2</sup> GFA
Cemetery	---	As required by the Development Authority
Child Care, Major	1 /employee Loading/unloading at the discretion of the Development Authority	1 /employee Loading/unloading at the discretion of the Development Authority
Child Care, Minor	1 /employee Loading/unloading at the discretion of the Development Authority	1 /employee Loading/unloading at the discretion of the Development Authority
Clubs / Community Halls meeting assembly, Restaurant and entertainment components  Amusement Facility components  sports and recreation components	1 /5m <sup>2</sup> of patron dining, beverage seating or standing space, plus 5 for employee parking  As for Amusement Facilities above  As for Sports and Recreation Facilities below	1 /5m <sup>2</sup> of patron dining, beverage seating or standing space, plus 5 for employee parking  As for Amusement Facilities above  As for Sports and Recreation Facilities below
Commercial/Industrial Vehicles and Machinery – Sales, Rental, Service and Driving Instruction		
warehouse, storage and service components	---	1 /130m <sup>2</sup> GFA
Office components	---	1 /45m <sup>2</sup> GFA
classroom components	---	1 /18m <sup>2</sup> GFA
Commercial School		
classroom components	1 /20m <sup>2</sup> NFA	1 /18m <sup>2</sup> GFA
Personal Service components	1 /35m <sup>2</sup> NFA	1 /30m <sup>2</sup> GFA
other components	1 /45m <sup>2</sup> NFA	1 /45m <sup>2</sup> GFA

Cultural Facility components with fixed seats other components	1 /10 seating spaces 1 /45m <sup>2</sup> NFA	1 /10 seating spaces 1 /45m <sup>2</sup> GFA
<b>D</b>	<b>Spaces required in the C-D DISTRICT</b>	<b>Spaces required in ALL OTHER DISTRICTS</b>
Drop-in Centre	1 /45m <sup>2</sup> NFA	1 /45m <sup>2</sup> GFA
Dwelling, Apartment Dwelling Units with fewer than 2 bedrooms Dwelling Units with 2 or more bedrooms visitor spaces	1 /unit 2 /unit Buildings or multi-family Developments with 6 or more Dwelling Units shall have 1 visitor space per 6 Dwelling Units. The spaces shall be signed and have pavement markings indicating “Visitor Parking”.	1 /unit 2 /unit Buildings or multi-family Developments with 6 or more Dwelling Units shall have 1 visitor space per 6 Dwelling Units. The spaces shall be signed and have pavement markings indicating “Visitor Parking”.
Dwelling, Apartment Mixed Use* Apartment component: Dwelling Units with fewer than 2 bedrooms Dwelling Units with 2 or more bedrooms Commercial component:	1 /unit 2 /unit 1 /35m <sup>2</sup> NFA *At the discretion of the Development Authority, fewer spaces may be required when the main entrance of the Building is served by a transit stop within 100m.	1 /unit 2 /unit 1 /30m <sup>2</sup> GFA *At the discretion of the Development Authority, fewer spaces may be required when the main entrance of the Building is served by a transit stop within 100m.
Dwelling, Four-Plex Dwelling Unit with fewer than 2 bedrooms Dwelling Unit with 2 or more bedrooms	--- ---	1 /unit 2 /unit
Dwelling, Pre-Planned Two-Unit	---	2 /unit
Dwelling, Single Detached	---	2 /Dwelling

Dwelling, Townhouse  Dwelling Units with fewer than 2 bedrooms  Dwelling Units with 2 or more bedrooms  visitor spaces	1 /unit  2 /unit  Buildings or multi-family Developments with 6 or more Dwelling Units shall have 1 visitor space per 6 Dwelling Units. The spaces shall be signed and have pavement markings indicating "Visitor Parking".	1 /unit  2 /unit  Buildings or multi-family Developments with 6 or more Dwelling Units shall have 1 visitor space per 6 Dwelling Units. The spaces shall be signed and have pavement markings indicating "Visitor Parking".
Dwellings, Two-Unit	---	2 /unit
<b>E</b>	<b>Spaces required in the C-D DISTRICT</b>	<b>Spaces required in ALL OTHER DISTRICTS</b>
Education Facility  Office components  community use components  elementary and junior high Schools classroom components  senior high Schools classroom components  colleges and technical Schools classroom components	1 /45m <sup>2</sup> NFA  1 /20m <sup>2</sup> gymnasium and community meeting space  1 /classroom  3 /classroom  1 /10 seats	1 /45m <sup>2</sup> GFA  1 /20m <sup>2</sup> gymnasium and community meeting space  1 /classroom  3 /classroom  1 /10 seats
Entertainment Establishment	1 /5m <sup>2</sup> GFA plus 5 for employee parking	1 /5m <sup>2</sup> GFA plus 5 for employee parking
Equipment Sales, Rental, Service	---	1 /50m <sup>2</sup> GFA

<b>F</b>	<b>Spaces required in the C-D DISTRICT</b>	<b>Spaces required in ALL OTHER DISTRICTS</b>
Farm Supplies, Service (excluding bulk storage facilities)	---	1 /65m <sup>2</sup> GFA
Financial Institution	1 /45m <sup>2</sup> NFA	1 /45m <sup>2</sup> GFA
Fitness Facility		
activity area component	1 /20m <sup>2</sup> NFA	1 /18m <sup>2</sup> GFA
Office components	1 /45m <sup>2</sup> NFA	1 /45m <sup>2</sup> GFA
other components	1 /30m <sup>2</sup> NFA	1 /30m <sup>2</sup> GFA
Food Bank	1 /40m <sup>2</sup> GFA	1 /20m <sup>2</sup> GFA
Freight and Storage	1 /65m <sup>2</sup> GFA	1 /65m <sup>2</sup> GFA
Office components	1 /45m <sup>2</sup> GFA	1 /45m <sup>2</sup> GFA
storage components	1 /130m <sup>2</sup> GFA	1 /130m <sup>2</sup> GFA
mini-storage	1 /45m <sup>2</sup> GFA (Office component only)	1 /45m <sup>2</sup> GFA (Office component only)
Funeral Facility		
components with fixed seats	1 /5 seating spaces	1 /5 seating spaces
other components	1 /45m <sup>2</sup> NFA	1 /45m <sup>2</sup> GFA
<b>G</b>	<b>Spaces required in the C-D DISTRICT</b>	<b>Spaces required in ALL OTHER DISTRICTS</b>
Garden Centre		
retail component	---	1 /30m <sup>2</sup> GFA
warehouse component	---	1 /65m <sup>2</sup> GFA
Greenhouse	---	1 /65m <sup>2</sup> GFA
Government Service	1 /45m <sup>2</sup> NFA	1 /45m <sup>2</sup> GFA
Group Home	---	1 /Dwelling Unit, plus 1 /staff for the maximum number of staff present at any one time
visitor parking		At the discretion of the Development Authority

<b>H</b>	<b>Spaces required in the C-D DISTRICT</b>	<b>Spaces required in ALL OTHER DISTRICTS</b>
Hardware and Building Supplies	---	1 /50m <sup>2</sup> GFA
Hotel/Motel		
guest rooms or suites	1 /guest room or suite	1 /guest room or suite
Restaurant, entertainment and convention (meeting and assembly) components	1 /10m <sup>2</sup> of patron dining, beverage, seating or standing space, plus 5 for employee parking	1 /10m <sup>2</sup> of patron dining, beverage, seating or standing space, plus 5 for employee parking
fitness components: for guests only for other persons	No requirement 1 /20m <sup>2</sup> NFA	No requirement 1 /20m <sup>2</sup> GFA
Personal Service components	1 /55m <sup>2</sup> NFA	1 /45m <sup>2</sup> GFA
Office components	1 /45m <sup>2</sup> NFA	1 /45m <sup>2</sup> GFA
retail components	1 /55m <sup>2</sup> NFA	1 /55m <sup>2</sup> GFA
Household Repair Service	1 /50m <sup>2</sup> NFA	1 /50m <sup>2</sup> GFA
<b>M</b>	<b>Spaces required in the C-D DISTRICT</b>	<b>Spaces required in ALL OTHER DISTRICTS</b>
Manufactured Home/Tiny Home	---	2 /Dwelling Unit
Manufactured Home/Tiny Home, Sales and Service	---	1 /45m <sup>2</sup> GFA
Manufacturing, General	---	1 /55m <sup>2</sup> GFA
Manufacturing, Intensive	---	1 /55m <sup>2</sup> GFA
Manufacturing, Specialty		
manufacturing component	1 /55m <sup>2</sup> NFA	1 /55m <sup>2</sup> GFA
retail component	1 /35m <sup>2</sup> NFA	1 /30m <sup>2</sup> GFA
Medical and Health Facility		
hospital	1 /bed	1 /bed
auxiliary hospitals	1 /3 beds	1 /3 beds
nursing homes and sanatoriums	1 /5 beds	1 /5 beds
all other components	As required by the Development Authority	As required by the Development Authority
Medical and Health Office	1 /15m <sup>2</sup> GFA	1 /15m <sup>2</sup> GFA

Medical/Surgical Specialist Office	---	See P-SO District
<b>N</b>	<b>Spaces required in the C-D DISTRICT</b>	<b>Spaces required in ALL OTHER DISTRICTS</b>
Neighbourhood Animal Care	---	1 /50 m <sup>2</sup> GFA
Neighbourhood Facility	---	1 /45 m <sup>2</sup> GFA
Neighbourhood Mixed Use Apartment		
Dwelling Units with fewer than 2 bedrooms	---	1 /unit
Dwelling Units with 2 bedrooms	---	2 /unit
Commercial Component	---	According to specific Use as listed in Section 63(5)
Neighbourhood Religious Assembly	---	1 /5 seating spaces
Neighbourhood Repair Service	---	1 /50m <sup>2</sup> GFA
Neighbourhood Specialty Food, Arts, and Crafts Production and Sales	---	1 /55m <sup>2</sup> GFA
<b>O</b>	<b>Spaces required in the C-D DISTRICT</b>	<b>Spaces required in ALL OTHER DISTRICTS</b>
Office	1 /45m <sup>2</sup> NFA	1 /45m <sup>2</sup> GFA
<b>P</b>	<b>Spaces required in the C-D DISTRICT</b>	<b>Spaces required in ALL OTHER DISTRICTS</b>
Park	No requirement	No requirement
Personal Service	1 /35m <sup>2</sup> NFA	1 /20m <sup>2</sup> GFA
Protective Service	As required by the Development Authority	As required by the Development Authority
Publishing, Printing, Recording and Broadcasting Establishment	1 /45m <sup>2</sup> NFA	1 /45m <sup>2</sup> GFA

<b>R</b>	<b>Spaces required in the C-D DISTRICT</b>	<b>Spaces required in ALL OTHER DISTRICTS</b>
Recycling Facility		
warehouse component	---	1 /130m <sup>2</sup> GFA
manufacturing component	1 /55m <sup>2</sup> NFA	1 /55m <sup>2</sup> GFA
customer service component	1 /50m <sup>2</sup> NFA	1 /45m <sup>2</sup> GFA
Religious Assembly		
assembly components	1 /5 seating spaces	1 /5 seating spaces
residential components	1 /Dwelling Unit, plus 1 for each bedroom in excess of 4	1 /Dwelling Unit, plus 1 for each bedroom in excess of 4
Restaurant	1 /10m <sup>2</sup> of dining and beverage space, plus 5 for employee parking	1 /5m <sup>2</sup> of dining and beverage space, plus 5 for employee parking
Resource Centre	1 /45m <sup>2</sup> NFA	1 /45m <sup>2</sup> GFA
Resource Extraction	---	As required by the Development Authority
Retail Store	1 /35m <sup>2</sup> NFA	1 /30m <sup>2</sup> GFA
Retail Store, Convenience	1 /35m <sup>2</sup> NFA	1 /30m <sup>2</sup> GFA
Research Facilities	---	1 /45m <sup>2</sup> GFA
<b>S</b>	<b>Spaces required in the C-D DISTRICT</b>	<b>Spaces required in ALL OTHER DISTRICTS</b>
Salvage or Waste Disposal Facility		
customer service component	---	1 /45m <sup>2</sup> GFA
all other components	---	1 /130m <sup>2</sup> GFA
Secondary Suite (except in the R-LF District)	---	1
Secondary Suite – all types, in the R-LF District		
suites with fewer than 2 bedrooms	---	1
suites with 2 or more bedrooms	---	2

Secondary Suite, Pre-Existing	---	1
Senior Citizen Housing, Independent Living		
units with fewer than 2 bedrooms	1 /unit	1.25/unit
units with 2 or more bedrooms	1.25/unit	1.5 /unit
employee spaces	5	5
visitor spaces	1 /10 beds or units	1 /10 beds or unit
Senior Citizen Housing, Assisted/Supportive Living	1 /2 units	1 2/units
employee spaces	5	5
visitor spaces	1 /10 beds or units	1 /10 beds or units
Senior Citizen Housing, Long-Term Care	1 /5 beds	1 /5 beds
employee spaces	5	5
visitor spaces	1 /10 beds or units	1/10 beds or units
Senior Citizen Housing, Congregate Facility	Allocated as per above	Allocated as per above
employee spaces	5	5
visitor spaces	1 /10 beds or units	1 /10 beds or units
Service Station	1 /40m <sup>2</sup> NFA	1 /40m <sup>2</sup> GFA
Shelter		
Office components	1 /45m <sup>2</sup> NFA	---
Shopping Centre		
for the first 10,000m <sup>2</sup>	1 /30m <sup>2</sup> NFA	1 /25m <sup>2</sup> GFA
for the balance of space	1 /20m <sup>2</sup> NFA	1 /15m <sup>2</sup> GFA
<p>A Use which is part of a Shopping Centre shall be subject to the parking requirements for Shopping Centres, and not to the parking requirements of the individual Use. Any additions or Alterations which increase the floor area of a Shopping Centre or part of a Shopping Centre shall be subject to the parking requirements for Shopping Centres. The Development Authority is authorized to determine if a Use is part of a Shopping Centre.</p>		
Soup Kitchen	1 /60m <sup>2</sup> GFA	1 /30m <sup>2</sup> GFA



<p>Sports and Recreation Facility, Major</p> <p>components with fixed seats</p> <p>curling rink components</p> <p>ball court components (racquetball, tennis, etc.)</p> <p>other meeting, assembly or lounge components</p> <p>other components</p>	<p>---</p> <p>---</p> <p>---</p> <p>---</p> <p>---</p>	<p>1 /5 seating spaces</p> <p>6 /ice sheet</p> <p>3 /court</p> <p>1 /5m<sup>2</sup> of patron seating or standing space plus</p> <p>5 employee spaces</p> <p>As required by the Development Authority, may be based on occupancy load</p>
<p>Sports and Recreation Facility, Minor</p> <p>components with fixed seats</p> <p>curling rink components</p> <p>ball court components (racquetball, tennis, etc.)</p> <p>other meeting, assembly or lounge components</p> <p>other components</p>	<p>---</p> <p>---</p> <p>---</p> <p>---</p> <p>---</p>	<p>1 /10 seating spaces</p> <p>6 /ice sheet</p> <p>3 /court</p> <p>1 /5m<sup>2</sup> of patron seating or standing space plus</p> <p>5 employee spaces</p> <p>As required by the Development Authority, may be based on occupancy load</p>
<p>Supportive Housing</p>	<p>No requirement</p>	<p>1 /staff plus an additional 10%</p>
<p><b>T</b></p>	<p><b>Spaces required in the C-D DISTRICT</b></p>	<p><b>Spaces required in ALL OTHER DISTRICTS</b></p>
<p>Tourist Information Centre</p>	<p>As required by the Development Authority</p>	<p>As required by the Development Authority</p>
<p>Transportation Service</p>	<p>1 /55m<sup>2</sup> NFA</p>	<p>1 /55m<sup>2</sup> GFA</p>

Truck Stop		
Restaurant and Entertainment Establishment components	---	1 /5m <sup>2</sup> of dining and beverage space, plus 5 for employee parking
Retail Store component	---	1 /30m <sup>2</sup> GFA
gas and service bay and other components	---	As required by the Development Authority
<b>U</b>	<b>Spaces required in the C-D DISTRICT</b>	<b>Spaces required in ALL OTHER DISTRICTS</b>
Utility Facility	As required by the Development Authority	As required by the Development Authority
<b>V</b>	<b>Spaces required in the C-D DISTRICT</b>	<b>Spaces required in ALL OTHER DISTRICTS</b>
Vehicle Sales, Rental	1 /45m <sup>2</sup> NFA	1 /45m <sup>2</sup> GFA
<b>W</b>	<b>Spaces required in the C-D DISTRICT</b>	<b>Spaces required in ALL OTHER DISTRICTS</b>
Warehouse, Retail		
retail component	---	1 /30m <sup>2</sup> GFA
warehouse component	---	1 /65m <sup>2</sup> GFA
Warehouse, Wholesale		
Office component	---	1 /45m <sup>2</sup> GFA
warehouse component	---	1 /130m <sup>2</sup> GFA

(b) Minimum dimensions:

		<b>Width (m)</b>	<b>Depth (m)</b>	<b>Overhead Clearance (m)</b>
(i)	Parallel parking spaces or spaces with direct access onto a Lane	2.6	7.3	2.0
(ii)	All other spaces	2.6	5.8	2.0
(iii)	Spaces adjacent to a fence, wall, column or door	The minimum width shall be increased by 0.3		

(6) Minimum Requirements for Barrier-free Spaces

(a) Number:

Required Regular Spaces:

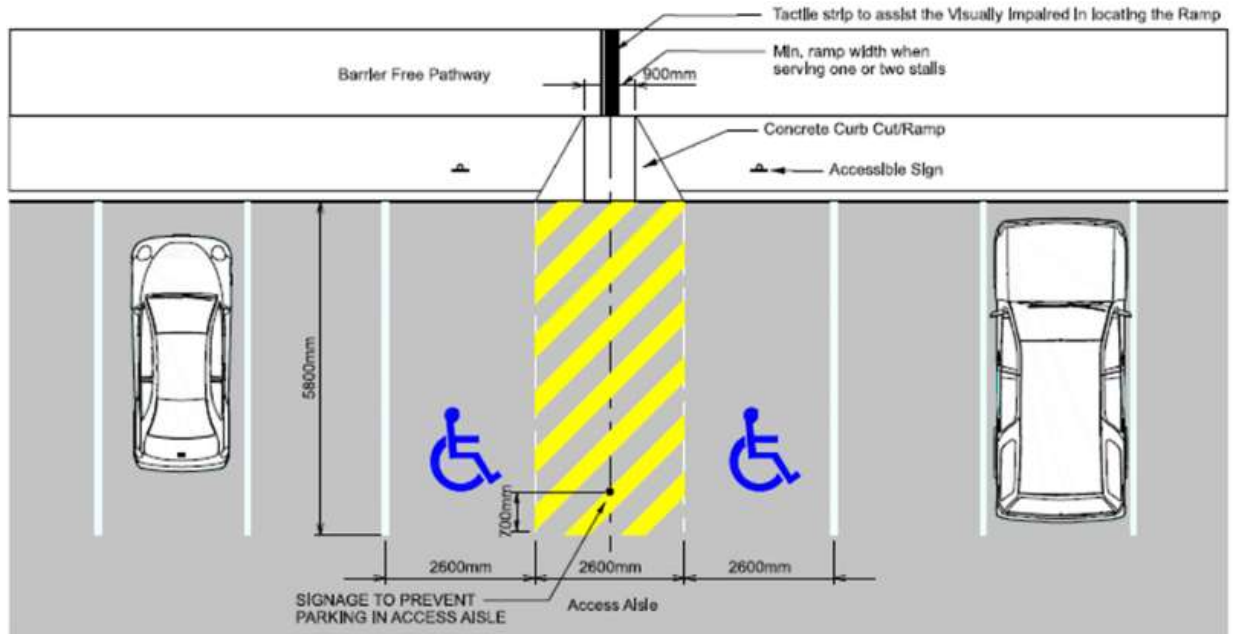
Barrier-free Spaces Required:

- |   |   |
|---|---|
| • 2-10                                    | 1 |
| • 11-25                                   | 2 |
| • 26-50                                   | 3 |
| • 51-100                                  | 4 |
| • For each additional 100 or part thereof | 1 |

(b) Dimensions:

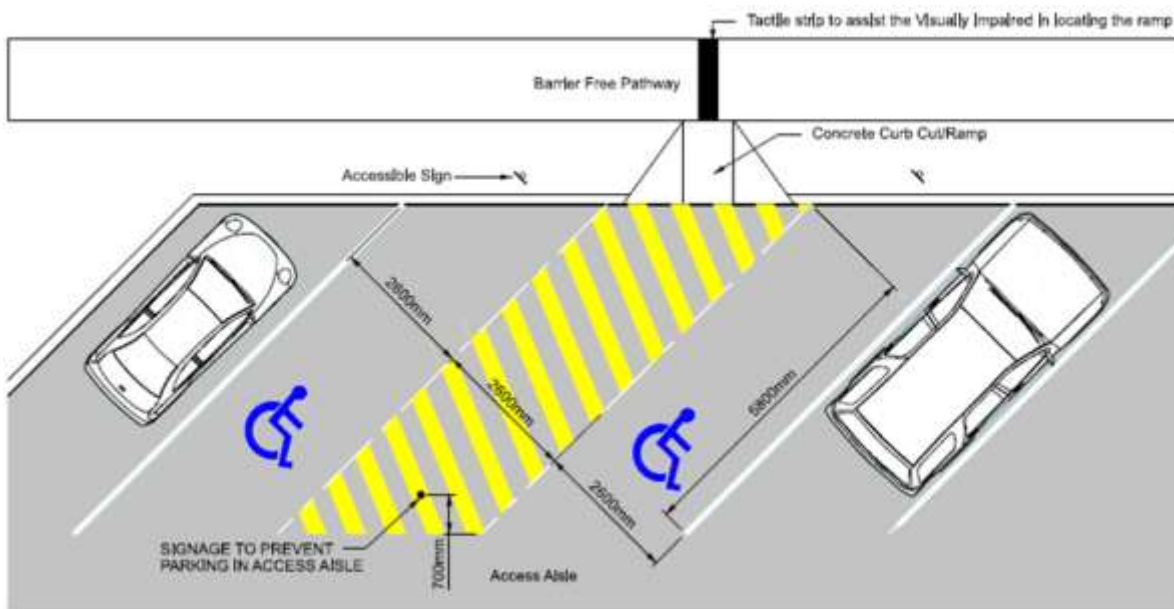
(i) Right-angle parking:

	<b>Width (m)</b>	<b>Depth (m)</b>	<b>Overhead Clearance (m)</b>
Each space, when accessed from a parking lot aisle	2.6	5.8	3.0
Adjacent access aisle, shared between 2 spaces	2.6	5.8	3.0
Each space, when accessed from a Lane	2.6	7.3	3.0
Adjacent access aisle, shared between 2 spaces	2.6	7.3	3.0
Spaces adjacent to a fence, wall, column, door or curb	The minimum width shall be increased by 0.6		



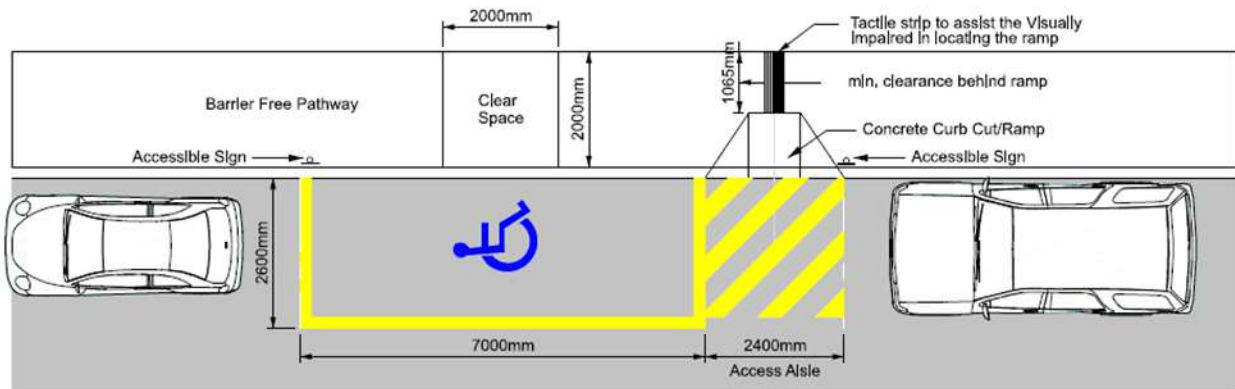
(ii) Angle parking:

	Width (m)	Depth (m)	Overhead Clearance (m)
Each space	2.6	5.8	3.0
Adjacent access aisle, shared between 2 spaces	2.6	5.8	3.0



(iii) Parallel parking:

	Width (m)	Depth (m)	Overhead Clearance (m)
Each space	2.6	7.0	3.0
Access aisle to the rear	2.6	2.4	3.0
Clear space on adjacent sidewalk or pathway	2.0	2.0	3.0



(c) Placement:

- (i) Barrier-free spaces shall be located closest to the entrance of the Building for which they are intended, preferably with a traffic-free travel path to the entrance.
- (ii) If raised pathways with curbs (greater than 13mm above Grade) are used, universally accessible curb ramps shall be provided adjacent to barrier-free parking spaces in accordance with Section 64(3) and located as shown in the above diagrams.

(d) Signage:

Each barrier-free parking space must be identified both by the International Symbol of Access painted on the pavement, and by vertically-mounted signage, located as shown in the above diagrams:

(i) Number and placement:

Right-angle or angle parking space:



**1 Sign centred on the stall as shown in diagrams above.**

Parallel parking stalls:



**2 Signs, 1 at each end of space, as shown in diagrams above (delete arrows as appropriate).**

Access aisle



**1 Sign centred on the access aisle as shown in diagrams above.**

(e) Sign Dimensions:

Width 0.3m

Height 0.45m

(i) Sign height:

Measured from Grade to the centre of Sign:

Minimum ..... 1.6m

Maximum..... 2.5m

(7) Requirements for Small-car Spaces:

(a) Maximum Number:

Shall be no greater than 20% of the number of parking spaces provided for all Uses.

(b) Minimum Dimensions:

		Width (m)	Depth (m)	Overhead Clearance (m)
(i)	Parallel parking spaces or spaces with direct access onto a Lane	2.4	6.4	2.0
(ii)	All other spaces	2.4	4.9	2.0

- (iii) Spaces adjacent to a fence, wall, column or door Minimum width shall be increased by 0.3m

(c) Signage:

Each space must be identified by a Sign and, if paved, the pavement must be marked as a small-car space.

(8) Minimum Requirements for Loading Spaces:

(a) Number:

(i) In Commercial and Industrial Districts:

1 space for each loading door.

(ii) In all other Districts:

As required by the Development Authority.

(b) Dimensions:

Unless a larger dimension is required by the Development Authority, having regard to the type of vehicles loading and unloading without projecting into a Public Roadway, minimum Loading Space dimensions shall be:

	<b>Width (m)</b>	<b>Depth (m)</b>	<b>Overhead Clearance (m)</b>
Loading Space	3.0	9.0	4.0

(c) Placement:

(i) In Industrial Districts:

spaces provided on the Parcel for loading and unloading of vehicles shall be laid out such that on entering or leaving the Parcel no reverse movement of vehicles on the Street will be necessary.

(ii) In all other Districts:

spaces provided on the Parcel for loading and unloading of vehicles should be laid out such that on entering or leaving the Parcel no reverse movement of vehicles on the Street will be necessary.

(d) Signage:

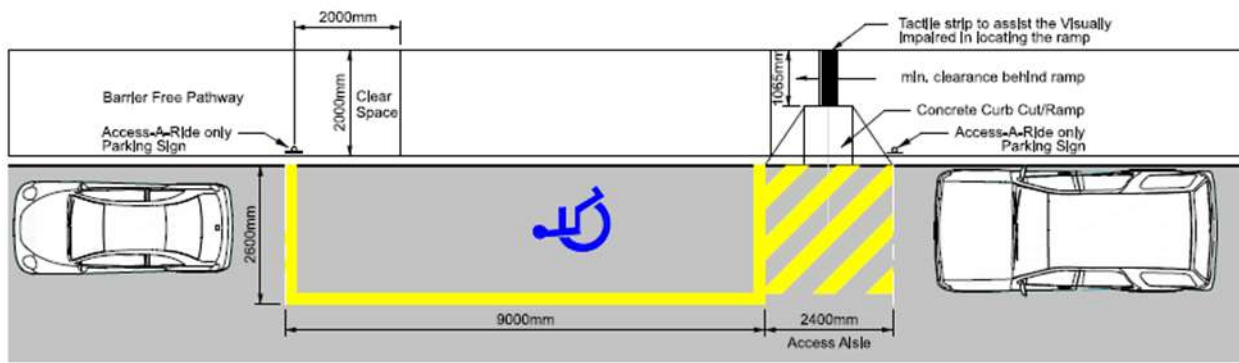
Each Loading Space shall be identified by a Sign and, if the space is paved, by pavement markings.



(9) Minimum Requirements for “Access-a-Ride” Loading Spaces:

(a) Dimensions:

		Width (m)	Depth (m)	Overhead Clearance (m)
(i)	Parallel parking space	2.6	9.0	3.2
(ii)	Access space to the rear	2.6	2.4	3.2
(iii)	Access space on adjacent sidewalk or pathway	2.0	2.0	3.2



NOTE: a minimum of 3.2 m height clearance is required for Access-A-Ride Transport vehicle clearance.

(b) Placement:

- (i) Access-A-Ride passenger loading zones shall be located closest to the entrance of the Building for which they are intended, with a traffic-free travel path to the entrance.
- (ii) If raised pathways with curbs (greater than 13mm above Grade) are used, universally accessible curb ramps shall be provided adjacent to the loading zone in accordance with Section 64(3) and located as shown in the above diagram.

(c) Signage:

Each Access-A-Ride loading zone shall be identified both by the International Symbol of Access painted on the pavement, and by vertically-mounted signage, located as shown in the above diagram:

- (i) Number and placement:



2 Signs, 1 at each end of the space as shown in the above diagram; (delete arrows as appropriate).

- (ii) Sign Dimensions:

Width 0.3m

Height 0.45m

- (iii) Sign height:

Measured from Grade to the centre of the Sign:

Minimum ..... 1.6m

Maximum..... 2.5m

(10) Minimum Requirements for Bicycle Parking and Storage:

- (a) Number:

- (i) In Buildings containing more than two Dwelling Units:

Dwelling Units at ground level with direct access to an outdoor Amenity Space, Private.....no requirement

Dwelling Units with access to an indoor or outdoor secure storage unit (minimum dimensions 2.0m length x 0.9m width x 1.2m Height).....no requirement

All other Dwelling Units..... 1 space/6 Dwelling Units

(ii) For Developments in Commercial, Industrial and P-B Districts:

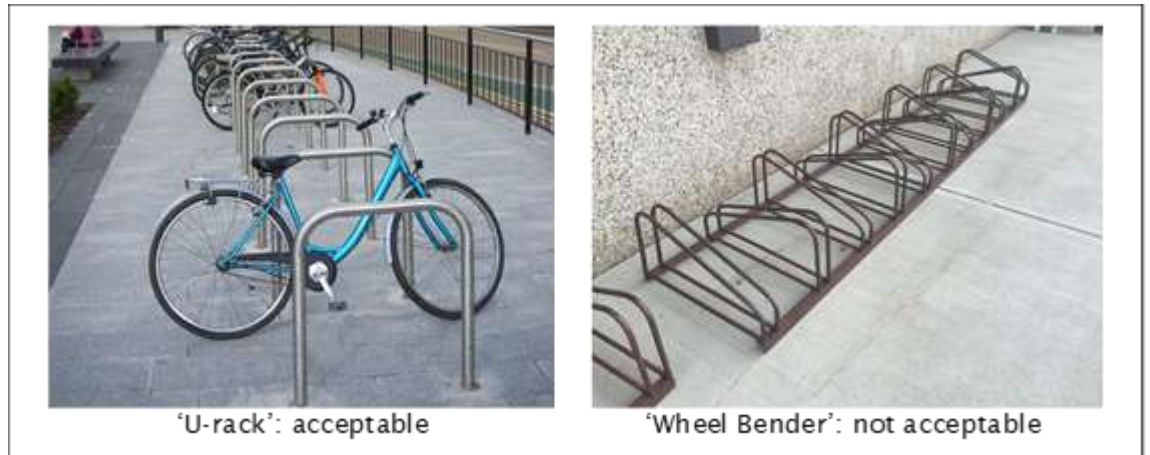
Up to 100 vehicle parking spaces  
provided..... 4 cycle spaces

For every additional 100 vehicle  
parking spaces provided (or portion  
thereof)..... 2 additional cycle spaces

(b) Rack Design:

(i) Racks must permit both wheels and the frame to be locked to it simultaneously (e.g. a 'U-rack' – see image below). Note that a single 'U-rack' provides two cycle parking spaces – one on each side.

(ii) Front-wheel-only racks ('wheel benders') are not acceptable, as the cycle can easily be damaged or stolen.



(c) Outdoor Rack Placement:

(i) In all Districts:

Shall be in an adequately lit and visible location with overhead protection from rain and snow.

For employees or residents, should be in a secure facility such as a bike locker or enclosed bike cage.

(ii) In Commercial, Industrial and P-B Districts:

In addition to Section 63(10)(c)(i), should be within 30.0m of the main public entrance(s) to the Building (s) for which the racks are intended.

(11) Compliance with Section 63:

No person shall fail to provide or maintain, remove or damage or cause to be removed or damaged, parking spaces, parking signage and/or parking lot Landscaping required by this section and as identified in a valid Development Permit.

## **64. Mobility & Accessibility**

### **(1) Information Requirements:**

All requirements of Section 64 shall be shown on the Site plan required by Section 14(3)(a) or on a separate Mobility/Accessibility Site plan as determined by the Development Authority in accordance with Section 14(3).

### **(2) Pedestrian Accessibility:**

#### **(a) Pedestrian Pathway Network:**

- (i) In all Districts except Industrial Districts, a continuous, barrier-free pedestrian pathway network shall connect the main entrance of a Building to:

the main entrance of other Buildings on the same Site,

any parking area or parking structure on-site,

adjacent Street sidewalks and pathways surrounding the Site,

any public transit stop(s) adjacent to the Site, and

the pathways of adjacent Developments, where applicable.

- (ii) In all Industrial Districts a continuous barrier-free pedestrian pathway shall connect the main entrance(s) of the main Building (s) to an adjacent Street sidewalk or pathway if there is one present or planned, as determined by the Development Authority.

#### **(b) Driveway Crossings:**

Where pedestrian pathways cross Street access driveways the crossing shall be clearly marked on the road surface, and unobstructed sight distance shall be provided for both pedestrians and vehicles. If crossings are at Grade, appropriate signage must be used to ensure pedestrian priority is communicated to drivers even when the ground markings are under snow or leaf cover.

#### **(c) Pedestrian Routes through Surface Parking Lots:**

##### **(i) Centre-Walks:**

In all Commercial and P-B Districts where more than 120 surface parking spaces are provided, one or more dedicated pedestrian pathways (centre-walks) shall be provided that traverse the parking area and allow pedestrians to directly reach the main doors of the main Buildings without having to walk in vehicular drive aisles.

**Centre-Walks:**

shall be integrated with the rest of the pedestrian pathway network,

shall be aligned or nearly aligned with main doors of the Building in the manner illustrated below,

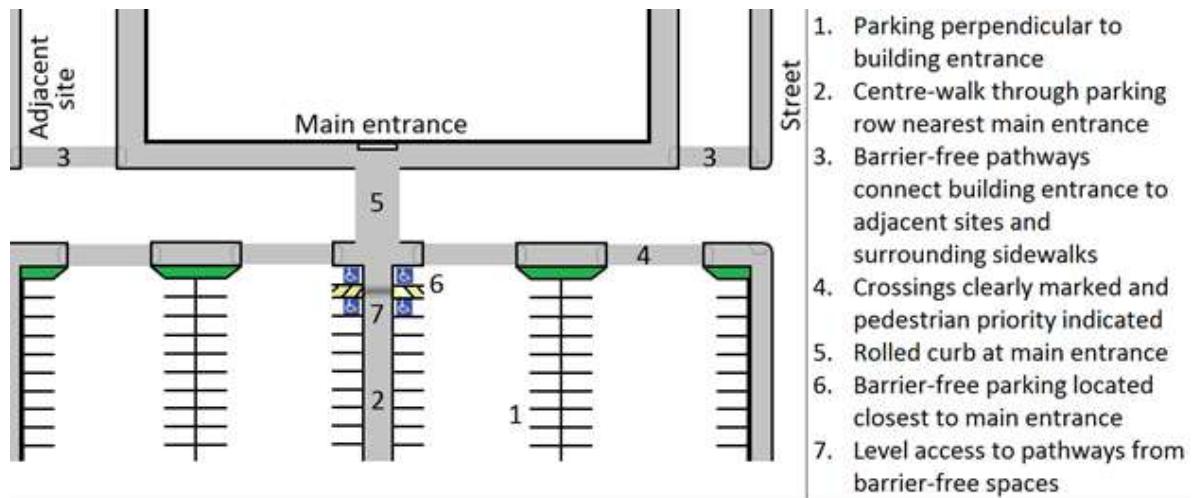
should be landscaped in accordance with Section 63(4)(f), and

may also be the best location for the required barrier-free parking spaces.

**(ii) Internal Intersections:**

where pedestrian pathways cross drive aisles the crossing shall be clearly marked on the road surface, and

major internal intersections of pedestrian and vehicle traffic, such as at busy main Building entrances, should feature “tables” (rolled curbs bordering slightly elevated crossings) as a traffic calming feature and to communicate pedestrian priority in the manner illustrated below.



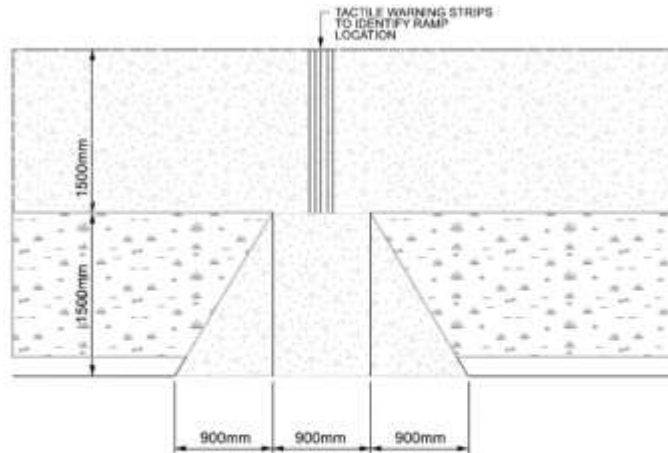
- (d) Pathway Development Standards:
- (i) Minimum width clear of obstructions such as light standards, Signs, furniture, tree wells, planting beds, etc. .... 1.5m
  - (ii) Minimum clearance height..... 1.98m
  - (iii) Maximum cross slope ..... 1:50
  - (iv) Maximum ramp slope..... 1:12
  - (v) Maximum doorway threshold slope..... 1:12
  - (vi) Maximum centre-walk slope ..... 1:20
  - (vii) Pedestrian pathways shall be clearly delineated and differentiated from the road network by one or more appropriate methods, such as:
    - clear ground markings and appropriate signage,
    - a raised Height above Grade, and
    - a change in paving material and/or colour.

(3) Barrier-free Mobility:

Where a pedestrian pathway is more than 13mm above Grade, curb ramp(s) shall be provided to enable level access, in accordance with the diagrams below.

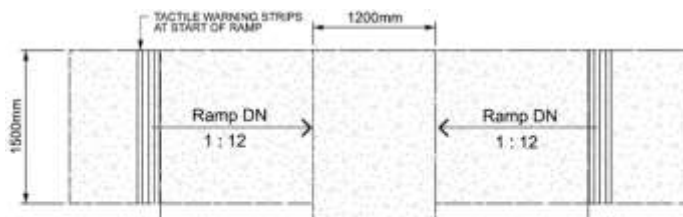
Curb ramp(s):

- (a) shall not be placed immediately in front of a doorway with a door that has an exterior swing or in the path of the door swing and should be placed near the button for automatic door opening,
- (b) shall be integrated with barrier-free parking spaces in accordance with Section 63(6) and Section 63(9), and
- (c) shall be marked as a hazard for the visually impaired in accordance with Section 64.



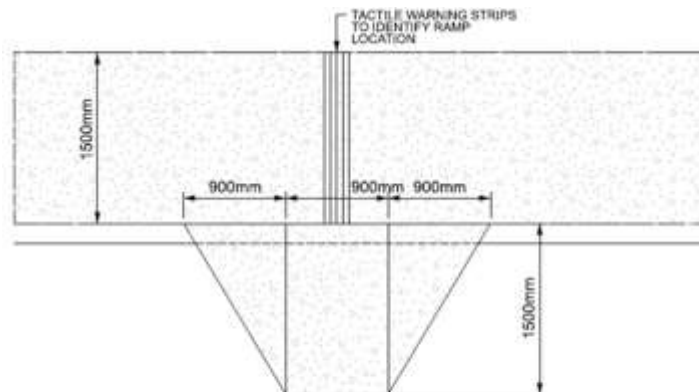
### TYPICAL RAMP

TYPICAL RAMP WHERE A RECESSED CUT WILL STILL ALLOW A MIN. TRAVEL WIDTH OF 1065mm ALONG THE BARRIER FREE PATHWAY. SIDES SHOULD BE FLARED AT 1:12 AND THE MIN. WIDTH SHALL BE 900mm IF SERVING ONE OR TWO PARKING SPACES. WHERE THERE ARE HIGHER LEVELS OF PEDESTRIAN TRAFFIC THE WIDTH SHOULD BE INCREASED.



### RAMP AT NARROW PATHWAY

TO BE USED WHERE THERE IS INSUFFICIENT DEPTH FOR A TYPICAL RAMP. THE PATHWAY CAN BE LOWERED WITH A RAMP AT EACH END ALONG THE DIRECTION OF TRAVEL. ENSURE THERE IS A 2% CROSS SLOPE TOWARDS THE GUTTER AND DO NOT LOCATE THE RAMP AT THE LOW POINT WHERE WATER CAN COLLECT AND FREEZE



### PROJECTED RAMP

TO BE USED WHERE THERE IS SUFFICIENT SPACE IN AN ACCESS AISLE. SIDES SHOULD BE FLARED AT 1:12 AND THE MIN. WIDTH SHALL BE 900mm IF SERVING ONE OR TWO PARKING SPACES. WHERE THERE ARE HIGHER LEVELS OF PEDESTRIAN TRAFFIC THE WIDTH SHOULD BE INCREASED.



(4) Visual Accessibility:

(a) Colour:

Signage and road markings should be designed using highly visible and contrasting colours, to aid the visually impaired.

(b) Texture:

Detectable warning surfaces shall be used to identify potential hazards on pedestrian pathways, including: stairs, landings and ramps; a change in level of over 200mm; or the edge of a pedestrian crossing.

The detectable warning surface shall use a change in texture and colour, and be:

- (i) cane detectable,
- (ii) visually contrasting with the surrounding area, and
- (iii) placed the full width of the stairs/ramp where applicable.

(5) Maintenance:

(a) All road and pathway markings and Signs shall be maintained in good condition in accordance with the approved Site plan, to the satisfaction of the Development Authority.

(b) Following any repair or resurfacing works the markings must be reapplied, and Signs reinstalled, in accordance with the approved Site plan.

(6) Compliance with Section 64:

No person shall fail to provide or maintain, remove or damage or cause to be removed or damaged pedestrian pathways, curb ramps, Signs, pavement markings or visual accessibility markings as required by this section and as identified in a valid Development Permit.

## **DIVISION 2 - COMMERCIAL DISTRICTS**

### **65. General Rules for Commercial Districts**

(1) Applicability:

These general rules are applicable to Districts on the District Maps identified with the letter “C” followed by another identifying letter or letters. Unless otherwise provided in a Commercial District, the following rules apply to all Uses in Commercial Districts and are in addition to the General Rules for all Districts.

(2) Setbacks Adjacent to Residential Districts:

Unless otherwise provided in a Commercial District, where a Parcel in a Commercial District abuts a Parcel in a Residential District without an intervening Street or Lane, the Principal Building on the commercial Parcel shall have a Setback abutting the residential Parcel equal to or greater than the minimum Setbacks required for the abutting residential Parcel.

(3) Screening Adjacent to Residential Districts:

In addition to the Landscaping Requirements of Section 58, the following requirements shall apply:

- (a) any side or rear Yard areas that abut a Residential District, with or without an intervening Lane, shall be Screened to a minimum Height of 2.40m by fences, privacy walls, gates or Landscaping.
- (b) if plant material does not provide Screening to a minimum Height of 2.40m at the time of planting, a fence shall be used to satisfy the minimum Screening requirement until such time as the plant material satisfies the minimum Screening requirement.
- (c) materials used shall provide year-round Screening.

(4) Projections into Minimum Setback:

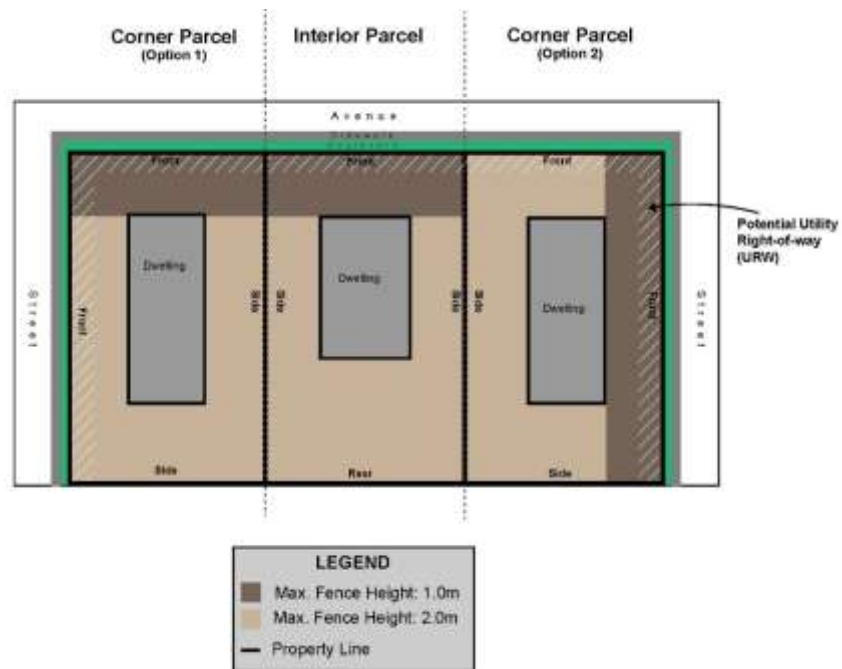
Unless otherwise provided in a Commercial District, the following projections into minimum Setbacks shall be allowed:

- (a) Projections into all Setbacks:
  - (i) eave overhangs of Principal Buildings ..... 0.6m
  - (ii) eave overhangs of Accessory Buildings ..... 0.3m
  - (iii) uncovered patios, the surface of which is  
a maximum of 0.6m above Grade ..... unlimited
  - (iv) retaining walls and Landscaping ..... unlimited

- (v) regulation Height fences and garbage enclosures .....unlimited
- (vi) barrier-free accesses/ramps .....unlimited
- (b) Projections into side and rear Setbacks only:
  - (i) outdoor swimming pools .....unlimited
  - (ii) satellite dishes, radio and television antenna .....unlimited
- (5) Fences, Privacy Walls and Gates:

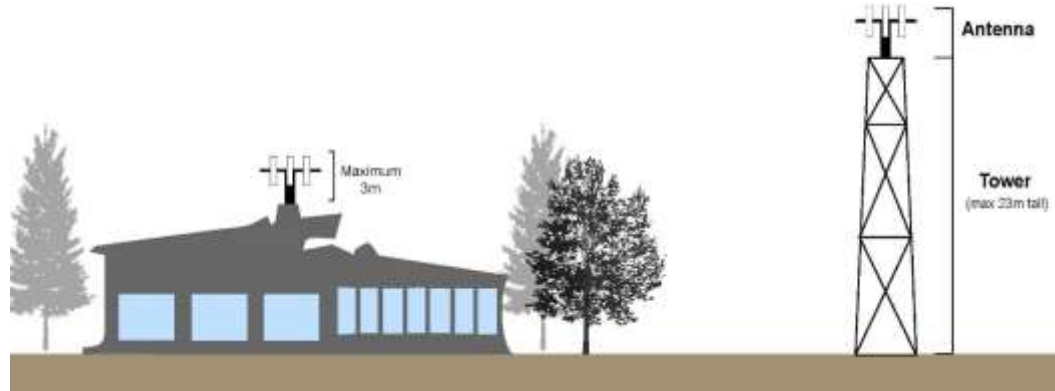
Unless otherwise provided in a Commercial District, the maximum Height of fences, privacy walls and gates shall be:

- (a) Interior Parcels
  - (i) in all Front Yards ..... 1.0m
  - (ii) in all side and rear Yards ..... 2.4m
- (b) Corner Parcels:
  - (i) in the area which is included in both Front Yards (shaded area on diagram below) ..... 1.0m
  - (ii) in one remaining Front Yard ..... 1.0m
  - (iii) in the other remaining Front Yards ..... 2.4m
  - (iv) in all side and rear Yards ..... 2.4m



(6) Private Communication Facilities:

The location of satellite dishes, radio antennas and television antennas when used for private communication and which do not fall under federal legislation, shall be allowed in side and rear Yards only provided that the maximum Height above Grade to the highest point of the satellite dish or the tower supporting the antenna does not exceed 23.0m. Where located on Buildings, the maximum Height of the satellite dish or tower above the surface of the roof shall not exceed 3.0m.



(7) Vehicle-Oriented Uses:

Minimum Parcel size:

Unless a larger minimum Parcel size is otherwise provided in a Commercial District the following Uses shall have the minimum Parcel size identified:

	<b>Width (m)</b>	<b>Area (m<sup>2</sup>)</b>
(a) Restaurants with a drive-through	22.0	930.0
(b) Automotive Shops with a drive-through facility	30.0	1,100.0
(c) Funeral Facilities	30.0	1,100.0
(d) Service Stations	30.0	1,100.0
(e) Transportation Services	30.0	1,100.0
(f) Medical and Health Facilities	45.0	1,700.0

(8) Open Storage:

Any area required for open storage shall be Screened by fences, privacy walls, Landscaping or gates, to the satisfaction of the Development Authority. The height of materials stored on-site shall not exceed the height of the Screening.

(9) Accessory Parking Structures:

Where a parking structure is not a Principal Use of a Parcel, the area of the Building devoted to parking shall be included in the calculation of coverage.

(10) The Design, Character and Appearance of Buildings:

- (a) shall be consistent with the purpose of the District in which the Building is located, and
- (b) shall take into account other Buildings existing in the vicinity.

(11) Retail Cannabis Store Use:

- (a) The exterior wall of a Retail Cannabis Store must be located a minimum of 100 meters from:
  - (i) the boundary of the Parcel of land on which a Provincial Health Care Facility is located,
  - (ii) the boundary of the Parcel of land on which a School is located, and
  - (iii) the boundary of any Parcel of land that is designated as School Reserve or Municipal and School Reserve.
- (b) An applicant that applies for a Development Permit for a Retail Cannabis Store may be required to produce evidence that the proposed location meets the separation distances contained in Section 65(11)(a).
- (c) Notwithstanding Section 65(11)(a)(ii), no separation distance is required between Retail Cannabis Store and a home education program.
- (d) The applicant and/or owner shall obtain the requisite provincial license within one year of the date of decision on the Development Permit and shall maintain the license in good standing thereafter.
- (e) The Retail Cannabis Store shall comply with all provincial requirements.

**Rules for Individual Commercial Districts**  
as follows:

**66. C-D Downtown Commercial**

(1) Purpose

For the Development of a variety of commercial, residential, institutional, cultural and recreational Uses that incorporate the Heart of Our City Campaign pillars of beauty, livability, sustainability, accessibility, vibrancy and excitement in order to achieve the Vision of the Heart of Our City Master Plan.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Amusement Facilities,
- (c) Animal Care, Minor,
- (d) Business Support Services,
- (e) Child Care, Minor,
- (f) Clubs / Community Halls,
- (g) Commercial Schools,
- (h) Cultural Facilities,
- (i) Dwelling, Apartment Mixed Uses,
- (j) Education Facilities,
- (k) Financial Institutions,
- (l) Fitness Facilities,
- (m) Government Services,
- (n) Home Occupations – Type A,
- (o) Hotel/Motels,
- (p) Household Repair Services,
- (q) Manufacturing, Specialty,
- (r) Medical and Health Offices (Outpatient),
- (s) Offices,
- (t) Parks,

- (u) Personal Services,
- (v) Publishing, Printing, Recording and Broadcasting Establishments,
- (w) Restaurants,
- (x) Retail Cannabis Stores,
- (y) Retail Stores,
- (z) Retail Store, Convenience,
- (aa) Shopping Centres,
- (bb) Tourist Information Centres,
- (cc) Transportation Services.

(3) Discretionary Uses

- (a) Auto Body and/or Paint Shops (Accessory Use to “Vehicle Sales, Rental” only),
- (b) Automotive Shops,  
Within the Pedestrian Core Area, Automotive Shops will be allowed:
  - as an Accessory Use to Vehicle Sales, Rental, and
  - at the North-East corner of Scenic Drive South & 5 Avenue South, and
  - at the South-East corner of 1 Avenue South and 4 Street South;
- (c) Boarding Houses,
- (d) Child Care, Major,
- (e) Drop-in Centres,
- (a) Dwelling, Apartment,
- (b) Dwelling, Townhouse,
- (c) Entertainment Establishments,
- (d) Exterior Building Alterations or Improvements,
- (e) Food Banks,
- (f) Freight and Storage, except on ground floors,
- (g) Funeral Facilities,
- (h) Home Occupations - Type B,

- (i) Home Occupations – Type C,
- (j) Medical and Health Facilities (Inpatient and Outpatient),
- (k) Parking Facilities,
- (l) Protective Services,
- (m) Recycling Facilities,
- (n) Religious Assembly,
- (o) Resource Centres,
- (p) Senior Citizen Housing, Independent Living Facility,
- (q) Senior Citizen Housing, Assisted/Supportive Living Facility,
- (r) Senior Citizen Housing, Long-Term Care Facility,
- (s) Senior Citizen Housing, Congregate Facility,
- (t) Service Stations,
- (u) Shelters,
- (v) Signs,
- (w) Soup Kitchens,
- (x) Supportive Housing,
- (y) Utility Facilities,
- (z) Vehicle Sales, Rental.

(4) Minimum Parcel Size

Subject to the general provisions pertaining to Non-Conforming Uses and Buildings described in Section 42 and the Parcel size requirements for vehicle-oriented Uses described in Section 65(7):

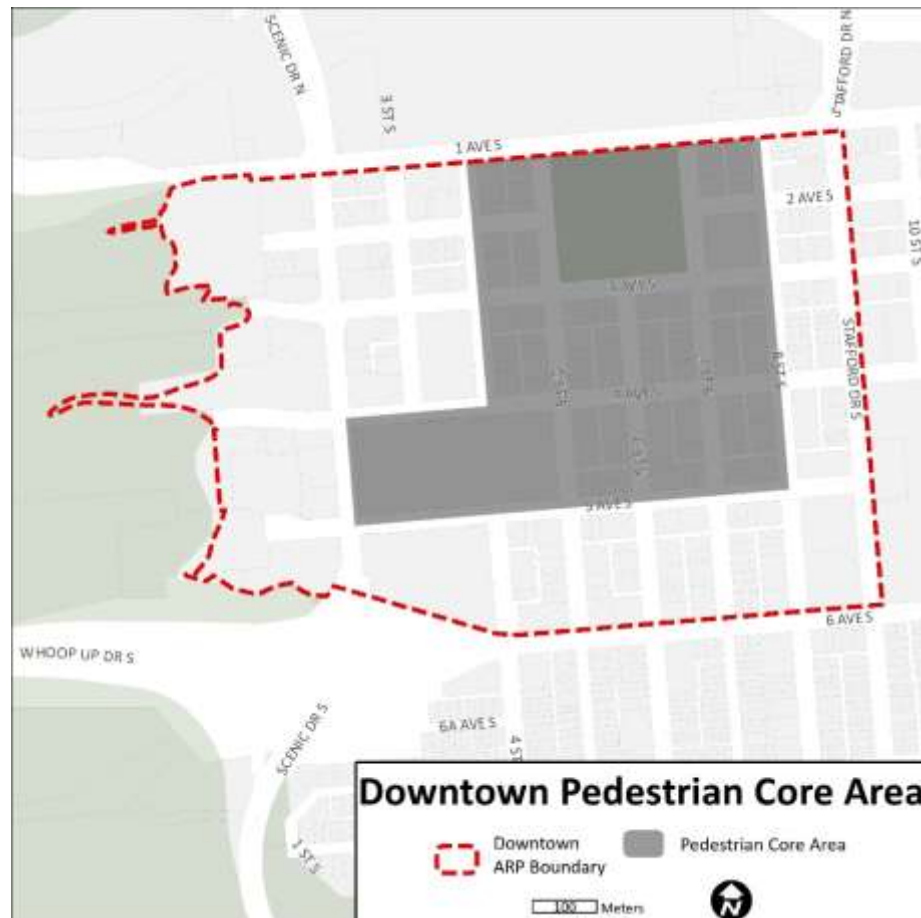
	<b>Width (m)</b>	<b>Area (m<sup>2</sup>)</b>
(a) Building in which a residential Use comprises 50% or more of the gross floor area	22.8	860.0
(b) Utility Facilities	as required by the Development Authority	
(c) All other Uses	4.6	140.0



(5) Minimum Setbacks

(a) In the Pedestrian Core Area:

Development in the Pedestrian Core Area must have 100% of the property line adjacent to Streets covered with Building, or alternately, a pedestrian-oriented environment must be provided.



(b) In all other areas:

As required by the Development Authority taking into consideration the goals of the Heart of Our City Master Plan for the Downtown.

(6) Application of General Rules

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Commercial Districts, described in Section 65, apply to Uses in this District, except where the policies of the Downtown Area Redevelopment Plan indicate otherwise.

(7) Design Criteria

The following design guidelines shall apply to all Development in the C-D District. The requirements using the term “shall” or “will” are mandatory. The requirements referring to “should” are intended to guide the nature of Development and may be imposed at the discretion of the approving authority.

(a) Driveways:

Vehicle accesses shall be designed to minimize disruption to pedestrian circulation. The Development Authority may require that entrances and exits be separate, one-directional and adequately signed and marked.

(b) Exterior Facades:

(i) All Buildings should have finishes which normally will not require re-installation during the life of the Building, and which are an integral part of the cladding of the Development.

(ii) All new Buildings should incorporate brick as one of the exterior cladding components on all walls which face Streets.

(iii) The proportions and appearance of Buildings, including exterior finishes, should generally integrate with other Buildings in the area. New Buildings should be complementary to good quality Buildings in their vicinity in terms of Height, bulk, architectural style and detailing, and finishing materials.

(iv) Building facades should relate to pedestrian movements. Display windows will be encouraged and blank walls discouraged.

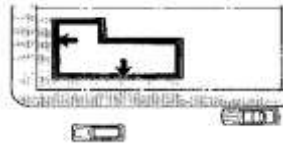
(c) Landscaping:

(i) Landscaping shall be provided, completed and maintained for all unbuilt areas in Front Yards in accordance with Section 58.

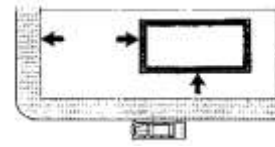
(ii) Parking lots shall be separated from public pedestrian areas by a landscaped buffer at least 3m wide.

(d) Setbacks:

Street front Building facades should be at the minimum Setback line. By locating the front façade near the Street-line the prominence of architectural facades in the streetscape is increased and more comfortable pedestrian areas are created.



Preferable



Least Preferable

(e) Street Frontage:

A maximum length of the Building facade should be built along the Street-line. Building facades are the most attractive elements that are seen in a streetscape. A maximum of Frontage should be addressed by Building facades and therefore open spaces between Buildings at the Street-line should be held to a minimum size.



Preferable



Least Preferable

(f) Pedestrian Environment:

Front Yard areas which are not landscaped create a gap in the pedestrian streetscape. This area can be developed for pedestrian use with hard surfaced paving. Shade trees, benches, planters and protective overhangs should be provided where appropriate (e.g. Offices, Restaurants, churches).



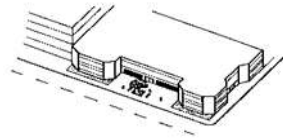
Preferable



Least Preferable

(g) Courtyards and Plazas:

Building indentations to accommodate pedestrian courtyards should be encouraged. Otherwise, Buildings should be constructed along the property lines in the Pedestrian Core Area.



Preferable



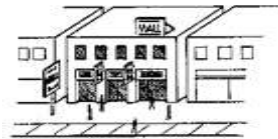
Least Preferable

(h) Signs:

Building signage should be integrated in the Building façade design and/or Landscaping design. Signage is one of the most important elements in the streetscape. It is a key design element that should be integrated with facades and Landscaping to reinforce their attractiveness rather than creating visual clutter.



Preferable



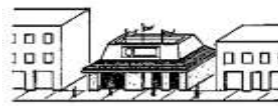
Least Preferable

(i) Building Image:

“Corporate images” should be limited to a portion of the Street façade to permit coordination with adjacent Buildings. For attractive streetscapes “corporate images” should have a secondary importance to the image of the Street and neighbouring areas.



Preferable



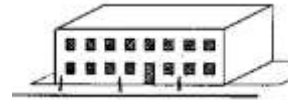
Least Preferable

(j) Display Windows:

A maximum of glazed façade should be provided on the Street façade at ground level. People seeing people adds interest to the Street and gives pedestrians a far better sense of public safety. Display windows contribute to pedestrian interest.



Preferable



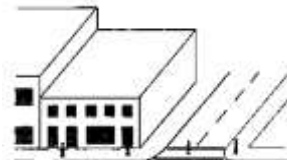
Least Preferable

(k) Blank Walls and Solutions for Blank Walls:

Extensive blank façades should not be exposed to the public Street. Blank, unfinished walls give a very bland appearance to the streetscape, particularly where the expansive spaces between Buildings are left open to view. Landscaping can be used to disguise blank walls and give visual interest to pedestrians. Murals are an interesting alternative for treating blank walls.



Preferable



Least Preferable



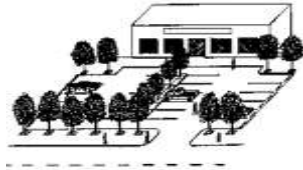
Preferable



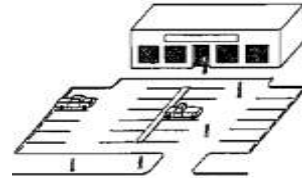
Preferable

(l) Pedestrian Environment – Parking Lots:

Sensitive Landscaping treatment of parking lots along public sidewalks can create an interesting pedestrian environment and screen views of headlights and bumpers. Parking lots are necessary in commercial areas. However, they can create blank spots and unsightly views for passing pedestrians.



Preferable



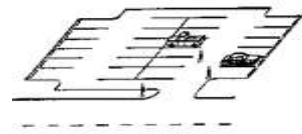
Least Preferable

(m) Landscaped Parking Lots:

Extensive parking areas should be built to pedestrian scale by use of rows and clusters of Landscaping. Parking lots are a major pedestrian area. Landscaping will act as a wind break, will slow traffic, and will soften the harsh visual impact of extensive asphalt areas.



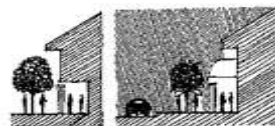
Preferable



Least Preferable

(n) Weather Protection:

Buildings should provide weather protective overhangs at outdoor pedestrian areas and at Building entrances. This amenity is particularly useful at entrances, shop-fronts, and near transit stops. Typical measures are cantilevers, arcades, awnings, and canopies.



Preferable



Least Preferable

(o) Building Height:

Buildings which are stepped back from the Street offer three advantages. First, there is more opportunity to allow sunlight to reach pedestrians on the Street. Second, stepped Buildings can be used to control pedestrian level winds and third, it helps maintain a comfortable scale consistent with existing Building Heights which generally do not overshadow people.



Preferable



Least Preferable

(8) Compliance with Downtown Area Redevelopment Plan and the Heart of Our City Master Plan

(a) Permitted Uses:

Such conditions as are necessary to ensure compliance with the goal, objectives, and policies of the Downtown Area Redevelopment Plan and the Heart of Our City Master Plan shall be imposed by the Development Authority.

(b) Discretionary Uses:

The Development Authority shall approve applications for Discretionary Uses only in those cases where the proposed Use is consistent with the goal, objectives and policies of the Downtown Area Redevelopment Plan and the Heart of Our City Master Plan. Conditions will be applied to any Development approval as needed to ensure consistency with the Downtown Area Redevelopment Plan and the Heart of Our City Master Plan.

(c) Relevant Provisions of the Downtown Area Redevelopment Plan:

The goals, objectives and the policies of the Council endorsed Heart of Our City Master Plan complement those of the existing Downtown Area Redevelopment Plan. As the Downtown Area Redevelopment Plan is a Statutory Plan, the following policies have particular relevance in guiding decisions on Development applications in the C-D District:

- (i) 5.1.3 (5);
- (ii) 5.2.3 (3), (8);
- (iii) 5.3.3 (3), (6), (8), (9);
- (iv) 5.4.3 (7), (11);
- (v) 5.5.3 (1), (3), (5), (7), (9), (10), (13), (14), (15), (16);

- (vi) 5.7.3 (16);
- (vii) 5.8.3 (4), (12);
- (viii) 5.10.3 (1), (3).

(d) Authorized Waivers:

Notwithstanding the limitations set out in Section 22 of the Land Use Bylaw, with respect to provisions which may be waived by the Development Authority, the Development Authority may waive the requirements of Section 66(4), 66(5), and 66(7) above, where the Development Authority considers such a waiver to be consistent with the achievement of the goals, objectives and policies of the Downtown Area Redevelopment Plan and/or the Heart of Our City Master Plan.

(e) Demolition Permit System:

In accordance with Section 640 of the *Municipal Government Act*, RSA 2000, and in order to protect the Downtown area from the needless or premature demolition of useful or valuable structures and to prevent subsequent pressure to allow incompatible Uses such as surface parking lots, a system of Development Permits for demolition will be established and administered by the Development Services Department. Such permits shall be applied for and approved (with or without conditions) before any demolition may take place.

Demolition Permits will only be issued in the following instances:

- (i) the Building is in a ruinous, dilapidated and unsafe condition and is a danger to the public's health or safety, or
- (ii) the applicant has received approval for a new Development on the Site.



**67. C-G General Commercial**

(1) Purpose

For the Development of a wide variety of commercial and related Uses in areas along and peripheral to roadways which lead to the central area of the City.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Animal Care, Minor,
- (c) Building Trades and Contractors,
- (d) Business Support Services,
- (e) Child Care, Minor,
- (f) Commercial Schools,
- (g) Equipment Sales, Rental, Service,
- (h) Financial Institutions,
- (i) Fitness Facilities,
- (j) Government Services,
- (k) Hardware and Building Supplies,
- (l) Home Occupations – Type A,
- (m) Hotel/Motels,
- (n) Household Repair Services,
- (o) Manufacturing, Specialty,
- (p) Medical and Health Offices (Outpatient),
- (q) Offices,
- (r) Personal Services,
- (s) Publishing, Printing, Recording and Broadcasting Establishments,
- (t) Railway Lines,
- (u) Religious Assembly,

- (v) Restaurants,
- (w) Retail Cannabis Stores,
- (x) Retail Stores,
- (y) Retail Store, Convenience,
- (z) Service Stations,
- (aa) Shopping Centres,
- (bb) Signs,
- (cc) Vehicle Sales, Rental.

(3) Discretionary Uses

- (a) Amusement Facilities,
- (b) Auction Establishments,
- (c) Auto Body and/or Paint Shops,
- (d) Automotive Shops,
- (e) Car Wash,
- (f) Child Care, Major,
- (g) Clubs / Community Halls,
- (h) Columbarium – limited to applications for Development made by applicants who fit within the definition of Religious Assembly contained in the Bylaw,
- (i) Cultural Facilities,
- (j) Drop-in Centre,
- (j.1) Dwelling, Apartment Mixed Uses,
- (k) Education Facilities,
- (l) Entertainment Establishments,
- (m) Food Banks,
- (n) Funeral Facilities,
- (o) Garden Centres,

- (p) Home Occupations - Type B,
- (q) Home Occupations – Type C,
- (r) Medical and Health Facilities (Inpatient and Outpatient),
- (s) Neighbourhood Facilities,
- (t) Parking Facilities,
- (u) Protective Services,
- (v) Recycling Facilities,
- (w) Resource Centres,
- (x) Senior Citizen Housing, Independent Living Facility,
- (y) Senior Citizen Housing, Assisted/Supportive Living Facility,
- (z) Senior Citizen Housing, Long-Term Care Facility,
- (aa) Senior Citizen Housing, Congregate Facility,
- (bb) Soup Kitchens,
- (cc) Tourist Information Centres,
- (dd) Transportation Services,
- (ee) Utility Facilities,
- (ff) Warehouse, Retail.

(4) Minimum Parcel Size

Subject to the general provisions pertaining to Non-Conforming Uses and Buildings described in Section 42 and the Parcel size requirements for vehicle-oriented Uses described in Section 65(7).

	<b>Width (m)</b>	<b>Area (m<sup>2</sup>)</b>
(a) Building in which Dwelling, Apartment Use comprises 50% or more of the gross floor area	25.0	930.0
(b) Utility Facilities	as required by the Development Authority	
(c) All other Uses	7.6	270.0

- (5) Maximum Parcel Coverage  
All Uses, where no parking structure is provided..... 80%
- (6) Maximum Building Height ..... 13.0m
- (7) Minimum Setbacks  
Front, side and rear.....no requirement
- (8) Parcel Access  
Where a Parcel abuts a Residential District, all vehicular access other than utility service, loading and emergency access should be restricted to the Street or Streets.
- (9) Parking
  - (a) New Buildings and additions to existing Buildings will be required to meet off-street parking requirements as outlined in Section 63.
  - (b) Changes in Use within existing Buildings will be required to provide and maintain existing parking. Additional off-street parking will not be required.
- (10) Landscaping  
Shall be provided, completed and maintained in accordance with Section 58.
- (11) Application of General Rules  
The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Commercial Districts, described in Section 65, apply to Uses in this District.

**68. C-H Highway Commercial**

(1) Purpose

For commercial and related Uses with a high standard of development requiring high visibility and direct accessibility to vehicle traffic on major entrance roadways within the City.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Animal Care, Minor,
- (c) Automotive Shops,
- (d) Business Support Services,
- (e) Car Wash,
- (f) Child Care, Minor,
- (g) Commercial Schools,
- (h) Financial Institutions,
- (i) Fitness Facilities,
- (j) Government Services,
- (k) Home Occupations – Type A,
- (l) Hotel/Motels,
- (m) Household Repair Services,
- (n) Manufacturing, Specialty,
- (o) Medical and Health Offices (Outpatient),
- (p) Offices,
- (q) Personal Services,
- (r) Publishing, Printing, Recording and Broadcasting Establishments,
- (s) Recycling Facilities,
- (t) Restaurants,
- (u) Retail Cannabis Stores,

- (v) Retail Stores,
  - (w) Retail Store, Convenience,
  - (x) Service Stations,
  - (y) Shopping Centres,
  - (z) Signs,
  - (aa) Tourist Information Centres,
  - (bb) Transportation Services,
  - (cc) Vehicle Sales, Rental,
  - (dd) Warehouse, Retail.
- (3) Discretionary Uses
- (a) Amusement Facilities,
  - (b) Billboards,
  - (c) Child Care, Major,
  - (d) Clubs / Community Halls,
  - (e) Cultural Facilities,
  - (f) Dwelling, Apartments,
  - (g) Dwelling, Apartment Mixed Uses,
  - (h) Education Facilities,
  - (i) Entertainment Establishments,
  - (j) Equipment Sales, Rental, Service,
  - (k) Food Banks,
  - (l) Funeral Facilities,
  - (m) Garden Centres,
  - (n) Home Occupations - Type B,
  - (o) Home Occupations – Type C,
  - (p) Medical and Health Facilities (Inpatient and Outpatient),

- (q) Neighbourhood Facilities,
- (r) Parking Facilities,
- (s) Protective Services,
- (t) Religious Assembly,
- (u) Senior Citizen Housing, Independent Living Facility,
- (v) Senior Citizen Housing, Assisted/Supportive Living Facility,
- (w) Senior Citizen Housing, Long-Term Care Facility,
- (x) Senior Citizen Housing, Congregate Facility,
- (y) Soup Kitchens,
- (z) Truck Stops,
- (aa) Utility Facilities.

(4) Minimum Parcel Size

Subject to the general provisions pertaining to Non-Conforming Uses and Buildings described in Section 42 and the Parcel size requirements for vehicle-oriented Uses described in Section 65(7).

	<b>Width (m)</b>	<b>Area (m<sup>2</sup>)</b>
(a) Restaurants with a drive-through		
(i) With a Lane	46.0	1,380.0
(ii) Laneless	46.0	3,500.0
(b) Hotel/Motel	46.0	1,380.0
(c) Service Station		
(i) With a Lane		1,100.0
(ii) Laneless		3,700.0
(d) Truck Stop		10,000.0
(e) Utility Facilities	as required by the Development Authority	

- (f) All other Uses
  - (i) With a Lane 30.0 700.0
  - (ii) Laneless 2,000.0
  
- (5) Maximum Density  
 Calculated in accordance with Section 45 ..... 150 Dwelling Units/hectare
  
- (6) Maximum Parcel Coverage  
 All Uses, where no parking structure is provided ..... 80%
  
- (7) Minimum Setbacks
 

	<b>Front (m)</b>	<b>Side (m)</b>	<b>Rear (m)</b>
(a) Uses adjoining Residential Districts	see Section 65(2)		
(b) All other Uses	9.0	3.0	---
  
- (8) Parcel Access  
 Where a Parcel abuts a Residential District, all vehicular access other than utility service, loading and emergency access should be restricted to the Street or Streets.
  
- (9) Landscaping
  - (a) Areas that shall be landscaped:
    - (i) on an Interior Parcel, a Landscaping strip of 6.0m or 7.6m (minimum front Setback in that District) minimum depth adjacent to all Front Parcel Lines, and
    - (ii) on a Corner Parcel, a Landscaping strip of 6.0m or 7.6m (minimum front Setback in that District) minimum depth adjacent to the short Front Parcel Lines and a Landscaping strip of 3.0m or 3.8m (half of front Setback requirement) minimum depth adjacent to the long Front Parcel Line.
  - (b) Landscaping shall be provided, completed and maintained in accordance with Section 58.
  
- (10) Application of General Rules  
 The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Commercial Districts, described in Section 65, apply to Uses in this District.



**69. C-L Local Commercial**

(1) Purpose

For the Development of small-scale Uses catering to the convenience shopping and service needs of residents within the immediate vicinity (within approximately 0.5 km radius).

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Child Care, Minor,
- (c) Financial Institutions,
- (d) Home Occupations – Type A,
- (e) Household Repair Services,
- (f) Offices,
- (g) Personal Services
- (h) Retail Cannabis Stores,
- (i) Retail Store, Convenience,
- (j) Signs.

(3) Discretionary Uses

- (a) Animal Care, Minor,
- (b) Dwelling, Apartment Mixed Uses,
- (c) Home Occupations - Type B,
- (d) Home Occupations – Type C,
- (e) Medical and Health Offices (Outpatient),
- (f) Shopping Centres.

(4) Minimum Parcel Size

Subject to the general provisions pertaining to Non-Conforming Uses and Buildings described in Section 42:

	<b>Width (m)</b>	<b>Area (m<sup>2</sup>)</b>
(a) All Uses	4.6	160.0

(5) Maximum Parcel Size ..... 0.45 hectare (4,500m<sup>2</sup>)

(6) Maximum Density

Calculated in accordance with Section 45 ..... 50 Dwelling Units/hectare

(7) Maximum Parcel Coverage ..... 50%

(8) Maximum Building Height ..... 9.0m

(9) Minimum Setbacks

	<b>Front (m)</b>	<b>Side (m)</b>	<b>Rear (m)</b>
(a) Front Including all fronts on Corner Parcels	6.0	---	---
(b) Sides adjoining Residential Districts	---	3.0	---
(c) All other sides	---	1.5	---
(d) Rear	---	---	7.6

(10) Parcel Access

Where a Parcel abuts a Residential District, all vehicular access other than utility service, loading and emergency access shall be restricted to the Street or Streets.

(11) Landscaping:

(a) Areas that shall be landscaped:

(i) on an Interior Parcel, a Landscaping strip of 6.0m or 7.6m (minimum front Setback in that District) minimum depth adjacent to all Front Parcel Lines, and

(ii) on a Corner Parcel, a Landscaping strip of 6.0m or 7.6m (minimum front Setback in that District) minimum depth adjacent to the short Front Parcel Line and a Landscaping strip of 3.0m or 3.8m (half of front Setback requirement) minimum depth adjacent to the long Front Parcel Line.

(b) Landscaping shall be provided, completed and maintained in accordance with Section 58.

**(12) Application of General Rules**

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Commercial Districts, described in Section 65, apply to Uses in this District.

**70. C-N Neighbourhood Commercial**

(1) Purpose

For the Development of a range of commercial and service Uses which primarily cater to the daily needs of the residents living in the surrounding neighbourhood (within approximately 1 km radius).

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Child Care, Minor,
- (c) Financial Institutions,
- (d) Government Services,
- (e) Home Occupations – Type A,
- (f) Household Repair Services,
- (g) Offices,
- (h) Personal Services,
- (i) Restaurants,
- (j) Retail Cannabis Stores,
- (k) Retail Stores,
- (l) Retail Store, Convenience,
- (m) Shopping Centres,
- (n) Signs.

(3) Discretionary Uses

- (a) Amusement Facilities,
- (b) Animal Care, Minor,
- (c) Business Support Services,
- (d) Child Care, Major,
- (e) Clubs / Community Halls,
- (f) Commercial Schools,

- (g) Cultural Facilities,
- (h) Dwelling, Apartments,
- (i) Dwelling, Apartment Mixed Uses,
- (j) Education Facilities,
- (k) Entertainment Establishments,
- (l) Fitness Facilities,
- (m) Garden Centres,
- (n) Home Occupations - Type B,
- (o) Home Occupations – Type C,
- (p) Manufacturing, Specialty,
- (q) Medical and Health Offices (Outpatient),
- (r) Neighbourhood Facilities,
- (s) Service Stations.

(4) Minimum Parcel Size

Subject to the general provisions pertaining to Non-Conforming Uses and Buildings described in Section 42 and the Parcel size requirements for vehicle-oriented Uses described in Section 65(7):

	<b>Width (m)</b>	<b>Area (m<sup>2</sup>)</b>
(a) Service Stations	30.0	1,100.0
(b) All other Uses	7.6	230.0

(5) Maximum Density

Calculated in accordance with Section 45 ..... 60 Dwelling Units/hectare

(6) Maximum Parcel Coverage ..... 80%

(7) Maximum Building Height ..... 11.0m

(8)	Minimum Setbacks	<b>Front (m)</b>	<b>Side (m)</b>	<b>Rear (m)</b>
	(a) Short front	3.0	---	---
	(b) Long front	can be 1.5m if no utilities are located within this Front Yard		
	(c) Sides adjoining Residential Districts	---	3.0	---
	(d) All other sides	---	1.5	---
	(e) Rear adjoining Residential Districts	---	---	7.6
	(f) All other rear	no requirement		

(9) Parcel Access

Where a Parcel abuts a Residential District, all vehicular access other than utility service, loading and emergency access shall be restricted to the Street or Streets.

(10) Landscaping:

- (a) Areas that shall be landscaped:
  - (i) on an Interior Parcel, a Landscaping strip of 6.0m or 7.6m (minimum front Setback in that District) minimum depth adjacent to all Front Parcel Lines, and
  - (ii) on a Corner Parcel, a Landscaping strip of 6.0m or 7.6m (minimum front Setback in that District) minimum depth adjacent to the short Front Parcel Line and a Landscaping strip of 3.0m or 3.8m (half of front Setback requirement) minimum depth adjacent to the long Front Parcel Line.
- (b) Landscaping shall be provided, completed and maintained in accordance with Section 58.

(11) Application of General Rules

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Commercial Districts, described in Section 65, apply to Uses in this District.

**71. C-S Shopping Mall Commercial**

(1) Purpose

Exclusively for the Development of comprehensively-designed shopping centres which accommodate a wide range of retail, personal service, entertainment and office Uses serving the entire City and surrounding region, and which utilize shared parking areas and parcel access.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Business Support Services,
- (c) Child Care, Major,
- (d) Child Care, Minor,
- (e) Commercial Schools,
- (f) Financial Institutions,
- (g) Fitness Facilities,
- (h) Garden Centres,
- (i) Government Services,
- (j) Household Repair Services,
- (k) Manufacturing, Specialty,
- (l) Medical and Health Offices (Outpatient),
- (m) Offices,
- (n) Personal Services,
- (o) Restaurants,
- (p) Retail Cannabis Stores,
- (q) Retail Stores,
- (r) Retail Store, Convenience,
- (s) Service Stations,
- (t) Shopping Centres,

(u) Signs.

(3) Discretionary Uses

- (a) Amusement Facilities,
- (b) Automotive Shops,
- (c) Billboards,
- (d) Car Wash,
- (e) Clubs / Community Halls,
- (f) Cultural Facilities,
- (g) Dwelling, Apartments,
- (h) Education Facilities,
- (i) Entertainment Establishments,
- (j) Food Banks,
- (k) Medical and Health Facilities (Inpatient and Outpatient),
- (l) Parking Facilities,
- (m) Protective Services,
- (n) Publishing, Printing, Recording and Broadcasting Establishments,
- (o) Religious Assembly,
- (p) Senior Citizen Housing, Independent Living Facility,
- (q) Senior Citizen Housing, Assisted/Supportive Living Facility,
- (r) Senior Citizen Housing, Long-Term Care Facility,
- (s) Senior Citizen Housing, Congregate Facility,
- (t) Sports and Recreation Facility, Minor,
- (u) Utility Facilities.

(4) Parcel Development

All Uses shall be an integral part of a comprehensively–design shopping centre development.



- (5) Minimum Parcel Size ..... 2.5 hectares (25,000m<sup>2</sup>)
- (6) Maximum Density  
 Calculated in accordance with Section 45 ..... 150 Dwelling Units/hectare
- (7) Maximum Parcel Coverage ..... 35%
- (8) Maximum Building Height ..... 12.0m

(9) Minimum Setbacks

	<b>Front (m)</b>	<b>Side (m)</b>	<b>Rear (m)</b>
(a) Front Including all fronts on Corner Parcels	9.0	---	---

- (10) Parcel Access  
 Where a Parcel abuts a Residential District, all vehicular access other than utility service, loading and emergency access shall be restricted to the Street or Streets.

- (11) Landscaping:
  - (a) Areas that shall be landscaped:
    - (i) a Landscaping strip of 6.0m minimum depth adjacent to all Parcel lines.
    - (ii) any other front, side and rear Yards areas not utilized for parking or driveways.
  - (b) Landscaping shall be provided, completed and maintained in accordance with Section 58.

- (12) Application of General Rules  
 The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Commercial Districts, described in Section 65, apply to Uses in this District.

### **DIVISION 3- DIRECT CONTROL DISTRICT**

#### **72. DC Direct Control**

(1) Purpose:

For the Development of Uses that, due to their particular circumstances or design characteristics, require specific sets of rules in order to achieve a desired result.

(2) Uses:

Council may, by law, specify Permitted Uses and/or Discretionary Uses in Direct Control Districts.

(3) Rules:

Council may, by bylaw, specify development standards for Direct Control Districts.

(4) Deciding on a Development Permit Application:

Decisions respecting Development Permit applications for Permitted Uses, Discretionary Uses and waivers shall be made by the Development Authority according to the processes described in Sections 20, 21 and 22, unless otherwise provided in a Statutory Plan or bylaw in which case Council shall make the decision.

## **DIVISION 4 - INDUSTRIAL DISTRICTS**

### **73. General Rules for Industrial Districts**

(1) Applicability:

These general rules are applicable to Districts on the District Maps identified with the letter “I” followed by another identifying letter or letters. Unless otherwise provided in an Industrial District, the following rules apply to all Uses in Industrial Districts and are in addition to the General Rules for all Districts.

(2) Health, Safety and Nuisance Factors:

Unless otherwise provided in an Industrial District, the following health, safety and nuisance factors shall be considered in determining if a Use may cause any appreciable health or safety hazard, or nuisance beyond the boundaries of the Parcel on which it is located, and shall be employed to protect the community from hazards and nuisances and to protect industry by indicating the bounds within which industrial activities may be carried out.

- (a) No Use shall cause or create excessive air contaminants, visible and particulate emissions, odours, water contaminants or noise as determined by the applicable provincial legislation, the Waste Bylaw, the Sewage Bylaw or the Noise Bylaw and regulations pursuant to any of them.
- (b) No Use shall create or store refuse or operate a Use in a manner that attracts pests in contravention of the regulations pursuant to the applicable Provincial legislation or the Waste Bylaw.
- (c) All Uses which manufacture, utilize or store materials or products which may be hazardous due to their flammable or explosive characteristics shall comply with the applicable provincial and any municipal regulations pursuant thereto.

(3) Screening Adjacent to Residential and Commercial Districts:

- (a) Any side or rear Yard area and any Front Yard area utilized for storage, that abuts a Residential or Commercial District, with or without an intervening Public Roadway, shall be Screened a minimum height of 2.40m by fences, privacy walls, gates or landscaping.
- (b) If plant material does not provide Screening to a minimum height of 2.40m at the time of planting, a fence shall be used to satisfy the minimum Screening requirement until such time as the plant material satisfies the minimum Screening requirement.
- (c) Materials used shall provide year-round Screening.

(4) Projections into Minimum Setbacks:

Unless otherwise provided in an Industrial District, the following projections into minimum Setbacks shall be allowed:

(a) Projections into all Setbacks:

- (i) Eave overhangs of Principal Buildings ..... 0.6m
- (ii) Uncovered patios, the surface of which is a maximum of 0.6m above Grade ..... unlimited
- (iii) Retaining walls and Landscaping ..... unlimited
- (iv) Regulation-height fences ..... unlimited
- (v) Barrier-free accesses/ramps ..... unlimited

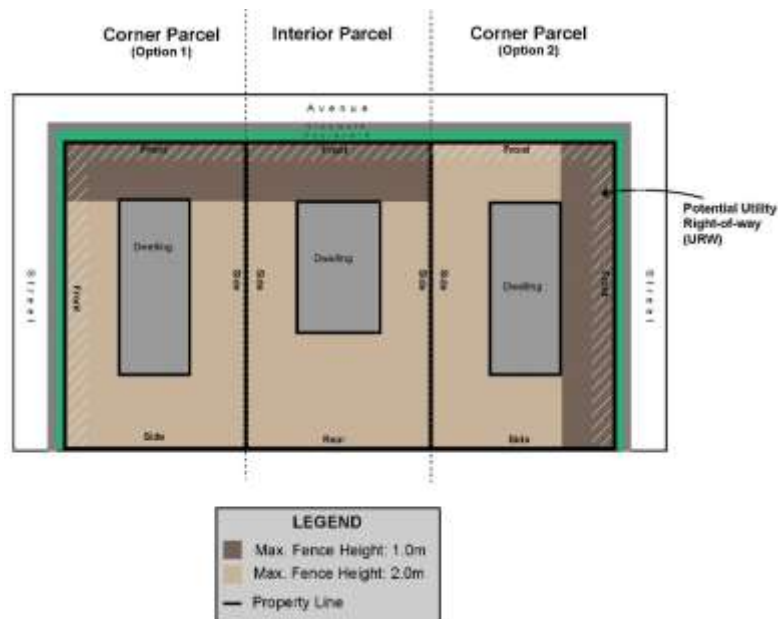
(b) Projections into side and rear Setbacks only:

- (i) Garbage enclosures ..... unlimited
- (ii) Satellite dishes, radio and television antennas ..... unlimited

(5) Fences, Privacy Walls and Gates:

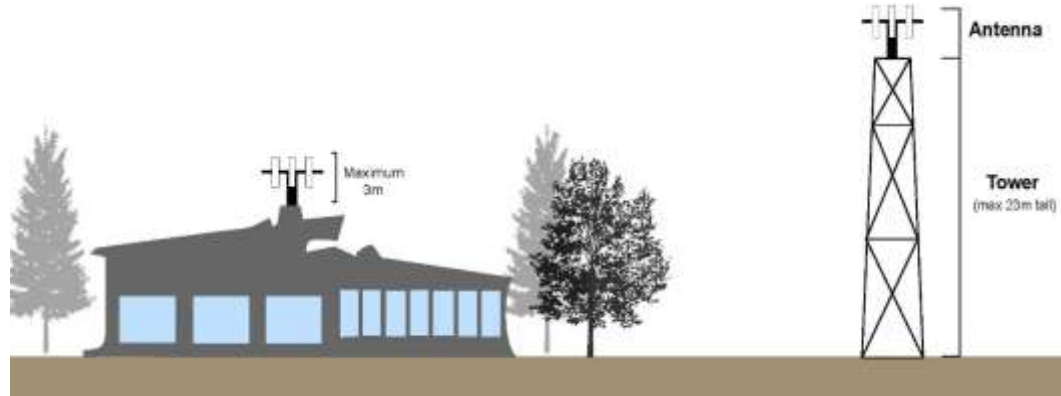
Unless otherwise provided in an Industrial District, the maximum height of fences, privacy walls and gates shall be:

- (a) In Front Yards not utilized for open storage ..... 1.2m
- (b) All other Yards, including Front Yards utilized for open storage ..... 2.4m



(6) Private Communications Facilities:

The location of satellite dishes, radio antennas and television antennas for private communication which do not fall under federal legislation shall be allowed in front, side and rear Yards provided that the maximum height of the satellite dish or the tower supporting the antenna does not exceed 23.0m. Where located on a Building, the maximum height of the satellite dish or tower above the surface of the roof shall not exceed 3.0m.



(7) Vehicle-Oriented Uses:

(a) Minimum Parcel size:

Unless a larger minimum Parcel size is otherwise provided in an Industrial District the following Uses shall have the minimum Parcel size identified:

		<b>Width (m)</b>	<b>Area (m<sup>2</sup>)</b>
(i)	Automotive Shops with drive-through facility	30.0	1,100.0
(ii)	Bulk Fuel Stations	30.0	1,100.0
(iii)	Service Stations	30.0	1,100.0
(iv)	Transportation Services	30.0	1,100.0

(8) Accessory Parking Structures:

Where a parking structure is not a Principal Use of a Parcel, the area of the Building devoted to parking shall not be included in the calculation of floor area, but shall be included in the calculation of coverage.

- (9) **Setbacks Adjacent to Railway Lines:**
- (a) Where an Interior Parcel is adjacent to a railway spur line, the Setback of a Building from the Parcel Line may be reduced or eliminated, at the discretion of the Development Authority, based on circulation comments and comments from the rail authority.
  - (b) Where a Corner Parcel is adjacent to a railway spur line, the Setback of a Building from Parcel Lines may be increased by the Development Authority based on circulation comments to ensure adequate sight lines are accommodated.
- (10) **Waste and Recycling Enclosures and Storage Areas:**  
Shall not be located within the front Setback.
- (11) **Landscaping**
- (a) Areas that shall be landscaped:
    - (i) on an Interior Parcel, a Landscaping strip of 7.6m depth adjacent to all Front Parcel Lines, and
    - (ii) on a Corner Parcel, a Landscaping strip of 7.6m minimum depth adjacent to the short Front Parcel Line and a Landscaping strip of 3.8m minimum depth adjacent to the long Front Parcel Line.
  - (b) Landscaping shall be provided, completed and maintained in accordance with Section 58.

**Rules for Individual Industrial Districts**

as follows:

**74. I-B Business Industrial**

(1) Purpose

For the Development of industrial, warehousing and commercial Uses which have no off-site impacts and that are compatible with Uses in adjacent Districts.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Animal Care, Minor,
- (c) Building Trades and Contractors,
- (d) Business Support Services,
- (e) Child Care, Minor,
- (f) Clubs / Community Halls,
- (g) Greenhouses,
- (h) Hardware and Building Supplies,
- (i) Household Repair Services,
- (j) Manufacturing, Specialty,
- (k) Personal Services,
- (l) Publishing, Printing, Recording and Broadcasting Establishments,
- (m) Railway Lines,
- (n) Recycling Facilities,
- (o) Research Facilities,
- (p) Signs,
- (q) Transportation Services,
- (r) Vehicle Sales, Rental,
- (s) Warehouse, Retail,
- (t) Warehouse, Wholesale.

(3) Discretionary Uses

- (a) Adult Video Stores,
- (b) Amusement Facilities,
- (c) Auction Establishments,
- (d) Auto Body and/or Paint Shops,
- (e) Automotive Shops,
- (f) Billboards,
- (g) Car Wash,
- (h) Child Care, Major,
- (i) Commercial/Industrial Vehicles and Machinery – Sales, Rental, Service and Driving Instruction,
- (j) Commercial Schools,
- (k) Drop-in Centres,
- (l) Entertainment Establishments,
- (m) Equipment Sales, Rental, Service,
- (n) Fitness Facilities,
- (o) Food Banks,
- (p) Manufactured Home/Tiny Home, Sales and Service,
- (q) Manufacturing, General,
- (r) Offices,
- (s) Parking Facilities,
- (t) Protective Services,
- (u) Resource Centres,
- (v) Restaurants,
- (w) Service Stations,
- (x) Soup Kitchens,



(y) Utility Facilities.

(4) Minimum Parcel Size

Subject to the general provisions pertaining to Non-Conforming Uses and Buildings described in Section 42 and the Parcel size requirements for vehicle-oriented Uses described in Section 73(7):

(a) On I-B Parcels delineated within the boundaries of the area below:



		Width (m)	Area (m <sup>2</sup> )
(i)	Utility Facilities	as required by the Development Authority	
(ii)	Auction Establishments	22.0	870.0
(iii)	Commercial/Industrial Vehicles and Machinery – Sales, Rental, Service and Driving Instruction	22.0	870.0
(iv)	Equipment Sales, Rental, Service	22.0	870.0
(v)	Manufactured Home/Tiny Home, Sales and Service	22.0	870.0
(vi)	Manufacturing, General	22.0	870.0
(vii)	Protective Services	22.0	870.0
(viii)	Vehicle Sales, Rental	22.0	870.0

	(ix)	Warehouse, Retail	22.0	870.0
	(x)	All other Uses	7.6	240.0
(b)	On all other I-B Parcels:			
			<b>Width (m)</b>	<b>Area (m<sup>2</sup>)</b>
	(i)	Utility Facilities and Railway Lines	as required by the Development Authority	
	(ii)	All other Uses		1,800.0
(5)	Maximum Parcel Coverage			
	Inclusive of all Buildings on a Parcel .....			80%
(6)	Maximum Building Height .....			13.0m
(7)	Minimum Setbacks			
	(a)	Front.....	7.6m	
	(b)	Side .....	4.6m	
	(c)	Rear.....	no requirement	
(8)	Application of General Rules			

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Industrial Districts, described in Section 73, apply to Uses in this District.

**75. I-G General Industrial**

(1) Purpose

For the Development of manufacturing, processing, distribution and storage Uses and related services.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Animal Care, Major,
- (c) Auction Establishments,
- (d) Auto Body and/or Paint Shops,
- (e) Automotive Shops,
- (f) Building Trades and Contractors,
- (g) Car Wash,
- (h) Commercial/Industrial Vehicles and Machinery – Sales, Rental, Service and Driving Instruction,
- (i) Equipment Sales, Rental, Service,
- (j) Farm Supplies, Service,
- (k) Freight and Storage,
- (l) Manufactured Home/Tiny Home, Sales and Service,
- (m) Manufacturing, General,
- (n) Micro-Wind Energy Conversion System (WECS),
- (o) deleted
- (p) Publishing, Printing, Recording and Broadcasting Establishments,
- (q) Railway Lines,
- (r) Recycling Facilities,
- (s) Research Facilities,
- (t) Signs,
- (u) Sports and Recreation Facility, Minor,

- (v) Transportation Services,
- (w) Truck Stops,
- (x) Utility Facilities,
- (y) Warehouse, Wholesale.

(3) Discretionary Uses

- (a) Billboards,
- (b) Bulk Fuel Stations,
- (c) Business Support Services,
- (d) Fitness Facility, without a Restaurant,
- (e) Greenhouses,
- (f) Hardware and Building Supplies,
- (g) Manufacturing, Intensive,
- (h) Manufacturing, Specialty,
- (i) Parking Facilities,
- (j) Protective Services,
- (k) Salvage or Waste Disposal Facilities,
- (l) Vehicle Sales, Rental.

(4) Minimum Parcel Size

	<b>Width (m)</b>	<b>Area (m<sup>2</sup>)</b>
(a) Utility Facilities and Railway Lines	as required by the Development Authority	
(b) Truck Stop		10,000.0
(c) All other Uses		1,600.0

(5) Maximum Parcel Coverage ..... 80%

(6) Maximum Building Height ..... no requirement

(7) Minimum Setbacks

- (a) Front..... 7.6m
- (b) Side ..... 4.6m
- (c) Rear ..... no requirement

(8) Application of General Rules

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Industrial Districts, described in Section 73, apply to Uses in this District.

**76. I-H Heavy Industrial**

(1) Purpose

Primarily for the Development of intensive manufacturing and similar high impact Uses.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Bulk Fuel Stations,
- (c) Farm Supplies, Service,
- (d) Manufactured Home/Tiny Home, Sales and Service,
- (e) Manufacturing, Intensive,
- (f) Micro-Wind Energy Conversion System (WECS),
- (g) Railway Lines,
- (h) Recycling Facilities,
- (i) Salvage or Waste Disposal Facilities,
- (j) Signs,
- (k) Truck Stops,
- (l) Utility Facilities.

(3) Discretionary Uses

- (a) Billboards,
- (b) Child Care, Major (Accessory to a Principal Use),
- (c) Child Care, Minor (Accessory to a Principal Use),
- (d) Commercial/Industrial Vehicles and Machinery – Sales, Rental, Service and Driving Instruction,
- (e) Freight and Storage,
- (f) Manufacturing, General,
- (g) Research Facilities.

(4)	Minimum Parcel Size	<b>Width (m)</b>	<b>Area (m<sup>2</sup>)</b>
	(a) Utility Facilities and Railway Lines	as required by the Development Authority	
	(b) Truck Stop		10,000.0
	(c) All other Uses		1,600.0
(5)	Maximum Parcel Coverage .....		80%
(6)	Maximum Building Height .....		no requirement
(7)	Minimum Setbacks		
	(a) Front.....		7.6m
	(b) Side .....		4.6m
	(c) Rear.....		no requirement
(8)	Application of General Rules		

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Industrial Districts, described in Section 73, apply to Uses in this District.

## **DIVISION 5 - PUBLIC SERVICE DISTRICTS**

### **77. General Rules for Public Service Districts**

(1) Applicability:

These general rules are applicable to Districts on the District Maps identified with the letter “P” followed by another identifying letter or letters. Unless otherwise provided in a Public Service District, the following rules apply to all Uses in Public Service Districts and are in addition to the General Rules for all Districts.

(2) Setbacks Adjacent to Residential Districts:

Unless otherwise provided in a Public Service District, where a Parcel in a Public Service District abuts a Parcel in a Residential District without an intervening Street or Lane, the Principal Building on the public service Parcel shall have a Setback abutting the residential Parcel equal to or greater than the minimum Setbacks required for the abutting residential Parcel.

(3) Screening Adjacent to Residential Districts:

(a) For any side or rear Yard areas that abut a Residential District, with or without an intervening Lane, Screening to a maximum Height of 2.4m by fences, privacy walls or Landscaping may be required at the discretion of the Development Authority.

(b) If plant material does not provide Screening to a maximum Height of 2.4m at the time of planting, a fence shall be used to satisfy the minimum Screening requirement until such time as the plant material satisfies the minimum Screening requirement.

(c) Materials used shall provide year-round Screening.

(4) Projections into Minimum Setbacks:

Unless otherwise provided in a Public Service District, the following projections into minimum Setbacks shall be allowed:

(a) Projections into all Setbacks:

(i) Eave overhangs of Principal Buildings ..... 0.6m

(ii) Eave overhangs of Accessory Buildings ..... 0.3m

(iii) Fireplaces and uncovered Landscaping ..... 0.6m

(iv) Uncovered patios, the surface of which is a maximum of 0.6m above Grade ..... unlimited

(v) Retaining walls and Landscaping ..... unlimited

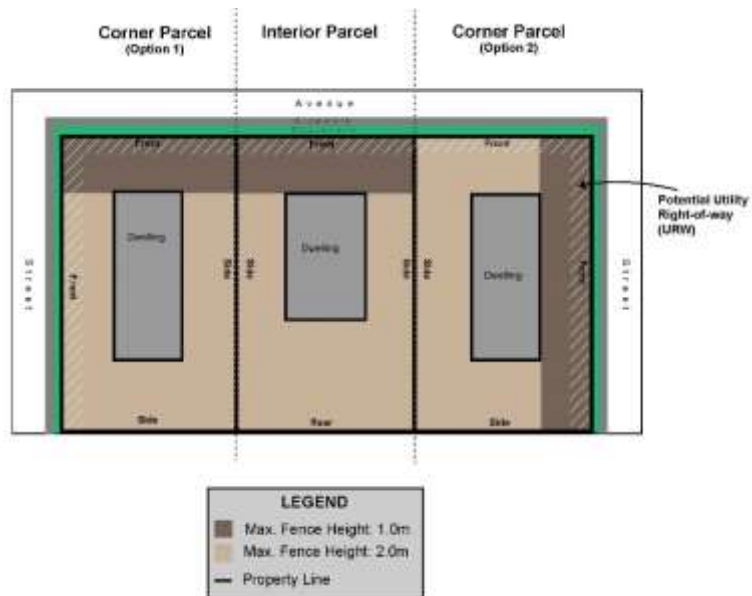


- (vi) Regulation–height fences .....unlimited
- (vii) Barrier-free accesses/ramps.....unlimited
- (b) Projections into rear Setbacks only:
  - (i) Outdoor swimming pools which are not part of a Sports and Recreation Facility.....unlimited
  - (ii) Uncovered patios and decks, the surface of which is more than 0.6m above Grade ..... 2.6m

(5) Fences, Privacy Walls and Gates:

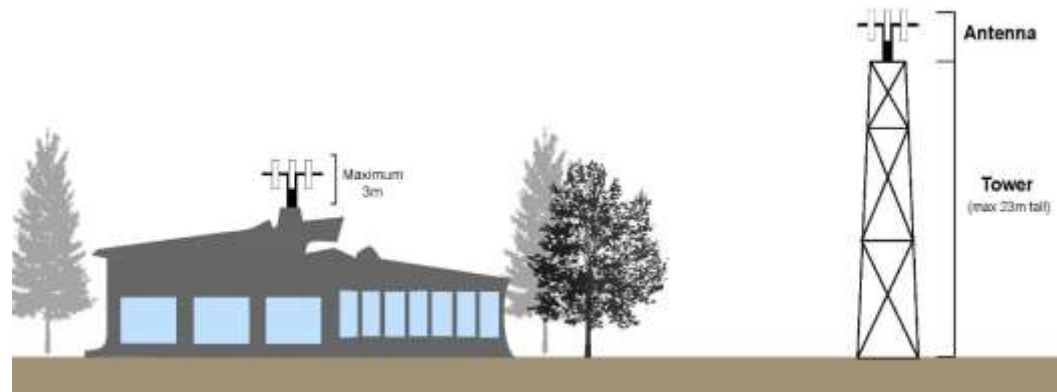
Unless otherwise provided in a Public Service District, the maximum height of fences, privacy walls and gates shall be:

- (a) Interior Parcels:
  - (i) in all Front Yards ..... 1.0m
  - (ii) in all side and rear Yards..... 2.4m
- (b) Corner Parcels:
  - (i) in the area which is included in both Front Yards (shaded area on diagram below) ..... 1.0m
  - (ii) in one remaining Front Yard ..... 1.0m
  - (iii) in the other remaining Front Yards ..... 2.4m
  - (iv) in all side and rear Yards..... 2.4m



(6) Private Communications Facilities:

Except for broadcasting facilities, radio and television antennas and towers which are not under the jurisdiction of Industry & Science Canada shall be allowed in side and rear Yards only, provided the height of the tower on which the antenna is placed is not greater than 8.5m. Radio and television antennas may be located on Buildings.



(7) Vehicle-Oriented Uses:

- (a) In addition to the maneuvering aisle dimensions described in Section 63(4)(c) the Development Authority may require:
- (i) at least a 30.0m long on-site vehicle queuing aisle for:  
Funeral Facilities,  
Medical and Health Facilities, (Inpatient and Outpatient),  
Sports and Recreation Facility, Major.
  - (ii) that vehicle entrances and exits be separate, one-directional and adequately signed.

(8) Accessory Parking Structures:

Where a parking structure is not a Principal Use of a Parcel, the area of the Building devoted to parking shall not be included in the calculation of floor area, but shall be included in the calculation of coverage.

(9) The Design, Character and Appearance of Buildings:

- (a) shall be consistent with the purpose of the District in which the Building is located, and
- (b) shall take into account other Buildings existing in the vicinity.

(10) Park Development

The Development Authority may exempt the Development of Parks from requiring a Development Permit, provided such Development does not include any other Permitted Use or Discretionary Use.

(11) Residential Development

Apart from Supportive Housing, where allowed in a Public Service District, residential Development shall only be developed in conjunction with and in addition to another Use on the same Parcel.

**Rules for Individual Public Service Districts**

as follows:

**78. P-B Public Building**

(1) Purpose

Primarily for the Development of public sector activities and facilities, and community, civic and Cultural Facilities.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Child Care, Minor,
- (c) Clubs / Community Halls,
- (d) Cultural Facilities,
- (e) Education Facilities,
- (f) Government Services,
- (g) Home Occupations – Type A,
- (h) Medical and Health Facilities (Inpatient and Outpatient),
- (i) Neighbourhood Facilities,
- (j) Parks,
- (k) Protective Services,
- (l) Religious Assembly,
- (m) Signs,
- (n) Sports and Recreation Facility, Minor.

(3) Discretionary Uses

- (a) Boarding Houses,
- (b) Child Care, Major,
- (c) Columbarium – limited to applications for Development made by applicants who fit within the definition of Religious Assembly contained in the Bylaw,
- (d) Drop-in Centres,
- (e) Dwelling, Apartments,
- (f) Dwelling, Apartment Mixed Uses,

- (g) Food Banks,
- (h) Funeral Facilities,
- (i) Group Homes,
- (j) Medical and Health Offices (Outpatient),
- (k) Parking Facilities,
- (l) Resource Centres,
- (m) Senior Citizen Housing, Independent Living Facility,
- (n) Senior Citizen Housing, Assisted/Supportive Living Facility,
- (o) Senior Citizen Housing, Long-Term Care Facility,
- (p) Senior Citizen Housing, Congregate Facility,
- (q) Shelters,
- (r) Soup Kitchens,
- (s) Sports and Recreation Facility, Major,
- (t) Supportive Housing,
- (u) Tourist Information Centres,
- (v) Utility Facilities.

(4) Reserve Land

Notwithstanding the Permitted Uses and Discretionary Uses in this District, lands dedicated as Municipal and/or School Reserve pursuant to the Act shall be used and administered only as provided by the Act.

- (5) Minimum Parcel Size.....500.0m<sup>2</sup>
- (6) Maximum Parcel Coverage ..... 50%
- (7) Maximum Building Height .....no requirement

(8) Minimum Setbacks

(a) Front:

Including all fronts on Corner Parcels..... 6.0m

(b) Sides and rear ..... 3.0m

(9) Parking

A minimum of one (1) “Access-A-Ride” Loading Space shall be provided in accordance with Section 63(9)(a).

(10) Landscaping

(a) Areas that shall be landscaped:

A Landscaping strip of 6.0m minimum depth adjacent to all Front Parcel Lines.

(b) Landscaping shall be provided, completed and maintained in accordance with Section 58.

(c) Screening shall be provided, completed and maintained in accordance with Section 73(3).

(11) Application of General Rules

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Public Service Districts, described in Section 77, apply to Uses in this District.

**79. P-R Park and Recreation**

(1) Purpose

For the Development of Park, recreational, cultural or community assembly Uses.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Clubs / Community Halls,
- (c) Parks,
- (d) Signs,
- (e) Sports and Recreation Facility, Minor.

(3) Discretionary Uses

- (a) Campgrounds,
- (b) Cemeteries,
- (c) Child Care, Major,
- (d) Child Care, Minor,
- (e) Cultural Facilities,
- (f) Education Facilities,
- (g) Micro-Wind Energy Conversion System (WECS),
- (h) Tourist Information Centres,
- (i) Utility Facilities.

(4) Reserve Land

Notwithstanding the permitted and Discretionary Uses in this District, land dedicated as Municipal and/or School Reserve pursuant to the Act shall be used and administered only as provided by the Act.

(5) Minimum Building Height .....no requirement

(6) Minimum Parcel Coverage..... 50%

(7) Minimum Setbacks

(a) Front:

including all fronts on Corner Parcels.....9.0m

(b) Sides and rear ..... 3.0m

(8) Parking

Parking shall be provided in accordance with Section 63 and Section 63.

(9) Landscaping

(a) Areas that shall be landscaped:

(i) a Landscaping strip of 9.0m minimum depth adjacent to all Front Parcel Lines,

(ii) any other front and side Yards areas not utilized for parking or driveways.

(b) Landscaping shall be provided, completed and maintained in accordance with Section 58.

(c) Screening shall be provided, completed and maintained in accordance with Section 77(3).

(10) Application of General Rules

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Public Service Districts, described in Section 77, apply to Uses in this District.



**80. P-SO Specialist Office**

(1) Purpose

For the Development of a small Office for a medical or surgical specialist, requiring proximity to the Chinook Regional Hospital, generating low levels of patient traffic, and usually requiring the conversion of an existing Dwelling in a Residential District. The Office should be compatible with the residential neighbourhood in both appearance and operation.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Home Occupations – Type A,
- (c) Medical/Surgical Specialist Office.

(3) Discretionary Uses

- (a) Dwelling, Single Detached,
- (b) Home Occupations – Type B,
- (c) Home Occupations – Type C,
- (d) Signs (for Medical/Surgical Specialist Office Use only and in accordance with Section 80(8)(k) below).

(4) Medical/Surgical Specialist Office Limitation

This Use is limited to 1 specialist providing patient care at any one time.

(5) Single Detached Dwelling Limitation

This Use may be approved if the Medical/Surgical Specialist Office Use is discontinued or if, in the opinion of the Development Authority, this Use is compatible with a Medical/Surgical Specialist Office, sufficient outdoor Amenity Space is provided for the Dwelling, and sufficient parking is provided in accordance with Section 63.

(6) Home Occupation Limitation

This Use may be approved in conjunction with Dwelling, Single Detached Use only. If the Dwelling, Single Detached Use is concurrent with the Medical/Surgical Specialist Office Use the Home Occupation must, in the opinion of the Development Authority, be compatible with a Medical/Surgical Specialist Office and sufficient parking must be provided in accordance with Section 63.

(7) Information Requirements for Medical/Surgical Specialist Office Use

- (a) For a Bylaw amendment, in addition to the requirements described in Section 33, the applicant shall submit:
- (i) a metric dimensioned Site plan showing:
    - the subject Parcel and the adjacent Parcels,
    - on the subject Parcel, the location of any Buildings to be retained and modified and/or any proposed new Buildings, and, on each adjacent Parcel, the location of the existing Buildings,
    - the location of any existing and/or proposed driveways on the subject and adjacent Parcels,
    - the location of the proposed on-site parking and the number of parking spaces;
  - (ii) elevation drawings showing:
    - the barrier-free access ramp or lift to be provided,
    - the type and colour of finishing materials;
  - (iii) a detailed floor plan showing:
    - the number of consultation rooms,
    - the waiting room and the number of seats;
  - (iv) a statement indicating:
    - the proposed number of specialists and their areas of specialty,
    - the Office schedule that each specialist proposes to maintain,
    - frequency of patient visits (bookings per hour) for each specialist,
    - the maximum number of patients proposed to be present at any one time,
    - the maximum number of support staff proposed to be present at any one time,
    - the Office hours of operation,
    - the means by which biomedical waste, if any, will be disposed of;

(v) any other information deemed necessary for ascertaining the proposal’s suitability to the purpose of this District.

(b) For the Development application, in addition to the requirements described in Section 14, the applicant shall submit:

(i) the information described in Section 80(7)(a) above,

(ii) a detailed Landscaping plan showing:

the existing mature trees and shrubs on the Site and indicating which, if any, are to be removed,

a list of proposed plant species and sizes;

(iii) a metric dimensioned Site plan and/or elevation drawing of the proposed Sign.

(8) Development Standards for Medical/Surgical Specialist Office Use

(a) Minimum Parcel size:

	<b>Width (m)</b>	<b>Area (m<sup>2</sup>)</b>
(i) On Parcels with Lane access	11.0	320.0
(ii) On Parcels without Lane access	13.0	360.0

(b) Maximum Building Height:

The Development Authority may require a lower Building Height when a review of the streetscape warrants it, but in no case shall new construction exceed:

(i) All Uses, except Accessory Buildings ..... 10.0m

(ii) Accessory Buildings..... 5.18m

- (c) Minimum Setbacks:
- |      |  | <b>Front(s)<br/>(m)</b> | <b>Sides(s)<br/>(m)</b>                           | <b>Rear<br/>(m)</b>                      |
|------|--|-------------------------|---|--|
| (i)  | All Principal Buildings:   |                         |   |  |
|      | on Interior<br>Parcels with a<br>rear Lane or<br>no Lane;            | 6.0                     | 1.2 & 3.0   | as required to<br>accommodate<br>parking |
|      | on Interior<br>Parcels with<br>both a rear<br>Lane and side<br>Lane; | 6.0                     | 1.2   | as required to<br>accommodate<br>parking |
|      | on Corner<br>Parcels   | 6.0 & 3.0               | 1.2 & as<br>required to<br>accommodate<br>parking | NA                                       |
| (ii) | All Accessory Buildings  |                         | See Section 82(4)                                 |  |
- (d) Projections into Setbacks:
- (i) Uncovered barrier-free access ramp  
or lift projections into front and rear Yards only .....unlimited
- (ii) All other projections ..... See Section 82(2)
- (e) Design, Character and Appearance of Buildings:
- (i) Residential Character:
- The external aspect of the Office shall retain the appearance of a Dwelling  
and be finished in high quality materials using discrete colours.
- The external appearance of the Accessory Building shall compliment the  
exterior finish of the Office Building.
- (ii) Barrier-Free Access:
- Uncovered barrier-free access ramps or lifts that are located at the front  
of the Building shall be designed and finished as an integral part  
of the facade and have surrounding Landscaping in accordance  
with Section 80(f) below.
- Additions that cover or enclose barrier-free access ramps or lifts must be

constructed and finished in accordance with Section 80(8)(e)(i) above.

- (f) Landscaping:
- (i) Landscaping in keeping with the residential nature of the neighbourhood shall be provided and maintained, and
  - (ii) wherever possible existing healthy mature trees and shrubs shall be retained and maintained, and
  - (iii) use of hard Landscaping (gravel, stones, concrete, shale, asphalt, etc.) shall be minimized, and
  - (iv) plantings intended to integrate an uncovered barrier-free access ramp or lift with the surrounding Landscaping must be incorporated into the Landscaping plan. Plantings should disguise the bulk and soften the edges of an uncovered ramp or lift and provide a visual transition from the ground to the vertical Lane, and
  - (v) plantings intended to provide Screening between the Medical/Surgical Specialist Office parking area and neighbouring properties and the Street and Lane must be incorporated into the Landscaping plan.

- (g) Parking Spaces:

The following number of paved spaces, conforming to the requirements of Section 63, shall be provided and maintained:

- (i) one (1) per specialist,
- (ii) one (1) per each support staff present at any one time,
- (iii) one (1) per each of the maximum number of patients present at any one time with a minimum number of 4 spaces.

- (h) Parking Area:

In order to minimize the amount of hard surface area in a predominately residential neighbourhood, a parking area that provides spaces in excess of the number required must be justified:

- (i) for all Parcels the parking area must:
  - conform to the requirements of Section 63,
  - be paved and have storm drainage provided to the satisfaction of the Development Authority, and
  - be Screened to the satisfaction of the Development Authority.

(ii) For Interior Parcels:

The parking area must not be located in the Front Yard and should not be located in the Side Yard.

(iii) for Corner Parcels:

The parking area must be located in the Side Yard and that portion of the long-frontage Front Yard that abuts the Side Yard. The parking area should not encroach on City boulevards.

(i) Parking Area Access:

In order to minimize disruption to and reduction of on-street parking, wherever feasible:

(i) for all parcels:

existing driveways shall be retained,

shared driveways are encouraged,

for Interior Parcels with a rear Lane,

a 3.0m wide paved driveway from the Street to the parking area shall be provided and maintained, and

use of the rear Lane is restricted to emergency use and specialist and staff access to the Rear Yard parking.

(iii) for Interior Parcels with a side and rear Lane:

a 3.0m wide paved driveway from the Street to the parking area shall be provided and maintained, or

vehicles shall access and exit the parking area via the side Lane only. In order to minimize the disruption to Lane traffic and the visual impact of an open parking area, parking spaces directly accessible from the side Lane are discouraged.

(iv) for Corner Parcels:

a 3.0m wide paved driveway from the Street to the parking area shall be provided and maintained, or

vehicles shall access and exit the parking area via the side Lane. In order to minimize the disruption to Lane traffic and the visual impact of an open parking area, parking spaces directly accessible from the Lane are discouraged.

(j) Fences, Privacy Walls and Gates:

Unless otherwise provided in a Residential District, the maximum height of fences, privacy walls and gates shall be:

(i) Interior Parcels:

in all Front Yards ..... 1.0m

in all side and rear Yards..... 2.0m

(ii) Corner Parcels:

(A) in one Front Yard  
(shaded area on the diagrams below) ..... 1.0m

in the remaining Yards  
(area outlined with dashed lines on the diagrams below) .... 2.0m

(k) Signs:

One (1) Free-Standing or Fascia Sign shall be allowed as a Discretionary Use:

Maximum area 1.2m<sup>2</sup>

Maximum height of Free-Standing Signs 1.2m

Illumination spot-lit only

(9) Development Standards for Dwelling, Single Detached Use

Subject to Sections 80(5) and 80(6) above, the Development Standards for a Dwelling, Single Detached Use are as required in the R-L District.

(10) Application of General Rules

The General Rules for all Districts described in Sections 43 to 64 and the General Rules for Residential Districts described in Section 82 apply to the Uses in this District.

**81. P-T Transportation**

(1) Purpose:

For the operation of the municipal, regional and national railway system through the City.

(2) Permitted Uses:

(a) railway lines.

(3) Development Regulations:

No requirements.



## DIVISION 6 - RESIDENTIAL DISTRICTS

### 82. General Rules for Residential Districts

(1) Applicability:

These general rules are applicable to Districts on the District Maps identified with the letter “R” followed by other identifying letters or numbers. Unless otherwise provided in a Residential District, the following rules apply to all Uses in Residential Districts and are in addition to the General Rules for all Districts.

(2) Projections into Minimum Setbacks:

Unless otherwise provided in a Residential District or other general rules, the following projections into minimum Setbacks shall be allowed:

(a) Projections into All Setbacks and Separation Distances:

- (i) eave overhangs of Principal Buildings ..... 0.6m
- (ii) eave overhangs of Accessory Buildings ..... 0.3m
- (iii) fireplaces (firebox/chimney only)..... 0.6m
- (iv) uncovered patios and decks, the surface  
of which is a maximum of 0.6m above Grade .....unlimited
- (v) retaining walls and Landscaping .....unlimited
- (vi) regulation height fences and garbage enclosures.....unlimited
- (vii) barrier-free accesses/ramps .....unlimited

(b) Projections into side and rear Setbacks only:

- (i) satellite dishes, radio and television antenna .....unlimited

(c) Projections into rear Setbacks only:

- (i) uncovered patios and decks, the surface  
of which is more than 0.6m above Grade ..... 2.6m
- (ii) outdoor swimming pools.....unlimited

(3) Fences, Privacy Walls and Gates:

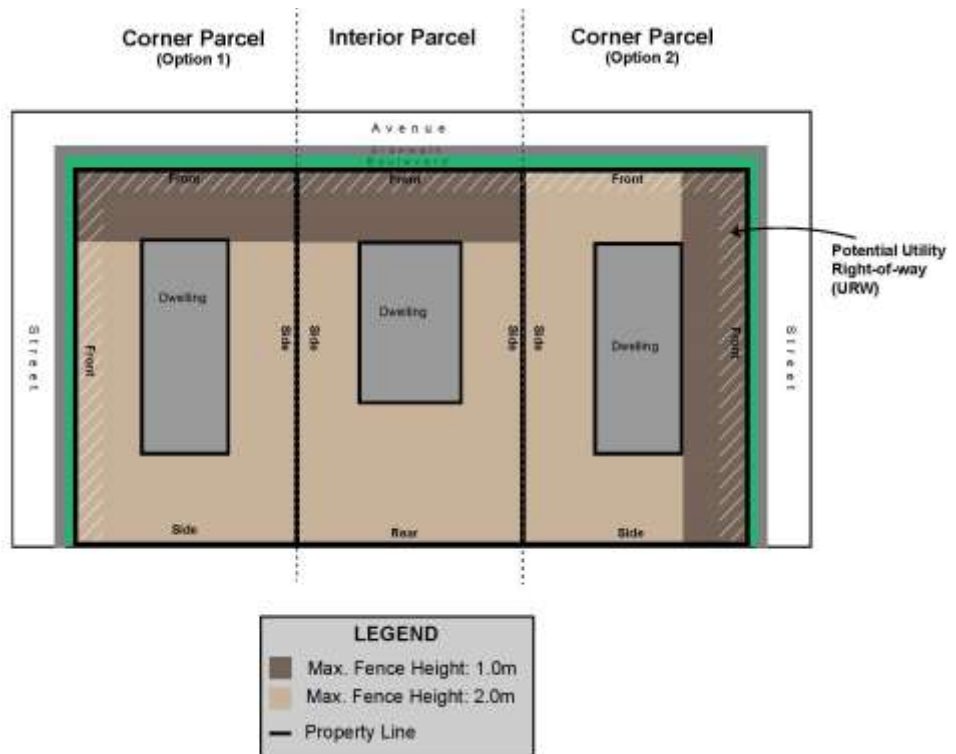
Unless otherwise provided in a Residential District, the maximum, height of fences, privacy walls and gates shall be:

(a) Interior Parcels:

- (i) in all Front Yards ..... 1.0m
- (ii) in all side and rear Yards..... 2.0m

(b) Corner Parcels:

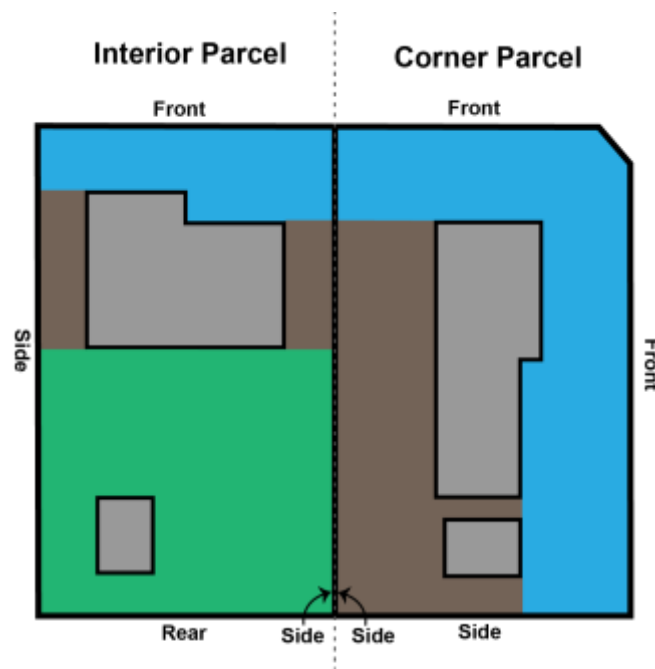
- (i) in one Front Yard (shaded area on the diagrams below) ..... 1.0m
- (ii) in the remaining Yards (area outlined with dashed lines on the diagrams below)..... 2.0m



(4) Accessory Buildings:

Unless otherwise provided in a Residential District, an Accessory Building shall:

- (a) have a design character and appearance that is in accordance with a Residential District. The Building cladding and roof forms and materials shall be typical of residential Buildings in the surrounding area,
- (b) not be located in the Front Yard,
- (c) maintain a minimum side Setback and rear Setback of 0.6m, except where an Accessory Building is used to enclose a swimming pool, in which case a minimum 1.2m Side Yard Setback and 1.5m Rear Yard Setback shall be provided,
- (d) have a minimum separation distance of 1.2m from the Principal Building on the same Parcel or Site,
- (e) have a maximum height of 5.18m,
- (f) not exceed a Parcel Coverage of 14%,
- (g) not be a Shipping Container.



LEGEND	
Blue square	Front yard area
Brown square	Side yard area
Green square	Rear yard area

(5) Secondary Suite Requirements:

- (a) One parking stall per Secondary Suite must be provided onsite,
- (b) One Secondary Suite allowed per Parcel,
- (c) The Secondary Suite must have a separate access either through an entryway from the exterior of the Dwelling or through a separate entrance within a common landing.
- (d) The Secondary Suite shall not be subject to separation from the principal Dwelling through a condominium conversion.

(6) Private Communications Facilities:

Radio and television antennas and towers shall be allowed in side and rear Yards only, provided the height of the tower on which the antenna is placed is not higher than the maximum Building Height allowed in the District. Radio and television antennas may be located on Buildings.



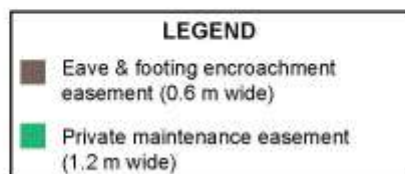
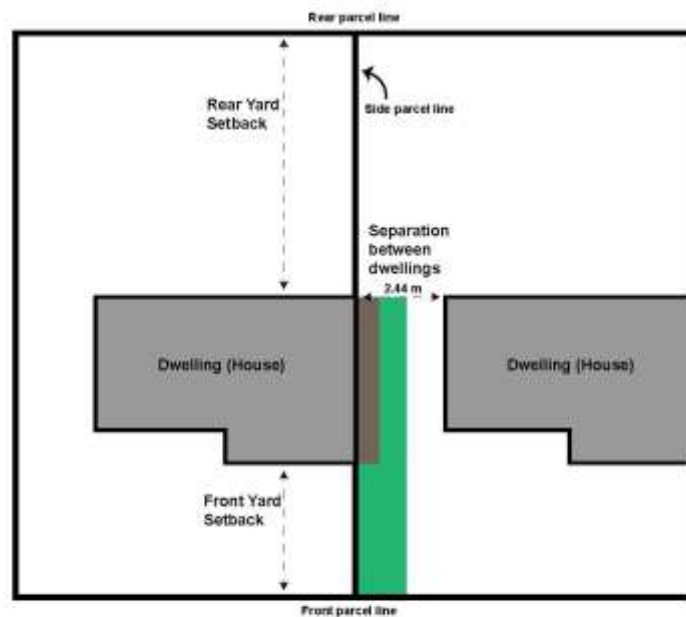
(7) Mandatory Buffer Setbacks:

- (a) are required in Residential Districts marked with the suffix “b” on the District Maps,
- (b) increase the rear Setback by 4.6m,
- (c) shall be landscaped and maintained by each property owner.

(8) Zero-Setback Development:

- (a) is permitted in Residential Districts marked with the suffix “z” on the District Maps, or when allowed by a Statutory Plan or comprehensive siting plan,

- (b) affects the side Setbacks of the District only. All other Setbacks of the District apply,
- (c) does not require a side Setback on one side of a Parcel (known as the “zero-setback side”),
- (d) requires a 2.44m separation between the side walls of Dwellings,
- (e) requires adjacent to the zero-setback side of the adjoining Parcel,
  - (i) a 1.2m wide private maintenance easement extending from the minimum rear Setback of the adjoining Parcel to the Front Parcel Line, and intended for the maintenance the Dwelling on the adjoining Parcel; and
  - (ii) a 0.6m wide eave and footing encroachment easement extending from the minimum rear Setback to the minimum front Setback of the adjoining Parcel,
- (f) Notwithstanding the side Setbacks for Accessory Buildings described in Section 82, an Accessory Building requires a 0.6m Setback from the private maintenance easement.



(9) Comprehensive Siting Plan Requirements:

- (a) An approved comprehensive siting plan shall be required prior to the subdivision and/or Development of land in the following Districts:
  - (i) R-CL, Comprehensively Planned Low Density Residential,
  - (ii) R-CM, Comprehensively Planned Medium Density Residential,
  - (iii) R-CM-20, Comprehensively Planned Medium Density Residential,
  - (iv) R-M, Mixed Density Residential.
- (b) All Development shall conform to the comprehensive siting plan.
- (c) The comprehensive siting plan shall show:
  - (i) Parcel dimensions,
  - (ii) minimum Setback dimensions,
  - (iii) such other information as deemed necessary by the Development or Subdivision Authority.
- (d) The Development or Subdivision Authority may adopt additional guidelines as a further basis on which to evaluate the comprehensive siting plan. Any additional guidelines applied to the comprehensive siting plan shall be employed in the consideration of all subsequent Development Permit applications.
- (e) Notwithstanding the authority to grant waivers pursuant to Section 22, only those standards whose relaxation will not alter the intent or substance of the comprehensive siting play may be waived. All other changes shall require an amendment to the comprehensive siting plan.

(10) Minimum Setbacks:

Individual Setbacks for all Uses shall be established for each residential Parcel on the comprehensive siting plan, in accordance with the Development Standards and meeting or exceeding the following minimum requirements:

- (a) Minimum separation:
  - (i) between a Principal Building and any Building on another Parcel or Site ..... 2.44m
  - (ii) between a Principal Building and any Accessory Building on the same Parcel or Site ..... 1.20m
  - (iii) between Accessory Buildings on different Parcels or Sites..... 1.20m

- (iv) between any on-site parking space and any  
Principal Building ..... 1.00m
- (b) Where no garage or carport is provided, the minimum Setbacks shall provide for  
on-site parking stalls conforming to the dimensions described in Section 63.

**Rules for Individual Residential Districts**  
as follows:

**83. R-CL Comprehensively Planned Low Density Residential**

(1) Purpose

For the Development of Single Detached Dwellings according to an approved comprehensive siting plan.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Dwelling, Single Detached,
- (c) Home Occupations – Type A.

(3) Discretionary Uses

- (a) Group Homes,
- (b) Home Occupations – Type B,
- (c) Home Occupations – Type C.

(4) Minimum Comprehensive Development Area

The minimum contiguous area shall be 0.5 hectare.

(5) Maximum Density

Excluding Public Roadways, utility Parcels  
and Parks to be dedicated to the City..... 37 Dwelling Units/hectare

(6) Minimum Parcel or Site Size .....233.0m<sup>2</sup>

(7) Maximum Building Height

- (a) All Uses except Accessory Buildings ..... 10.0m
- (b) Accessory Buildings..... 5.18m

(8) Maximum Parcel Coverage

Inclusive of all Buildings on a Parcel ..... 45%

(9) Application of General Rules

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Residential Districts, described in Section 82, apply to Uses in this District.



**84. R-CM-20 Comprehensively Planned Medium Density Residential**

(1) Purpose

For the Development of comprehensively planned residential areas, comprising primarily Single Detached Dwellings, Two-Unit Dwelling and small-scale multiple-unit Dwellings, according to an approved comprehensive siting plan.

(2) Permitted Uses

At locations indicated on the applicable comprehensive siting plan:

- (a) Accessory Buildings,
- (b) Dwelling, Apartments (comprising a maximum of four Dwelling Units each),
- (c) Dwelling, Pre-Planned Two-Unit,
- (d) Dwelling, Single Detached,
- (e) Dwelling, Townhouse (comprising a maximum of four Dwelling Units each),
- (f) Dwelling, Two-Unit,
- (g) Home Occupations – Type A,
- (h) Senior Citizen Housing, Independent Living Facility,
- (i) Senior Citizen Housing, Assisted/Supportive Living Facility,
- (j) Senior Citizen Housing, Long-Term Care Facility,
- (k) Senior Citizen Housing, Congregate Facility.

(3) Discretionary Uses

- (a) Child Care, Minor,
- (b) Group Homes,
- (c) Home Occupations – Type B,
- (d) Home Occupations – Type C.

(4) Minimum Comprehensive Development Area

The minimum contiguous area shall be 0.5 hectare.

- (5) Maximum Density
- Excluding Public Roadways, utility Parcels  
and Parks to be dedicated to the City..... 20 Dwelling Units/hectare
- (6) Minimum Parcel or Site Size
- Except as required on an approved comprehensive siting plan
- (a) For each Dwelling Unit (with or without Lane access):
- (i) Dwelling, Single Detached .....233.0m<sup>2</sup>
  - (ii) Dwelling, Two-Unit .....233.0m<sup>2</sup>
- (b) For each Dwelling Unit:
- (i) Dwelling, Apartment, three-unit .....200.0m<sup>2</sup>
  - (ii) Dwelling, Townhouse, three-unit .....200.0m<sup>2</sup>
  - Dwelling, Apartment, four-unit .....155.0m<sup>2</sup>
  - Dwelling, Townhouse, four-unit .....155.0m<sup>2</sup>
- (c) All other Uses..... as required by the Subdivision Authority
- (7) Maximum Building Height
- (a) All Uses except Accessory Buildings ..... 10.0m
  - (b) Accessory Buildings..... 5.18m
- (8) Maximum Parcel Coverage
- Inclusive of all Buildings on a Parcel ..... 45%
- (9) Application of General Rules
- The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Residential Districts, described in Section 82, apply to Uses in this District.

**85. R-CM Comprehensively Planned Medium Density Residential**

(1) Purpose

For the Development of comprehensively planned residential areas, comprising primarily Single Detached Dwellings, Two-Unit Dwelling and small-scale multiple-unit Dwellings, according to an approved comprehensive siting plan.

(2) Permitted Uses

At locations indicated on the applicable comprehensive siting plan:

- (a) Accessory Buildings,
- (b) Dwelling, Apartments (comprising a maximum of four Dwelling Units each),
- (c) Dwelling, Pre-Planned Two-Units,
- (d) Dwelling, Single Detached,
- (e) Dwelling, Townhouse (comprising a maximum of four Dwelling Units each),
- (f) Dwelling, Two-Unit,
- (g) Home Occupations – Type A.

(3) Discretionary Uses

- (a) Child Care, Minor,
- (b) Group Homes,
- (c) Home Occupations – Type B,
- (d) Home Occupations – Type C.

(4) Minimum Comprehensive Development Area

The minimum contiguous area shall be 0.5 hectare.

(5) Maximum Density

Excluding Public Roadways, utility Parcels and  
Parks to be dedicated to the City..... 37 Dwelling Units/hectare

(6) Minimum Parcel or Site Size

Except as required on an approved comprehensive siting plan

(a) For each Dwelling Unit (with or without Lane access):

(i) Dwelling, Single Detached .....233.0m<sup>2</sup>

(ii) Dwelling, Two-Unit .....233.0m<sup>2</sup>

(b) For each Dwelling Unit:

(i) Dwelling, Apartment, three-unit .....200.0m<sup>2</sup>

(ii) Dwelling, Townhouse, three-unit .....200.0m<sup>2</sup>

(iii) Dwelling, Apartment, four-unit .....155.0m<sup>2</sup>

(iv) Dwelling, Townhouse, four-unit .....155.0m<sup>2</sup>

(c) All other Uses..... as required by the Subdivision Authority

(7) Maximum Building Height

(a) All Uses except Accessory Buildings ..... 10.0m

(b) Accessory Buildings.....5.18m

(8) Maximum Parcel Coverage

Inclusive of all Buildings on a Parcel ..... 45%

(9) Application of General Rules

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Residential Districts, described in Section 82, apply to Uses in this District.

**86. R-L Low Density Residential**

(1) Purpose

Primarily for the Development of Single Detached Dwellings and compatible Uses.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Dwelling, Pre-Planned Two-Units,
- (c) Dwelling, Single Detached,
- (d) Home Occupations - Type A,
- (e) Secondary Suite, Pre-Existing (as of December 31, 2006),
- (f) Senior Citizen Housing, Independent Living Facility,
- (g) Senior Citizen Housing, Assisted/Supportive Living Facility,
- (h) Senior Citizen Housing, Long-Term Care Facility,
- (i) Senior Citizen Housing, Congregate Facility.

(3) Discretionary Uses

- (a) Child Care, Minor,
- (b) Dwelling, Two-Unit,
- (c) Group Homes,
- (d) Home Occupations – Type B,
- (e) Home Occupations – Type C,
- (f) Manufactured Homes/Tiny Homes,
- (g) Secondary Suites,
- (h) Utility Facilities.

(4) Density

For all R-L Districts identified in an Outline Plan approved on or after the date of this Bylaw:

Maximum ..... 25 Dwelling Units/hectare

(5) Minimum Parcel or Site Size

Subject to the general provisions pertaining to Non-Conforming Uses and Buildings described in Section 42, the following minimum requirements shall apply to each Parcel (or Site, if noted):

	<b>Width (m)</b>	<b>Area (m)</b>
(a) Dwelling, Single Detached, Manufactured Homes/Tiny Homes, and Child Care, Minor		
(i) On parcels with Lane access	11.0	320.0
(ii) On parcels without Lane access	13.0	360.0
(b) Dwelling, Two-Unit, Group Homes, Utility Facilities	---	464.5

(6) Maximum Building Height

(a) All Uses, except Accessory Buildings .....	10.0m
(b) Accessory Buildings .....	5.18m
(c) Secondary Suite above garage (total Building Height) .....	7.6m or the Height of the principal Dwelling, whichever is less

(7) Minimum [Setbacks](#)

	<b>Front(s) (m)</b>	<b>Side(s) (m)</b>	<b>Rear (m)</b>
(a) Dwelling, Single Detached, Dwelling, Two-Unit and Child Care, Minor			
(i) on <a href="#">Parcels</a> or <a href="#">Sites</a> with Lane access or where a garage or carport is provided and on all Corner Parcels	6.0	1.2	7.6
(ii) on Interior Parcels or <a href="#">Sites</a> without Lane access where no garage or carport is provided			
(A) Dwelling, Single Detached and Child Care, Minor	6.0	1.2 & 3.0	7.6

(B) Dwelling, Two-Unit 6.0 3.0 7.6

(b) All [Accessory Buildings](#) See Section 82(4)

(8) Application of General Rules

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Residential Districts, described in Section 82, apply to Uses in this District.

## **87. R-M Mixed Density Residential**

### **(1) Purpose**

For use in greenfield areas not previously developed to encourage the Development of a mixture of residential Dwelling types, or to allow for Secondary Suites on an individual basis. Development under the R-M district will use a comprehensive siting plan.

When a parcel is proposed for a Secondary Suite and is subject to a Land Use Bylaw Amendment to R-M, the preferred locations are:

- Across from or adjacent to Parks
- Corner Parcels
- Parcels within 100 m of existing or planned multifamily housing forms or within 100 m of lands that are zoned to allow for medium to high density housing
- Across from or adjacent to commercial land use districts
- Parcels with Lanes that are across from or adjacent to P-R and P-B land use districts

It should be noted that these preferred locations do not negate the merits of a Land Use Bylaw Amendment at other locations within the block.

### **(2) Permitted Uses**

- (a) Accessory Buildings,
- (b) Child Care, Minor,
- (c) Dwelling, Pre-Planned Two-Units,
- (d) Dwelling, Single Detached,
- (e) Dwelling, Townhouse,
- (f) Dwelling, Two-Unit,
- (g) Home Occupations – Type A,
- (h) Secondary Suites.

### **(3) Discretionary Uses**

- (a) Group Homes,
- (b) Home Occupations – Type B,
- (c) Home Occupations – Type C,
- (d) Supportive Housing.



(4) Minimum Comprehensive Development Area

The minimum contiguous area shall be 0.5 hectare.

(5) Minimum Parcel or Site Size .....233.0m<sup>2</sup>

(6) Maximum Building Height

(a) All Uses except Accessory Buildings ..... 10.0m

(b) Accessory Buildings..... 5.18m

(c) Secondary Suite above garage  
(total Building Height)..... 7.6m or the Height of the  
principal Dwelling, whichever is less

(7) Application of General Rules

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Residential Districts, described in Section 82, apply to Uses in this District.

**88. R-MH Manufactured Home/Tiny Home District**

(1) Purpose

For the siting of Manufactured Homes/Tiny Homes in accordance with an approved comprehensive siting plan.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Home Occupations – Type A,
- (c) Manufactured Home/Tiny Home,
- (d) Neighbourhood Facilities.

(3) Discretionary Uses

- (a) Home Occupations – Type B,
- (b) Home Occupations – Type C.

(4) Minimum Manufactured Home/Tiny Home park area..... 2.0 hectares

(5) Maximum Building Height ..... 8.5m

(6) Minimum Separation Distances

- (a) between any Building or Manufactured Home/Tiny Home and the boundary of a Manufactured Home/Tiny Home park..... 7.5m
- (b) between any Manufactured Home/Tiny Home and any Accessory Building..... 1.2m

(7) Application of General Rules

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Residential Districts, described in Section 82, apply to Uses in this District.

**89. R-RL Restricted Low Density Residential**

(1) Purpose

For the Development of Single Detached Dwellings and Accessory Uses on selected large and/or environmentally-sensitive Sites.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Dwelling, Single Detached,
- (c) Home Occupations - Type A.

(3) Discretionary Uses

- (a) Child Care, Minor,
- (b) Group Homes,
- (c) Home Occupations - Type B,
- (d) Home Occupations - Type C.

(4) Minimum Parcel Size

	<b>Width (m)</b>	<b>Area (m<sup>2</sup>)</b>
On all Parcels	22.0	836.0

or as required on a  
comprehensive siting plan

(5) Maximum Building Height

- (a) All Uses, except Accessory Buildings ..... 10.0m
- (b) Accessory Buildings ..... 5.18m

(6) Minimum Setbacks

Unless otherwise indicated on a comprehensive siting plan:

	<b>Front (m)</b>	<b>Side (m)</b>	<b>Rear (m)</b>
(a) On all Parcels	7.6	3.0	7.6
(b) Attached garages or carports	7.6	2.0	7.6
(c) All Accessory Buildings	See Section 82(4)		

(7) Application of General Rules

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Residential Districts, described in Section 82, apply to Uses in this District.

**90. R-SL Small Parcel Low Density Residential**

(1) Purpose

For the Development of Single Detached Dwellings on small Parcels of various widths.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Dwelling, Single Detached,
- (c) Home Occupations - Type A.

(3) Discretionary Uses

- (a) Group Homes,
- (b) Home Occupations - Type B,
- (c) Home Occupations - Type C,

(4) Density

For all R-SL Districts identified in an Outline Plan approved on or after the date of this Bylaw:

Maximum..... 25 Dwelling Units/hectare

(5) Minimum Parcel Size

(a) Width:

- (i) Minimum ..... 10.0m
- (ii) Average width in a subdivision application must be a minimum of..... 11.0m

(6) Maximum Building Height

- (a) Dwellings..... 10.0m
- (b) Accessory Buildings..... 5.18m

(7)	Minimum Setbacks			
		<b>Front (m)</b>	<b>Side (m)</b>	<b>Rear (m)</b>
(a)	Dwellings	6.0	1.2	7.6
(b)	Accessory Buildings	See Section 82(4)		

(8) Application of General Rules

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Residential Districts, described in Section 82, apply to Uses in this District.

**91. R-37 Medium Density Residential**

(1) Purpose

Primarily for the Development of multiple unit Dwellings at medium densities.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Dwelling, Apartments,
- (c) Dwelling, Pre-Planned Two-Units,
- (d) Dwelling, Townhouse,
- (e) Dwelling, Two-Unit,
- (f) Home Occupations - Type A,
- (g) Signs.

(3) Discretionary Uses

- (a) Boarding Houses,
- (b) Child Care, Minor,
- (c) Dwelling, Single Detached,
- (d) Group Homes,
- (e) Home Occupations - Type B,
- (f) Home Occupations - Type C,
- (g) Senior Citizen Housing, Independent Living Facility,
- (h) Senior Citizen Housing, Assisted/Supportive Living Facility,
- (i) Senior Citizen Housing, Long-Term Care Facility,
- (j) Senior Citizen Housing, Congregate Facility.

(4) Density

Calculated in accordance with Section 45:

- (a) Minimum..... 26 Dwelling Units/hectare
- (b) Maximum..... 37 Dwelling Units/hectare

Unless other minimum or maximum densities are set out in a Statutory Plan.

(5) Minimum Parcel or Site Size

Subject to the general provisions pertaining to Non-Conforming Uses and Buildings described in Section 42, the following minimum requirements shall apply to each Parcel (or Site, if noted):

		<b>Width (m)</b>	<b>Area (m<sup>2</sup>)</b>
(a)	Dwelling, Single Detached and Child Care, Minor		
(i)	On Parcels with Lane access	11.0	320.0
(ii)	On Parcels without Lane access	13.0	360.0
(b)	Dwelling, Two-Unit, Group Homes, Boarding Houses and Utility Facilities	---	464.5
(c)	Dwelling, Apartment	---	811.0
(d)	Dwelling, Townhouse (each unit)	---	149.0

(6) Maximum Building Height

(a)	All Uses, except Accessory Buildings .....	10.0m
(b)	Accessory Buildings.....	5.18m

(7) Minimum Setbacks

		<b>Front (m)</b>	<b>Side (m)</b>	<b>Rear (m)</b>
(a)	Dwelling, Single Detached, Dwelling, Two-Unit and Child Care, Minor			
(i)	On Parcels or Sites with Lane access or where a garage or carport is provided and on all Corner Parcels	6.0	1.2	7.6
(ii)	On Interior Parcels or Sites without Lane access where no garage or carport is provided			



	Dwelling, Single Detached and Child Care, Minor	6.0	1.2 & 3.0	7.6
	Dwelling, Two-Unit	6.0	3.0	7.6
(b)	Dwelling, Apartment, Dwelling, Townhouse, Boarding Houses and Group Homes			
(i)	two Storeys in Height or less	6.0	3.0	7.6
(ii)	over two Storeys in Height	9.0	3.0	7.6
(c)	All Accessory Buildings		See Section 82(4)	
(8)	Landscaping (Does not apply to Development of Single Detached Dwellings on individual fee-simple Parcels.)			
	Shall be provided and completed in accordance with Section 58.			
(9)	Application of General Rules			
	The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Residential Districts, described in Section 82, apply to Uses in this District.			

**92. R-50 Medium Density Residential**

(1) Purpose

Primarily for the Development of multiple unit Dwellings at medium densities.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Dwelling, Apartments,
- (c) Dwelling, Pre-Planned Two-Units,
- (d) Dwelling, Townhouse,
- (e) Dwelling, Two-Unit,
- (f) Home Occupations - Type A,
- (g) Signs.

(3) Discretionary Uses

- (a) Boarding Houses,
- (b) Child Care, Minor,
- (c) Dwelling, Single Detached,
- (d) Group Homes,
- (e) Home Occupations - Type B,
- (f) Home Occupations - Type C,
- (g) Senior Citizen Housing, Independent Living Facility,
- (h) Senior Citizen Housing, Assisted/Supportive Living Facility,
- (i) Senior Citizen Housing, Long-Term Care Facility,
- (j) Senior Citizen Housing, Congregate Facility.

(4) Density

Calculated in accordance with Section 45:

- (a) Minimum..... 26 Dwelling Units/hectare
- (b) Maximum..... 50 Dwelling Units/hectare

(5) Minimum Parcel or Site Size

Subject to the general provisions pertaining to Non-Conforming Uses and Buildings described in Section 42, the following minimum requirements shall apply to each Parcel (or Site, if noted):

		<b>Width (m)</b>	<b>Area (m<sup>2</sup>)</b>
(a)	Dwelling, Single Detached and Child Care, Minor		
(i)	On Parcels with Lane access	11.00	320.0
(ii)	On Parcels without Lane access	13.0	360.0
(b)	Dwelling, Two-Unit, Group Homes, Boarding Houses and Utility Facilities	---	464.5
(c)	Dwelling, Apartment	---	811.0
(d)	Dwelling, Townhouse (each unit)	---	149.0

(6) Maximum Building Height

(a)	All Uses, except Accessory Buildings .....	10.0m
(b)	Accessory Buildings.....	5.18m

(7) Minimum Setbacks

		<b>Front (m)</b>	<b>Side (m)</b>	<b>Rear (m)</b>
(a)	Dwelling, Single Detached, Dwelling, Two-Unit and Child Care, Minor			
(i)	On Parcels or Sites with Lane access or where a garage or carport is provided and on all Corner Parcels	6.0	1.2	7.6
(ii)	On Interior Parcels or Sites without Lane access where no garage or carport is provided			

	Dwelling, Single Detached and Child Care, Minor	6.0	1.2 & 3.0	7.6
	Dwelling, Two-Unit	6.0	3.0	7.6
(b)	Dwelling, Apartment, Dwelling, Townhouse, Boarding Houses and Group Homes			
	(i) two Storeys in Height or less	6.0	3.0	7.6
	(ii) over two Storeys in Height	9.0	3.0	7.6
(c)	All Accessory Buildings		See Section 82(4)	

(8) Landscaping

Shall be provided and completed in accordance with Section 58.

(9) Application of General Rules

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Residential Districts, described in Section 82, apply to Uses in this District.

**93. R-60 Medium Density Residential**

(1) Purpose

Primarily for the Development of multiple unit Dwellings at medium densities.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Dwelling, Apartments,
- (c) Dwelling, Townhouse,
- (d) Home Occupations - Type A,
- (e) Signs.

(3) Discretionary Uses

- (a) Boarding Houses,
- (b) Child Care, Minor,
- (c) Dwelling, Pre-Planned Two-Units,
- (d) Dwelling, Two-Unit,
- (e) Group Homes,
- (f) Home Occupations - Type B,
- (g) Home Occupations - Type C,
- (h) Senior Citizen Housing, Independent Living Facility,
- (i) Senior Citizen Housing, Assisted/Supportive Living Facility,
- (j) Senior Citizen Housing, Long-Term Care Facility,
- (k) Senior Citizen Housing, Congregate Facility.

(4) Density

Calculated in accordance with Section 45:

- (a) Minimum..... 26 Dwelling Units/hectare
- (b) Maximum..... 60 Dwelling Units/hectare

(5) Minimum Parcel or Site Size

Subject to the general provisions pertaining to Non-Conforming Uses and Buildings described in Section 42, the following minimum requirements shall apply to each Parcel (or Site, if noted):

	<b>Width (m)</b>	<b>Area (m<sup>2</sup>)</b>
(a) Child Care, Minor		
(i) On Parcels with Lane access	11.0	320.0
(ii) On Parcels without Lane access	13.0	360.0
(b) Dwelling, Two-Unit, Group Homes, Boarding Houses and Utility Facilities	---	464.5
(c) Dwelling, Apartment	---	811.0
(d) Dwelling, Townhouse (each unit)	---	149.0

(6) Maximum Building Height

(a) All Uses, except Accessory Buildings .....	10.0m
(b) Accessory Buildings.....	5.18m

(7) Minimum Setbacks

	<b>Front (m)</b>	<b>Side (m)</b>	<b>Rear (m)</b>
(a) Dwelling, Two-Unit and Child Care, Minor			
(i) On Parcels or Sites with Lane access or where a garage or carport is provided and on all Corner Parcels	6.0	1.2	7.6
(ii) On Interior Parcels or Sites without Lane access where no garage or carport is provided			
Dwelling, Single Detached and Child Care, Minor	6.0	1.2 & 3.0	7.6

	Dwelling, Two-Unit	6.0	3.0	7.6
(b)	Dwelling, Apartment, Dwelling, Townhouse, Boarding Houses and Group Homes			
	(i) two Storeys in Height or less	6.0	3.0	7.6
	(ii) over two Storeys in Height	9.0	3.0	7.6
(c)	All Accessory Buildings		See Section 82(4)	
(8)	Landscaping			
	Shall be provided and completed in accordance with Section 58.			
(9)	Application of General Rules			
	The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Residential Districts, described in Section 82, apply to Uses in this District.			

**94. R-75 Medium Density Residential**

(1) Purpose

Primarily for the Development of multiple unit Dwellings at medium densities.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Dwelling, Apartments,
- (c) Dwelling, Townhouse,
- (d) Home Occupations - Type A,
- (e) Signs.

(3) Discretionary Uses

- (a) Boarding Houses,
- (b) Child Care, Minor,
- (c) Dwelling, Two-Unit,
- (d) Group Homes,
- (e) Home Occupations - Type B,
- (f) Home Occupations - Type C,
- (g) Senior Citizen Housing, Independent Living Facility,
- (h) Senior Citizen Housing, Assisted/Supportive Living Facility,
- (i) Senior Citizen Housing, Long-Term Care Facility,
- (j) Senior Citizen Housing, Congregate Facility.

(4) Density

Calculated in accordance with Section 45:

- (a) Minimum..... 26 Dwelling Units/hectare
- (b) Maximum..... 75 Dwelling Units/hectare



(5) Minimum Parcel or Site Size

Subject to the general provisions pertaining to Non-Conforming Uses and Buildings described in Section 42, the following minimum requirements shall apply to each Parcel (or Site, if noted):

		<b>Width (m)</b>	<b>Area (m<sup>2</sup>)</b>
(a)	Child Care, Minor		
(i)	On Parcels with Lane access	11.0	320.0
(ii)	On Parcels without Lane access	13.0	360.0
(b)	Dwelling, Two-Unit, Group Homes, Boarding Houses and Utility Facilities	---	464.5
(c)	Dwelling, Apartment	---	811.0
(d)	Dwelling, Townhouse (each unit)	---	149.0

(6) Maximum Building Height

(a)	All Uses, except Accessory Buildings .....	13.2m
(b)	Accessory Buildings.....	5.18m

(7) Minimum Setbacks

		<b>Front (m)</b>	<b>Side (m)</b>	<b>Rear (m)</b>
(a)	Dwelling, Two-Unit and Child Care, Minor			
(i)	On Parcels or Sites with Lane access or where a garage or carport is provided and on all Corner Parcels	6.0	1.2	7.6
(ii)	On Interior Parcels or Sites without Lane access where no garage or carport is provided	6.0	1.2 & 3.0	7.6

(b) Dwelling, Apartment, Dwelling,  
Townhouse, Boarding Houses and  
Group Homes

(i)	two Storeys in Height or less	6.0	3.0	7.6
(ii)	over two Storeys in Height	9.0	3.0	7.6

(c) All Accessory Buildings See Section 82(4)

(8) Landscaping

Shall be provided and completed in accordance with Section 58.

(9) Application of General Rules

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Residential Districts, described in Section 82, apply to Uses in this District.

**95. R-100 High Density Residential**

(1) Purpose

Primarily for the Development of multiple unit Dwellings at high densities.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Dwelling, Apartments,
- (c) Dwelling, Townhouse,
- (d) Home Occupations - Type A,
- (e) Signs.

(3) Discretionary Uses

- (a) Boarding Houses,
- (b) Child Care, Major,
- (c) Child Care, Minor,
- (d) Group Homes,
- (e) Home Occupations - Type B,
- (f) Home Occupations - Type C,
- (g) Senior Citizen Housing, Independent Living Facility,
- (h) Senior Citizen Housing, Assisted/Supportive Living Facility,
- (i) Senior Citizen Housing, Long-Term Care Facility,
- (j) Senior Citizen Housing, Congregate Facility.

(4) Density

Calculated in accordance with Section 45:

- (a) Minimum..... 76 Dwelling Units/hectare
- (b) Maximum..... 100 Dwelling Units/hectare

(5) Minimum Parcel or Site Size

Subject to the general provisions pertaining to Non-Conforming Uses and Buildings described in Section 42, the following minimum requirements shall apply to each Parcel (or Site, if noted):

		<b>Width (m)</b>	<b>Area (m<sup>2</sup>)</b>
(a)	Child Care, Major and Child Care, Minor		
	(i) On Parcels with Lane access	11.0	320.0
	(ii) On Parcels without Lane access	13.0	360.0
(b)	Group Homes and Boarding Houses	---	464.5
(c)	Dwelling, Apartment	---	1000.0
(d)	Dwelling, Townhouse (each unit)	---	149.0

(6) 'Deleted'

(7) Minimum Setbacks

		<b>Front (m)</b>	<b>Side (m)</b>	<b>Rear (m)</b>
(a)	Child Care, Major and Child Care, Minor			
	(i) On Parcels or Sites with Lane access or where a garage or carport is provided and on all Corner Parcels	6.0	1.2	7.6
	(ii) On Interior Parcels or Sites without Lane access where no garage or carport is provided	6.0	1.2 & 3.0	7.6

(b) Dwelling, Apartment, Dwelling,  
Townhouse, Boarding Houses and  
Group Homes

(i)	two Storeys in Height or less	6.0	3.0	7.6
(ii)	over two Storeys in Height	9.0	3.0	7.6

(c) All Accessory Buildings See Section 82(4)

(8) Landscaping

Shall be provided and completed in accordance with Section 58.

(9) Application of General Rules

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Residential Districts, described in Section 82, apply to Uses in this District.

**96. R-150 High Density Residential**

(1) Purpose

Primarily for the Development of multiple unit Dwellings at high densities.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Dwelling, Apartments,
- (c) Dwelling, Townhouse,
- (d) Home Occupations - Type A,
- (e) Signs.

(3) Discretionary Uses

- (a) Boarding Houses,
- (b) Child Care, Major,
- (c) Child Care, Minor,
- (d) Group Homes,
- (e) Home Occupations - Type B,
- (f) Home Occupations - Type C,
- (g) Senior Citizen Housing, Independent Living Facility,
- (h) Senior Citizen Housing, Assisted/Supportive Living Facility,
- (i) Senior Citizen Housing, Long-Term Care Facility,
- (j) Senior Citizen Housing, Congregate Facility.

(4) Density

Calculated in accordance with Section 45:

- (a) Minimum..... 76 Dwelling Units/hectare
- (b) Maximum..... 150 Dwelling Units/hectare

(5) Minimum Parcel or Site Size:

Subject to the general provisions pertaining to Non-Conforming Uses and Buildings described in Section 42, the following minimum requirements shall apply to each Parcel (or Site, if noted):

		<b>Width (m)</b>	<b>Area (m<sup>2</sup>)</b>
(a)	Child Care, Major and Child Care, Minor		
	(i) On Parcels with Lane access	11.0	320.0
	(ii) On Parcels without Lane access	13.0	360.0
(b)	Group Homes and Boarding Houses	---	464.5
(c)	Dwelling, Apartment	---	1000.0
(d)	Dwelling, Townhouse (each unit)	---	149.0

(6) Minimum Setbacks

		<b>Front (m)</b>	<b>Side (m)</b>	<b>Rear (m)</b>
(a)	Child Care, Major and Child Care, Minor			
	(i) On Parcels or Sites with Lane access or where a garage or carport is provided and on all Corner Parcels	6.0	1.2	7.6
	(ii) On Interior Parcels or Sites without Lane access where no garage or carport is provided	6.0	1.2 & 3.0	7.6
(b)	Dwelling, Apartment, Dwelling, Townhouse, Boarding Houses, Group Homes and Auxiliary Retail and Services			
	(i) two Storeys in Height or less	6.0	3.0	7.6
	(ii) over two Storeys in Height	9.0	3.0	7.6

(c) All Accessory Buildings

See Section 82(4)

(7) Landscaping

Shall be provided and completed in accordance with Section 58.

(8) Application of General Rules

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Residential Districts, described in Section 82, apply to Uses in this District.



**97. R-200 High Density Residential**

(1) Purpose

Primarily for the Development of multiple unit Dwellings at high densities.

(2) Permitted Uses

- (a) Accessory Buildings,
- (b) Dwelling, Apartments,
- (c) Dwelling, Townhouse,
- (d) Home Occupations - Type A,
- (e) Signs.

(3) Discretionary Uses

- (a) Boarding Houses,
- (b) Child Care, Major,
- (c) Child Care, Minor,
- (d) Group Homes,
- (e) Home Occupations - Type B,
- (f) Home Occupations - Type C,
- (g) Senior Citizen Housing, Independent Living Facility,
- (h) Senior Citizen Housing, Assisted/Supportive Living Facility,
- (i) Senior Citizen Housing, Long-Term Care Facility,
- (j) Senior Citizen Housing, Congregate Facility.

(4) Density

Calculated in accordance with Section 45:

- (a) Minimum..... 76 Dwelling Units/hectare
- (b) Maximum..... 200 Dwelling Units/hectare

(5) Minimum Parcel or Site Size

Subject to the general provisions pertaining to Non-Conforming Uses and Buildings described in Section 42, the following minimum requirements shall apply to each Parcel (or Site, if noted):

		<b>Width (m)</b>	<b>Area (m<sup>2</sup>)</b>
(a)	Child Care, Major and Child Care, Minor		
	(i) On Parcels with Lane access	11.0	320.0
	(ii) On Parcels without Lane access	13.0	360.0
(b)	Group Homes and Boarding Houses	---	464.5
(c)	Dwelling, Apartment	---	1000.0
(d)	Dwelling, Townhouse (each unit)	---	149.0

(6) Minimum Setbacks

		<b>Front (m)</b>	<b>Side (m)</b>	<b>Rear (m)</b>
(a)	Child Care, Major and Child Care, Minor			
	(i) On Parcels or Sites with Lane access or where a garage or carport is provided and on all Corner Parcels	6.0	1.2	7.6
	(ii) On Interior Parcels or Sites without Lane access where no garage or carport is provided	6.0	1.2 & 3.0	7.6
(b)	Dwelling, Apartment, Dwelling, Townhouse, Boarding Houses, Group Homes and Auxiliary Retail and Services			
	(i) two Storeys in Height or less	6.0	3.0	7.6
	(ii) over two Storeys in Height	9.0	3.0	7.6

(c) All Accessory Buildings

See Section 82(4)

(7) Landscaping

Shall be provided and completed in accordance with Section 58.

(8) Application of General Rules

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Residential Districts, described in Section 82, apply to Uses in this District.

**98. R-LF Low Density Flexible Residential**

(1) Purpose

Primarily for the Development of a range of low density housing types with a pedestrian orientation as well as residentially related land Uses intended to serve the local neighbourhood. This district is intended to offer a high degree of flexibility in neighbourhood composition and design and is intended for new areas of the City as identified in an Outline Plan approved, or in and Outline Plan amended, on or after the date this Land Use Bylaw amendment comes into force.

(2) Permitted Uses

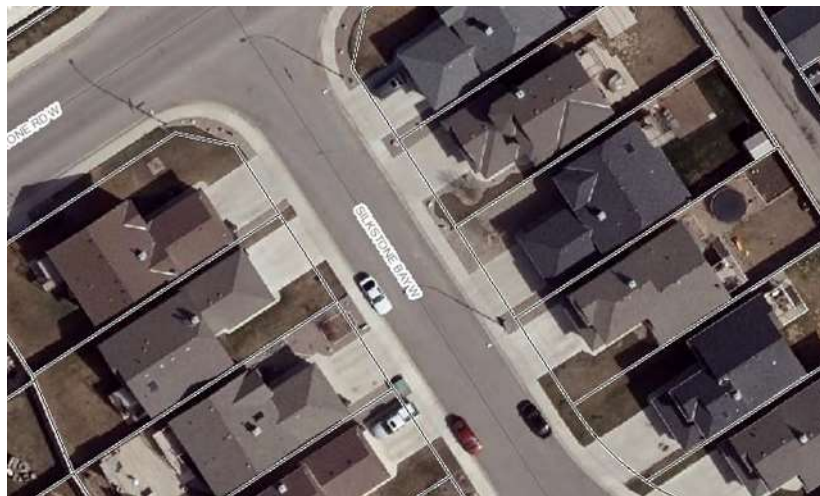
- (a) Accessory Buildings,
- (b) Child Care, Minor,
- (c) Dwelling, Four-Plexes,
- (d) Dwelling, Single Detached,
- (e) Dwelling, Townhouse,
- (f) Dwelling, Two-Unit,
- (g) Group Homes,
- (h) Home Occupations - Type A,
- (i) Home Occupations - Type B,
- (j) Home Occupations - Type C,
- (k) Home Occupations – Type D,
- (l) Neighbourhood Facilities,
- (m) Secondary Suites – (including House Suites, Garage Suites, and Garden Suites).

(3) Discretionary Uses

- (a) Child Care, Major,
- (b) Neighbourhood Mixed Use,
- (c) Neighbourhood Religious Assembly,
- (d) Signs (see Section 98(21)),
- (e) Utility Facilities.

- (4) Minimum Contiguous Development Area ..... 1.0 hectare
- (5) Maximum Density
  - (a) Excluding Public Roadways, utility Parcels and Parks to be dedicated to the City .....as set out in the Outline Plan
- (6) Landscaping Area, for all Uses  
Minimum percentage of a Front Yard (where present) ..... 25%
  - (a) shall be identified on the Site plan and the calculation shall be provided,
  - (b) shall not be used to provide a parking space,
  - (c) failure to provide or the reduction or removal of the required Landscaping area may result in issuance of a Stop Order.
- (7) Front Driveway Locations for all Uses

Where Front Yard driveways are allowed the driveway on one Parcel should be paired with the front driveway on one of the neighbouring Parcels (see figure 1).



Typical instances where pairing may not be possible include but are not limited to:

- (a) When there is an uneven number of Parcels in a block or cul-de-sac, one Parcel may have an unpaired driveway.
- (b) When a utility installation such as a light standard or electrical box limits placement of the driveway, the driveway(s) may be unpaired.
- (c) When the configuration of a Parcel dictates the placement of a garage and driveway, driveway(s) may be unpaired.

- (d) Where a driveway provides access to rear parking for a “Neighbourhood Mixed Use” Development.

(8) Development Requirements for all Parcels with Frontage on a Traffic Roundabout

- (a) All Parcels shall have Lane access.
- (b) Driveways are not permitted on any portion of the Parcel that fronts on a Traffic Roundabout (see figure 2).



(9) Development Requirements for Single Detached Dwellings

- (a) Minimum Parcel Dimensions:
  - (i) Interior Parcel with Lane access:
    - Width 8.6m
    - Length 30.0m
  - (ii) Interior Parcel without Lane access:
    - Width 9.15m
    - Length 30.0m
  - (iii) Corner Parcel, with or without Lane access:
    - Width 11.6m
    - Length 30.0m

- (b) Maximum Building Height:
  - Dwellings..... 11.5m
  - Accessory Buildings..... 5.18m
- (c) Maximum Parcel Coverage:
  - Inclusive of all Buildings on a Parcel ..... 50%
- (d) Building Setbacks:
  - Minimum side ..... 1.2m
- (e) Front Yard Driveways:
  - Are allowed on all but Super Collector Roadways, and as noted in Section 98(8).
- (f) Off-Street Parking Spaces:
  - Shall be compliant with Section 63.
- (10) Development Requirements for Two-Unit Dwellings
  - (a) Minimum Parcel Dimensions (with or without Lane access):
    - (i) Side-by-side style units, on an Interior Parcel:
      - Width, when 2 units are on one Parcel ..... 13.6m
      - Width, when each unit is on a Parcel ..... 6.8m
      - Length 30.0m
    - (ii) Side-by-side style units, on a Corner Parcel:
      - Width, when 2 units are on one Parcel ..... 15.4m
      - Width, when each unit is on a Parcel ..... 6.8m interior  
8.6m corner
      - Length 30.0m
    - (iii) Stacked style units, on an Interior Parcel:
      - Width 13.6m
      - Length 30.0m

- (iv) Stacked style units, on a Corner Parcel:
  - Width 15.4m
  - Length 30.0m
- (b) Maximum Building Height:
  - Dwelling, Two-Unit ..... 11.5m
  - Accessory Buildings..... 5.18m
- (c) Maximum Parcel Coverage:
  - Inclusive of all Buildings on a Parcel ..... 50%
- (d) Building Setbacks:
  - Minimum side ..... 1.2m
- (e) Front Yard Driveways:
  - Are allowed on all but Super Collector Roadways, and as noted in Section 98(8).
- (f) Off-Street Parking Spaces:
  - Shall be compliant with Section 63.
- (g) Floor Plan Design:
  - Shall limit the possibility, in the opinion of the Development Authority, of an illegal conversion to additional Dwelling Units.
- (11) Development Requirements for Townhouse Dwellings
  - (a) Laneless Parcels are not permitted.
  - (b) Minimum Parcel or Unit Site Dimensions:
    - (i) Each internal unit:
      - Width 5.5m
      - Length 30.0m



- (ii) Each end unit:
  - Width on an Interior Parcel ..... 7.3m
  - Width on a Corner Parcel..... 9.0m
  - Length 30.0m
- (c) Maximum Building Height:
  - Dwelling, Townhouse..... 13.2m
  - Accessory Buildings..... 5.18m
- (d) Maximum Parcel Coverage:
  - Inclusive of all Buildings on a Parcel.
  - Interior unit 55%
  - End unit..... 45%
- (e) Building Setbacks:
  - Minimum side ..... 3.0m
  - Maximum front, on an Interior Parcel..... 4.5m
  - Maximum short front, on a Corner Parcel..... 4.5m
- (f) Minimum Separation Distances:
  - Between two sets of Townhouse Dwelling units on one Parcel..... 6.0m
- (g) Front Yard Driveways:
  - Are not allowed. All Off-Street Parking shall be accessed from Lanes.
- (h) Off-Street Parking Spaces:
  - Shall be compliance with Section 63.
- (i) Pedestrian Orientation:
  - Townhouse Dwelling units shall be oriented to (front doors facing) a public Street.

(12) Development Requirements for Four-Plex Dwellings

- (a) Laneless Parcels are not permitted.
- (b) Minimum Parcel Area Dimensions:
  - (i) Area.....800.0m<sup>2</sup>
  - (ii) Width ..... 20.0m
  - (iii) Length ..... 30.0m
- (c) Building Setbacks:
  - Minimum side ..... 3.0m
- (d) Minimum Separation Distances:
  - Between two Four-Plex Dwellings on one Parcel ..... 6.0m
- (e) Front Yard Driveways:
  - Are not allowed. All Off-Street Parking shall be accessed from Lanes.
- (f) Off-Street Parking:
  - Shall be compliant with Section 63.
- (g) Pedestrian Orientation:
  - At least one of the units shall be oriented to (front doors facing) a public Street.

(13) Development Requirements for Secondary Suites – all types

- (a) A Secondary Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or from the existing Parcel through subdivision.
- (b) Secondary Suites are allowed only on Parcels containing one Single Detached Dwelling.
- (c) Maximum number of Secondary Suites per Parcel ..... 1
- (d) Maximum Parcel Coverage
  - Inclusive of all Buildings on a Parcel ..... 50%
- (e) Minimum floor area.....30.0m<sup>2</sup>

- (f) Off-Street Parking Requirement:
  - (i) 1 bedroom ..... 1 space
  - (ii) 2 or more bedrooms..... 2 spaces

In addition to those spaces required for the Single Detached Dwelling.

(14) Development Requirements for Secondary Suites

House Suites constructed within a Single Detached Dwelling

- (a) Minimum Parcel Width..... 11.6m
- (b) Siting requirements:

The suite must be within a house located:

- (i) on a Corner Parcel, with or without a Lane, but not a Parcel fronting (completely or partially) on a Traffic Roundabout, or
- (ii) on an Interior Parcel with a Lane but not a Parcel fronting (completely or partially) on a Cul-de-sac Bulb or Corner Bulb, or
- (iii) on a Parcel, with or without a Lane, that is completely or partially across from or abutting along its side parcel line, a Parcel with P-R or P-B zoning at a location where the P-B/P-R Parcel has a minimum 6.3m unrestricted Frontage (e.g. uninterrupted by a pathway entrance, bus stop etc.) on the roadway.

(c) Functionality, Design, Character and Appearance:

- (i) Maximum floor area:  
Equal to 100% of the Main Floor Area of the principal Dwelling.
- (ii) The suite must have a separate access either through an entryway from the exterior of the Dwelling or through a separate entrance within a common landing.
- (iii) The main door to the suite must be served by a Walkway directly connecting it to the City sidewalk and the designated parking space(s) for the suite. Designated bike storage space is recommended.
- (iv) The Dwelling must, in the opinion of the Development Authority, maintain the appearance of a Single Detached Dwelling.

(15) Development Requirements for Secondary Suites

Garage Suites (constructed above or within a detached garage accessory to a Single Detached Dwelling):

- (a) Minimum Parcel Width..... 12.2m
- (b) Siting requirements:  
A Garage Suite must be located:
  - (i) on a Corner Parcel, with or without a Lane, but not a Parcel fronting (completely or partially) on a Traffic Roundabout, or
  - (ii) on an Interior Parcel with a Lane, on a Collector Roadway, or
  - (iii) on a Parcel, with a Lane, that is completely or partially across from or abutting along its side parcel line, a Parcel with P-R or P-B zoning at a location where the P-B/P-R Parcel has a minimum 6.3m unrestricted Frontage (e.g. uninterrupted by a pathway entrance, bust stop etc.) on the roadway.
- (c) Maximum Building Height:
  - (i) Suite above garage ..... 7.5m or the Height of the principal Dwelling, whichever is less
  - (ii) Suite within garage ..... 5.18m
- (d) Maximum Floor Area:
  - (i) Suite above garage ..... equal to 100% of garage GFA
  - (ii) Suite within garage ..... equal to 50% of garage GFA
- (e) Minimum Setbacks for the suite portion:
  - (i) Side ..... 1.2m
  - (ii) Side abutting a Lane, on a Corner Parcel..... 0.6m
  - (iii) Rear ..... 0.6m
- (f) Minimum separation distances:  
Between the Garage Suite and the Single Detached Dwelling..... 1.2m
- (g) Minimum dedicated to outdoor Amenity Space:  
Which may be at or above Grade .....4.0m<sup>2</sup>

(h) Functionality, Design, Character and Appearance:

- (i) Garage Suites shall be located in side and rear Yards only.
- (ii) Exterior colour and materials, roof pitch, and window and door styles must, in the opinion of the Development Authority, match or complement the garage and the Single Detached Dwelling.
- (iii) Roof-top terraces are not permitted.
- (iv) The main door to the suite must be served by a Walkway directly connecting it to the City sidewalk and the designated parking space(s) for the suite. Designated bike storage space is recommended.
- (v) Amenity Space should be designated in accordance with Section 59(1).
- (vi) Garage Suites cannot occupy more than 50% of the Accessory Building. Principal purpose of the Building must remain an Accessory Building.

(16) Development Requirements for Secondary Suites Garden Suites (stand-alone suite):

- (a) Minimum Parcel Width..... 15.0m
- (b) Siting requirements:  
A Garden Suite must be located:
  - (i) on a Corner Parcel, with or without a Lane, but not a Parcel fronting (completely or partially) on a Traffic Roundabout, or
  - (ii) on an Interior Parcel, with or without a Lane, but not a Parcel fronting (completely or partially) on a Cul-de-sac Bulb or Corner Bulb.
- (c) Maximum Height ..... 5.18m
- (d) Maximum Floor Area ..... equal to 75% of the main floor area of the principal Dwelling
- (e) Minimum Building Setbacks:
  - (i) Side ..... 1.2m
  - (ii) Side, abutting a Lane, on a Corner Parcel..... 0.6m
  - (iii) Rear, on a Parcel without a Lane ..... 1.2m
  - (iv) Rear, on a Parcel with a Lane..... 0.6m

- (f) Minimum separation distances:
  - Between the Secondary Suite and the Single Detached Dwelling..... 2.4m
- (g) Minimum dedicated at Grade Amenity Space.....7.5m<sup>2</sup>
- (h) Functionality, Design, Character and Appearance:
  - (i) Garden Suites shall be located in side and rear Yards only.
  - (ii) Exterior colour and materials, roof pitch, and window and door styles must, in the opinion of the Development Authority, match or complement the principal Dwelling.
  - (iii) The main door to the suite must be served by a Walkway directly connecting it to the City sidewalk and the designated parking space(s) for the suite, and/or
  - (iv) the Garden Suite may have an attached garage or carport the GFA of which is equal to no more than 30% of the Main Floor Area of the suite. Designated bike storage space is recommended.
  - (v) Amenity Space should be designated in accordance with Section 59(1).
  - (vi) On Laneless Parcels fencing and Landscaping for Screening shall be provided between the Secondary Suite and neighbouring Parcels to the satisfaction of the Development Authority.

(17) Development Requirements for Minor Child Care and Major Child Care

- (a) Siting Requirements:
  - Child Care Facilities shall be located on a Parcel that:
    - (i) is a minimum 12.2m wide and has Lane access, and
    - (ii) if a Corner Parcel, does not front (completely or partially) onto a roundabout, and
    - (iii) provides a minimum of 1 off-street Loading Space in addition to the required staff parking, and
  - (b) has Frontage on a Neighbourhood Entrance Roadway or a Collector Roadway.
  - (c) Off-Street Parking:
    - Shall be compliant with Section 63.
  - (d) General Requirements..... see Section 50

(18) Development Requirements for Group Homes

(a) Siting Requirements:

Group Home facilities shall be located on a Parcel that:

- (i) is a minimum 12.2m wide and has Lane access, and
- (ii) provides a minimum of 1 off-street Loading Space in addition to the required staff parking, and
- (iii) has Frontage on a Neighbourhood Entrance Roadway or a Collector Roadway.

(b) Off-Street Parking:

Shall be compliant with Section 63.

(c) General Requirements..... see Section 51

(19) Development Requirements for Home Occupations

(a) General Requirements..... see Section 53

(b) Allowable Settings:

- (i) Type A are allowed in all Dwelling Units.
- (ii) Type B are allowed in all Dwelling Units except:  
  
Apartment Dwellings in a Neighbourhood Mixed Use Development, and  
  
in any Dwelling Unit where a Type D Home Occupation has been approved.
- (iii) Type C are allowed only in a Single Detached Dwelling or a Secondary Suite but not in both on a single Parcel, and provided a Type D Home Occupation has not been approved.
- (iv) Type D are allowed in:  
  
a Single Detached Dwelling on a Parcel with minimum width of 12.2m and with Lane access, provided a Secondary Suite is not present on the Parcel or a Type B or Type C Home Occupation has not been approved, and  
  
on the first storey of a Townhouse Dwelling unit provided a Type B Home Occupation has not been approved.

(c) Additional Requirements for a Type D Home Occupation

(i) Siting Requirements:

Type D Home Occupations shall be developed on a Parcel that has Frontage on a Neighbourhood Entrance Roadway or a Collector Roadway but not a Parcel fronting (completely or partially) on a Traffic Roundabout.

(ii) Allowable Uses:

Neighbourhood Animal Care,

Neighbourhood Grocery Store,

Neighbourhood Repair Service,

Neighbourhood Specialty Food, Arts, and Crafts Production and Sales, which may, in addition to GFA requirements below, occupy all or a portion of an Accessory Building provided required parking spaces are not displaced,

Neighbourhood Take-out Foods,

Office,

Personal Services.

(iii) Functionality, Design, Character and Appearance:

Gross Floor Area .....no greater than Main  
Floor Area of the Dwelling  
.....Unit a maximum of 110m<sup>2</sup>

Hours of Operation ..... 7:00 am at the earliest, to  
11:00 pm at the latest, daily.

The entrance to the Type D Home Occupation must be served by a Walkway directly connecting it to the City sidewalk.

Exterior colour and materials and window and door styles or treatments must, in the opinion of the Development Authority, match or complement the principal Dwelling.



(20) Development requirements for Neighbourhood Mixed Use

- (a) Laneless Parcels are not permitted.
- (b) Minimum Parcel Area and Dimensions:  
At the discretion of the Development Authority.
- (c) Maximum Building Height ..... 15.0m
- (d) Building Setbacks:  
Minimum side ..... 3.0m
- (e) Front Driveways:  
Are permitted for rear parking access only and subject to the approval of the City of Lethbridge Transportation department.
- (f) Maximum gross floor area of each commercial unit..... 140m<sup>2</sup>
- (g) Functionality, Design, Character and Appearances:
  - (i) The Building shall have a defined architectural style and, in the opinion of the Development Authority, an acceptable level of surface articulation, differentiation in massing and roof form, and style-appropriate finishing details, materials, and colours.
  - (ii) The Building shall be as close to the Front Parcel Line as possible without projecting into utility right-of-ways.
  - (iii) The commercial units shall have direct customer access to the City sidewalk and glazing that allows pedestrian viewing into the unit interior.
  - (iv) The residential units shall have individual or group outdoor Amenity Spaces or a communal indoor Amenity Space.
- (h) Commercial units are limited to the following Uses:
  - (i) Child Care, Major,
  - (ii) Child Care, Minor,
  - (iii) Commercial School,  
Limited to a single classroom no larger than 70m<sup>2</sup>, plus associated Office, washroom and storage facilities.
  - (iv) Neighbourhood Animal Care,

- (v) Neighbourhood Facility,  
  
Limited to an area no larger than 70m<sup>2</sup>, plus associated Office, kitchen, washroom and storage facilities.
- (vi) Neighbourhood Specialty Food, Arts and Crafts Production and Sales may include a maximum of 10 seats indoors and 4 seats outdoors for customer use.
- (vii) Neighbourhood Repair Service,
- (viii) Office,
- (ix) Personal Services,
- (x) Restaurant,  
  
Limited to 70m<sup>2</sup> gross floor area and a maximum of 20 seats indoors and 8 seats outdoors.
- (xi) Retail Store.

(i) Siting Requirements:

Neighbourhood Mixed Use shall be located on a Parcel fronting on a neighbourhood entrance roadway or a Collector Roadway.

(j) Parking Requirements:

Shall be compliance with Section 63.

(21) Signs

(a) Type D Home Occupation

As per Section 53.

(b) Neighbourhood Mixed Use, Neighbourhood Religious Assembly, Child Care, Major or Child Care, Minor or Neighbourhood Facility:

(c) General Rules:

(i) Character:

All Signs shall, in the opinion of the Development Authority, be in keeping with the residential character of the neighbourhood.

(ii) Maximum number per Use:

Child Care, Major or Child Care, Minor.....1 Fascia Sign

- (iii) Neighbourhood Facility..... 1 Fascia Sign and 1 Free-Standing Sign
- (iv) Neighbourhood Religious Assembly ..... 1 Fascia Sign and 1 Free-Standing Sign
- (v) Neighbourhood Mixed Use.....1 Fascia Sign per Building and 1 Projecting Sign per commercial unit

(d) Content:

Shall be an Identification Sign only.

(i) Lighting:

Overhead lit only (no digital). Must be turned off between 11:00 p.m. and 7:00 a.m.

(ii) Fascia Signs:

Location:

On a Frontage abutting a Collector Roadway or Neighbourhood Entrance Roadway.

Area:

Maximum 15% of the area of the exterior wall on which the Fascia Sign is located.

Placement:

Shall not project or be affixed above main Storey level.

(iii) Projecting Signs:

Location:

On a Frontage abutting a Collector Roadway or Neighbourhood Entrance Roadway.

Placement:

Shall not project or be affixed above main Storey level.

Maximum number of Faces ..... 2

Maximum area of each Face.....1.0m<sup>2</sup>

Maximum projection:

From main Building facade ..... 1.2m

Minimum clearance ..... 2.4m above Grade

Minimum horizontal distance  
between Projecting Sign and curb  
or edge of a constructed Street ..... 0.6m

Design:

Shall not be supported by an 'A' frame.

(iv) Free-Standing Signs:

Location:

On a Frontage abutting a Collector Roadway or Neighbourhood  
Entrance Roadway.

Placement:

Shall not project beyond the Parcel Lines.

Maximum height..... 1.5m

Maximum number of Faces ..... 2

Maximum area of each Face.....2.0m<sup>2</sup>

(22) Application of General Rules

The General Rules for all Districts, described in Sections 43 to 64, and the General Rules for Residential Districts, described in Section 82, apply to Uses in this District.

(23) Subdivision and Development Authority Discretion

The intent of this District is to encourage Development of more diverse and self-sufficient neighbourhoods that are characterized by a variety of housing forms and Uses in a walkable environment.

(a) The Subdivision Authority is authorized to evaluate subdivision applications for a sufficient array of Lot widths (and their relation to roadway locations) to ensure the opportunity to develop a variety of Uses.

(b) The Development Authority is authorized to use a wide degree of discretion when considering waivers of the requirements and/or Discretionary Uses if they would, in the Development Authority's opinion, contribute to these outcomes.

## **DIVISION 7 - FUTURE URBAN DEVELOPMENT DISTRICT**

### **99. FUD Future Urban Development**

#### **(1) Purpose**

For the control of subdivision and Development until the required municipal services are available, area structure or area Redevelopment plans are approved, and more appropriate alternative Districts are applied. Some areas may not be suitable for Development. Future subdivision cannot occur.

#### **(2) Permitted Uses**

- (a) Accessory Buildings,
- (b) Farms,
- (c) Home Occupations - Type A,
- (d) Home Occupations - Type B,
- (e) Home Occupations - Type C,
- (f) One Dwelling, Single Detached or Manufactured Home/Tiny Home on a Parcel existing on November 5, 1984.

#### **(3) Discretionary Uses**

- (a) Additional Dwelling(s),
- (b) Animal Care, Major,
- (c) Billboards,
- (d) Cemeteries,
- (e) Child Care, Minor,
- (f) Dwelling, Two-Unit on a Parcel existing on November 5, 1984,
- (g) Greenhouses,
- (h) Group Homes,
- (i) Research Facilities,
- (j) Second Farm Dwelling on a Less Than 32.4-Hectare Parcel,
- (k) Signs,
- (l) Tourist Information Centres,

(m) Utility Facilities.

(4) Minimum Parcel Size

(a) Farms:

64.8 hectares, or the equivalent of an Unsubdivided Quarter Section

(b) Lands within approved area structure plan boundaries:

Subdivisions to facilitate the land Development process, on either the new or residual Parcel, may be allowed, regardless of Parcel size, at the discretion of the Subdivision Authority.

(c) Single Detached Dwelling:

3 acres.

(d) All other Uses:

As required by the Development Authority.

(e) Notwithstanding the minimum Parcel sizes set out above, the Subdivision Authority has the discretion to approve the subdivision of an existing Parcel to create a Farm with an area of less than 64.8 hectares provided that:

(i) the subdivision is intended to separate steeply sloping land from land suited to a Farm operation such as the production of field crops, livestock or dairy products,

(ii) the viability of the Farm operation on the residual Parcels is not jeopardized, and

(iii) separate title is needed for the Parcel comprised of the steeply sloping land to allow its Development for a Use, other than a Farm, consistent with this Bylaw.

(5) Maximum Building Height ..... 4 Storeys

(6) Minimum Setbacks:

Where a parcel abuts:

(a) A Parcel in a residential district without an intervening Street or Lane, the Principal Building on the future-urban parcel shall have a Setback for that Yard (or those Yards) abutting the residential Parcel equal to or greater than the minimum Setbacks required for the abutting residential Parcel.

- (b) A designated arterial roadway or a primary highway, all Buildings shall be set back the greater of:
  - from centre line: ..... 70.0m
  - from right-of-way:..... 40.0m
- (c) any other Public Roadway, all Buildings shall be set back from centre line ..... 38.0m

(7) Screening Adjacent to Residential Districts

- (a) For any side or rear Yard areas that abut a Residential District, with or without an intervening Lane, Screening to a minimum height of 2.4m by fences, privacy walls or Landscaping may be required.
- (b) If plant material does not provide Screening to a minimum height of 2.4m at the time of planting, a fence shall be used to satisfy the minimum Screening requirement until such time as the plant material satisfies the minimum Screening requirement.
- (c) Materials used shall provide year-round Screening.

(8) Second Farm Dwelling

An application for a Second Farm Dwelling on a Less Than 32.4-Hectare Parcel will be considered only if the applicant submits a signed affidavit indicating that the proposed Second Farm Dwelling on a Less Than 32.4 Hectare Parcel complies with the definition of that Use.

(9) Additional Dwelling(s)

May be approved if, in the opinion of the approving authority, the additional Dwelling(s) will not compromise future urbanization of the area.

(10) Non-Conforming Use Rules

The Non-Conforming Use (known as the Westside Trailer Court) shown below is subject to the requirements of Section 42 except that sheds may be allowed as Accessory Buildings and porch enclosures may be allowed as additions.



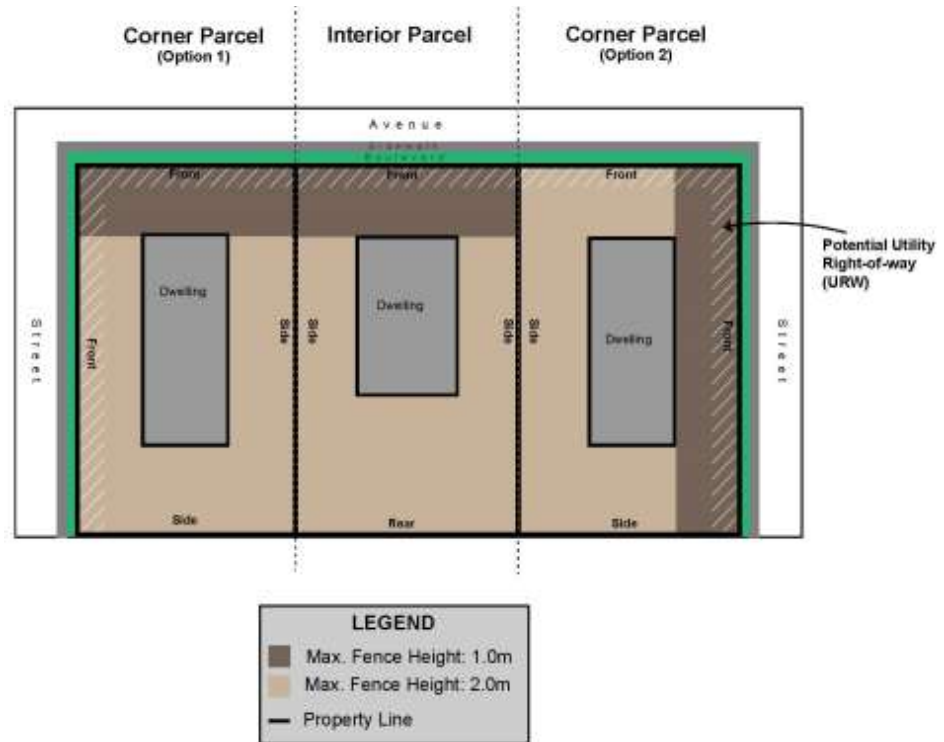
(11) Fences, Privacy Walls and Gates

Except for Farms and Resource Extraction, for which there are no restrictions, the maximum height of fences, privacy walls and gates shall be:

- (a) Interior Parcels:
  - (i) in all Front Yards ..... 1.0m
  - (ii) in all side and rear Yards..... 2.0m
- (b) Corner Parcels:
  - (i) in the area which is included in both Front Yards (shaded area on diagram below)..... 1.0m
  - (ii) in one remaining Front Yard ..... 1.0m
  - (iii) in the other remaining Front Yards ..... 2.0m



(iv) in all side and rear Yards..... 2.0m



(12) Garbage Enclosures

Except for Farms, Resource Extraction, Single Detached Dwellings and Manufactured Homes/Tiny Homes, a Principal Building or Use shall be provided with a garbage enclosure designed, located and visually screened, in accordance with the Waste Bylaw.

(13) Satellite Dishes, Radio and Television Antennas and Towers

Except for broadcasting facilities, Farms and Resource Extraction, for which there are no restrictions, radio and television antennas and towers shall be allowed in side and rear Yards or on Buildings.

(14) Landscaping

Shall be provided, completed and maintained at the discretion of the Development Authority for Discretionary Uses and in accordance with Section 58.

## **DIVISION 8 - URBAN INNOVATION DISTRICT**

### **100. UI Urban Innovation**

(1) Purpose

To allow the comprehensive Development of a Site which may or may not feature a mixture of complementary land Uses to create an environment not possible using another land Use District in this Bylaw.

(2) Permitted Uses

Uses which are in the opinion of the Development Authority, compatible with any associated Area Structure Plan, Outline Plan or the Municipal Development Plan and the approved Comprehensive Site Plan.

(3) Development Rules

(a) Prior to the issuance of any Development Permits, a Comprehensive Site Plan must be approved by City Council.

(b) Unless otherwise provided by this Bylaw or by a Statutory Plan affecting the lands described above, all Uses, terms, requirements and processes are as described in Sections 1 to 42 of the Land Use Bylaw.

(c) The Comprehensive Site Plan should address matters outlined in:

- (i) Sections 43 to 64 General Rules for all Districts,
- (ii) Section 65 General Rules for Commercial Districts,
- (iii) Section 77 General Rules for Public Service Districts, and
- (iv) Section 82 General Rules for Residential Districts.

(d) All Development shall be compatible with any associated:

- (i) Area Structure Plan,
- (ii) Outline Plan,
- (iii) Municipal Development Plan, and
- (iv) the approved Comprehensive Site Plan.

(e) All Development shall adhere to the separation distances listed in the Subdivision and Development Regulations.

**DIVISION 9 - VALLEY DISTRICT**

**101. V Valley**

(1) Purpose

To preserve or improve land and Buildings, and establish, improve or relocate Public Roadways, public utilities and other services in the area which is the subject of the River Valley Area Redevelopment Plan.

(2) Permitted Uses

The Permitted Uses described in the River Valley Area Redevelopment Plan.

(3) Discretionary Uses

The Discretionary Uses described in the River Valley Area Redevelopment Plan.

(4) Rules

The definitions, rules and Development regulations described in the River Valley Area Redevelopment Plan.

## **DIVISION 10 - DISTRICT MAPS**

Digital District Maps are available for view at:

Planning and Development Department

City of Lethbridge, Main Floor

City Hall, 910 - 4<sup>th</sup> Avenue South

Lethbridge, AB

<http://www.lethbridge.ca/living-here/Maps/Pages/Free-maps-for-download.aspx>

<http://gis.lethbridge.ca/propertyinfo/>

## **APPENDICES**

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Appendix A - Landscape Design Guidelines

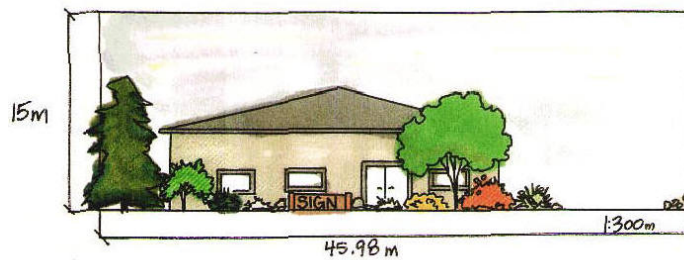
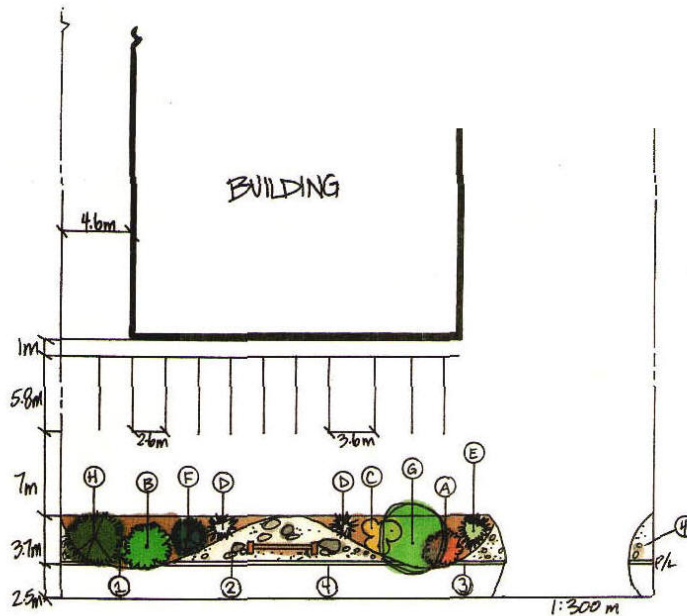
Appendix B - Site Design Guidelines

Appendix C - Infill Design Guidelines

Appendix D - Statutory Plan Areas

# Landscape Design Guidelines

## Multi-family Residential, Commercial, Industrial, Institutional Developments



Planning and Development

September 1, 2020

APPENDIX A, LAND USE BYLAW 6300

City of Lethbridge  
910 - 4 Avenue South, T1J 0P6  
[www.lethbridge.ca](http://www.lethbridge.ca)



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## Acknowledgements

Text and Drawings: Ryan Carriere, Jim Matthews

Photos: George Kuhl





## Why Have Landscape Design Guidelines?

The quality of design, character and appearance is important to the experience both residents and visitors have of their community. Good design, including the incorporation of good quality landscaping, is important to the aesthetics of a place. These “Landscape Design Guidelines” are intended to help developers meet or exceed the landscaping requirements of Land Use Bylaw 6300.

## Landscape Design Objectives

- Water is a limited commodity in Lethbridge and must be used judiciously. Mulching, low volume irrigation, and water thrifty plants must be considered for the landscape design. Drip irrigation and mulch is required in order to ensure plants become well established.
- Plants fulfill a multitude of purposes such as visually improving the scale and impact of buildings and parking lots, screening unsightly land uses, moderating the temperature, improving air quality, and providing food and habitat for birds and animals. The landscape design must give consideration to these effects.
- People feel an innate connection to the natural world and landscaping contributes to our physical and mental well-being. The landscape design should include areas designed so that people can stop awhile, relax, and enjoy their surroundings.
- Trees filter air, provide shade, and are of great visual and environmental value. The landscape design must employ an adequate number of trees. The design must consist of a variety of trees and shrubs in a cohesive arrangement.
- The landscape design must respect and improve views from public areas. The view of any development from the street is important. It creates the initial impression of the development and contributes to the overall character of the area.
- The landscape design must provide pedestrian links to nearby pedestrian and bike pathways, parks and streets.
- The landscape design must respect and improve views from neighbouring residential properties. It is important that any development adjacent to residential areas be a “friendly” neighbour and landscaping, including fencing, should provide buffering and screening where necessary.

# Landscape Design Considerations

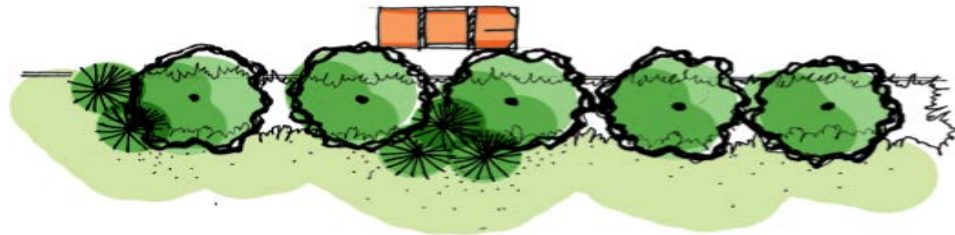
## Water Economy

- All planted areas are to be covered with landscape fabric and mulched.
- All landscaped areas must be irrigated. Low volume irrigation methods are encouraged. Even a Xeric (dry land) landscape design must still have an irrigation system to ensure survival during the initial years and to provide some water if required after the landscape is established.
- Irrigated lawns use considerably more water than mulched shrubs. Lawns should be used only for a specific effect such as around main entrances or where the lawn will be used as a gathering or play area.
- The use of drought tolerant plant material is encouraged.
- The use of man-made water features and fountains is discouraged.

## Views from Public Areas

Landscaping should be provided from areas such as roads, schools and parks:

- along property lines that are next to public areas.
- along the base of buildings that are seen from the public areas.
- between parking areas and public roads.
- along property lines adjacent to roadways The planting of other trees in addition to the street trees is strongly encouraged.



## Views from Residential Areas

Landscaping and buffering of commercial, industrial, and institutional developments are to be provided when adjacent to a residential area. Specific requirements are identified in Land Use Bylaw 6300. In addition,

- the entire buffer space should be landscaped in trees and shrubs.
- landscaped berms may be considered where appropriate.

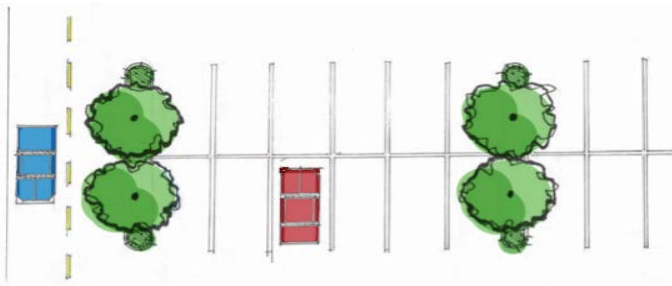
## Parking, Vehicular Traffic, and Waste Collection areas

Outdoor storage or waste collection areas should be screened by fencing, hedging or landscaping.

Where landscaping is adjacent to parking or vehicular traffic there should be a concrete curb to protect the landscaping from damage.

In parking areas, landscape islands of trees and shrubs should be used to visually break up large expanses of parking. They are encouraged:

- between internal collectors (not used for direct access to parking stalls) and aisles that provide direct access to parking stalls,
- at the end of aisles.
- in mid-aisle to interrupt long aisles of parking stalls.



## Safety

A good landscape design can enhance the safety of both public areas and private property. It is important to ensure that a landscape plan considers some key principles of safety.

Landscaping should not create blind spots or potential hiding places.

There may be a need to screen storage yards or noxious land uses. In other cases though, landscaping should allow for the natural surveillance of the public areas by those on private property and vice versa ... a natural surveillance of the private property by those on the street.

Landscaping can be used along a property line to create a sense of; care and attention, use of the space, and ownership. This definition of space avoids the creation of an empty area that seems uncared for and becomes a visual “no man’s land” that does not seem part of either the public or private realm.

## Existing Landscaping

Integration with or augmentation of, any existing landscaping is encouraged.

Retention of existing trees and integrating them into the proposed site and landscape design is encouraged.

# Landscape Design Principles

## Cohesiveness

To create visual cohesiveness, choose a few types of plants and use them repeatedly in groups throughout the site. This creates overall visual continuity as opposed to a hodge-podge of “one of everything”.

It is best to use a particular type of plant in odd number groupings (7, 9, 11 etc).

## Focus

A change in the type or number of plants can be used to create a focus. Focus is important:

- at entrances onto the site for either cars (driveways) or people (sidewalks).
- near important entrances and doors into buildings.
- to emphasize changes in architecture.
- at intersections, if the property is on a street corner.



*Focus created by the use of landscape material*



*No focus*



*Focus*



*No focus*

A focus is created by

- changing the shape of the landscaped bed.
- using more landscaping at the focus.
- using a certain type of plant(s) or a specimen plant only at a focus.

## Depth and Variety

Plant types should be selected such that there is interest provided in all four seasons. The use of at least one type of evergreen tree or shrub is encouraged.

To increase variety and interest, choose different types of plants that will grow to be various heights. Include a combination of groundcovers, shrubs of various heights and trees.



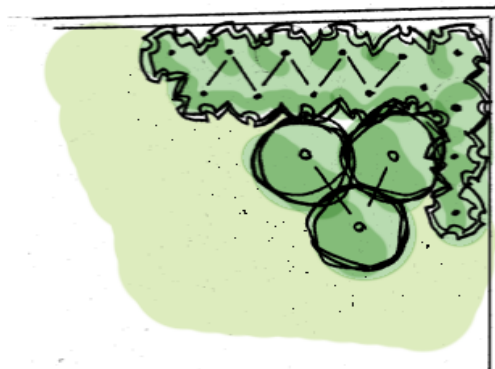
*Groundcovers, trees and shrubs create variety.*



*One height is visually monotonous.*

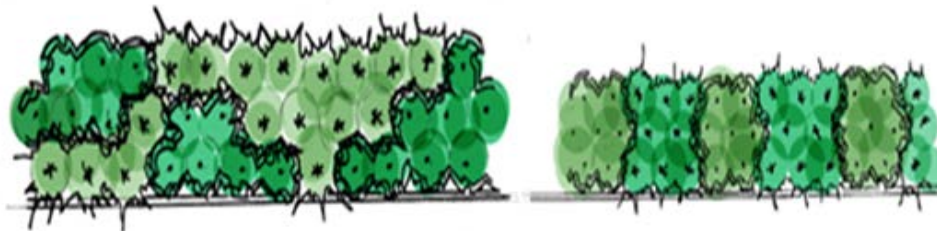
Visual depth is produced by:

- Staggering plant material. Each plant is slightly offset from the next.



*Staggered plants create visual depth and a natural appearance.*

- Layering plant material in a landscaped bed from one side to the other. Rather than one species across the entire depth of the bed, a few species are placed one behind the other to create a visual layering affect. Different plants are weaved in front and behind each other rather than placed in a linear series of regimented groups.



## **Plant Spacing**

The distance between plants is called “on-centre spacing” and is measured from the centre of one plant to the centre of the neighbouring plant. The distance is based upon ensuring the plants fill in a reasonable amount of time, yet are far enough apart to avoid overcrowding. Areas that require a development permit often have a relatively high public profile, therefore adequate plant density is important.

An acceptable “on centre” spacing will result in the landscape completely filling in about 5 years time. On-centre spacing is very species dependant and typically varies as follows:

- Groundcovers (such as arctostaphylos, cotoneaster, paxistima canbyi) – 6 inches to 2 feet on centre.
- Small shrubs (such as spiraea, japonica, potentilla fruticosa) – 2 to 3 feet on centre.
- Medium shrubs and junipers (such as many hardy shrub roses, spiraea bumalda, cornus alba, pinus mugo) – 3 to 4 feet on centre.
- Large shrubs (such as forsythia intermedia, many syringa, amabilis, cotinus coggyria – 4 to 5 feet on centre.

(The plants mentioned as examples of shrub size are not a complete list and are only general examples. Some species may have varieties that are larger or smaller.)

## **Shrub Size**

It is important that there be a good initial appearance and that landscaping not take too many years to fill in. Planting very small plants will reduce and delay the intended visual effect.

Unless a groundcover, all shrub material should be at least 2 gallon (#2) size.

If the landscaping covers a particularly large area, a reduction in size may be considered by the City for one or more plant types. This would be contingent on plants in areas of high visual impact (such as at areas of focus discussed previously) being of an adequate container size to visually compensate for the other plants being less than a #2 pot size.

## Palette of Plants

### Coniferous Trees and Shrubs

CONIFEROUS TREES				
Botanical Name	Common Name	Mature Height (m)	Mature Spread (m)	Notes
<i>Picea Pungens 'Glauca'</i>	Colorado Blue Spruce	12	5	
<i>Picea Pungens</i>	Colorado Spruce	12	5	
<i>Picea Pungens 'Hoopsii'</i>	Hoopsi Spruce	12	3	
<i>Pinus Sylvestris</i>	Scots Pine	12	6	r s
<i>Pinus Uncinata</i>	Mountain Pine	5	5	
<i>Thuja Occidentalis 'Brandon'</i>	Brandon Cedar	6	2	r w #
<i>Thuja Occidentalis 'Holmstrupii'</i>	Holmstrup Cedar	6	2	r w #
CONIFEROUS SHRUBS				
<i>Juniperus Horizontalis 'Blue Chip'</i>	Blue Chip Juniper	0.15	2	a d
<i>Juniperus Horizontalis 'Pulmosa'</i>	Andora Juniper	0.3	3	d
<i>Juniperus Horizontalis 'Wiltonii'</i>	Blue Rug Juniper	0.2	3	d
<i>Juniperus Horizontalis 'Prince of Wales'</i>	Prince of Wales Juniper	0.15	3	a d
<i>Juniperus Sabina</i>	Savin Juniper	1	2	
<i>Juniperus Sabina 'Arcadia'</i>	Arcadia Juniper	0.6	2	
<i>Juniperus Sabina 'Broadmoor'</i>	Broadmoor Juniper	0.3	2	
<i>Juniperus Sabina 'Calgary Carpet'</i>	Calgary Carpet Juniper	0.6	2	
<i>Juniperus Sabina 'Skandia'</i>	Skandia Juniper	0.45	2	
<i>Juniperus Sabina 'Tamariscifolia'</i>	Tam Juniper	0.45	2	
<i>Juniperus Scopulorum 'Medora'</i>	Medora Juniper	3	1.5	
<i>Picea Abies 'Nidiformis'</i>	Nest Spruce	1	1.5	
<i>Pinus Mugo Pumilo</i>	Dwarf Mugo Pine	1	2	
<i>Pinus Mugo</i>	Mugo pine	2	2	



NOTES	
a	plant has notable Fall color
b	plant has ornamental flowers
c	plant has ornamental fruit
d	drought tolerant
f	susceptible to fireblight
m	only plant male varieties
n	native to Southern Alberta
s	requires sunny, well drained location
#	shade tolerant
w	requires winter protection

## Deciduous Trees

DECIDUOUS TREES				
Botanical Name	Common Name	Mature Height (m)	Mature Spread (m)	Notes
Acer Ginnala	Amur Maple	4	4	a
Aesculus Glabra	Ohio Buckeye	8	5	
Betula Papyrifera	Paper Birch	12	6	
Betula Pendula ' <i>Gracilis</i> '	Cutleaf Weeping Birch	15	8	
Crateagus x Mordenensis ' <i>Snowbird</i> '	Snowbird Hawthorn	3	2	
Elaeagnus Angustifolia	Russian Olive	6	6	d
Fraxinus Nigra ' <i>Fallgold</i> '	Fallgold Black Ash	10	5	
Fraxinus Pennsylvanica ' <i>Patmore</i> '	Patmore Ash	12	8	
Malus x ' <i>Dolgo</i> '	Dolgo Crabapple	5	4	b s
Malus x ' <i>Thunderchild</i> '	Thunderchild Crabapple	5	4	b s
Populus x Canescens ' <i>Tower</i> '	Tower Poplar	10	1.5	
Populus Deltoides ' <i>Sargentii</i> '	Sargent Poplar	30	20	n
Populus Tremuloides	Trembling aspen	10	6	m
Prunus Maackii	Amur Cherry	12	10	b
Prunus x Nigrella ' <i>Muckle</i> '	Muckle Plum	4	3	b

Prunus Virginiana Melanocarpa	Chokecherry	5	3	b d n
Prunus Virginiana ' <i>Schubert</i> '	Schubert Chokecherry	5	5	b
Pyrus Ussuriensis	Ussurian Pear	8	5	b f
Quercus Macrocarpa	Bur Oak	10	10	
Sorbus Americana	American Mountain Ash	10	6	a b c f
Salix Amygdaloides	Peach-Leaf Willow	5	4	d n
Salix Discolor	Pussy Willow	4	3	
Salix Pentandra	Laurel-leaf Willow	15	15	
Syringa Reticulata	Amur Lilac Tree	5	3	b s
Tillia Americana	American Linden	15	8	
Ulmus Americana ' <i>Brandon</i> '	Brandon elm	15	10	
NOTES				
a	plant has notable Fall color			
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d	drought tolerant			
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m	only plant male varieties			
n	native to Southern Alberta			
s	requires sunny, well drained location			
#	shade tolerant			
w	requires winter protection			

## Deciduous Shrubs and Vines

DECIDUOUS SHRUBS				
Botanical Name	Common Name	Mature Height (m)	Mature Spread (m)	Notes
Amelanchier Alnifolia	Saskatoon	3	2	b d n
Caragana Pygmaea	Pygmy Caragana	1	1	s
Cornus Alba ' <i>Sibirica</i> '	Siberian Coral Dogwood	1	1	#
Cornus Stolonifera	Red Osier Dogwood	2	3	d n #
Cotoneaster Acutifolius	Peking Cotoneaster	2	2	a f #
Cotoneaster Lucidus	Hedge Cotoneaster	2	2	a f #
Elaeagnus Commutata	Wolf Willow	2	2	n
Euonymus Nana ' <i>Turkestanica</i> '	Turkestan Burning Bush	1	1	a d
Hippophae Rhamnoides	Sea Buckthorn	3	3	c
Hydrangea Arborescens ' <i>Annabelle</i> '	Annabelle Hydrangea	1	1	b #
Philadelphus Lewisii ' <i>Waterton</i> '	Waterton Mockorange	1.5	1.5	b d #
Philadelphus Opulifolius ' <i>Luteus</i> '	Golden Ninebark	2	2	b d
Potentilla Fruticosa	Cinquefoil	1	1	b d n
Prunus Tomentosa	Nanking Cherry	2	2	b
Prunus Triloba ' <i>Multiplex</i> '	Double-flowering Plum	2	2	b
Ribes Aureum	Golden Current	2	2	b#
Ribes Oxtcanthoides	Wild Gooseberry	1	1	d n
Rhus Trilobata	Lemonade Sumac	1	1	d n
Rhus Typhina	Staghorn Sumac	3	3	d
Rosa Acicularis	Prickly Rose	1	1	b c d n
Shepherdia Argentea	Silver Buffaloberry	4	3	c d n
Spiraea Bumalda ' <i>Anthony Waterer</i> '	Anthony Waterer Spirea	0.6	1	b d s
Spiraea Japonica ' <i>Little Princess</i> '	Little Princess Spirea	0.4	0.4	b s
Spiraea Trilobata	<b>Three-lobed Spirea</b>	1	1	b s
Symphoricarpos Occidentallis	<b>Snowberry</b>	1	1	d n
Syringa	<b>Lilac</b>			b
Viburnum Trilobum	Dwarf Highbush	1	1	#

<i>'Compactum'</i>	cranberry			
Viburnun Lentago	Nannyberry	4	3	b
Viburnun Lantana	Wayfaring Tree	3	2	b
<b>VINES</b>				
Clematis x <i>'Jackmanii'</i>	Jackmanii Clematis	3		b
Lonicera x Brownii <i>'Dropmore Scarlet Trumpet'</i>	Dropmore Scarlet Trumpet Honeysuckle	3		b
Parthenocissus Quinquefolia <i>'Engelmannii'</i>	Self Clinging Virginia Creeper	10		a #
<b>NOTES</b>				
a	plant has notable Fall color			
b	plant has ornamental flowers			
c	plant has ornamental fruit			
d	drought tolerant			
f	susceptible to fireblight			
m	only plant male varieties			
n	native to Southern Alberta			
s	requires sunny, well-drained location			
#	shade tolerant			
w	requires winter protection			

## Irrigated Grass Seed

The following varieties shall be Canada Certified #1 Seed.

### KENTUCKY BLUE GRASS SEED MIXTURE

- 25% Nugget Kentucky Blue Grass
- 25% Touchdown Kentucky Blue Grass
- 25% Baron Kentucky Blue Grass
- 15% Nassau Kentucky Blue Grass
- 10% Alpine Kentucky Blue Grass

### DROUGHT TOLERANT NON-NATIVE GRASS SEED

- 25% Turf Type Tall Fescue
- 50% Fairway Crested Wheat
- 25% Annual Rye Grass

## Native Grass Seed

Native seeds shall be purchased from a local supply source. Prior to formulating a seed mixture a site evaluation is recommended, most suppliers will assist with site recommendations.

Botanical Name	Common Name	Soil
Agropyron Riparium	Streambank Wheat Grass	Moist
Agropyron Dasystachym	Northern Wheat Grass	Moist / Saline
Agropyron Trachycaulum	Slender Wheat Grass	Moist / Dry
Agropyron Smithii	Western Wheat Grass	Moist / Dry / Alkali
Beckmannia Syzigachne	Slough Grass	Moist
Bouteloua Gracilis	Blue Grama	Dry
Calamovilfa Longifolia	Sand Reed Grass	Dry / Sandy
Elymus Canadensis	Canada Wild Rye	Wet / Moist
Koeleria Macrantha	June Grass	Dry
Oryzopsis Hymenoides	Indian Rice Grass	Dry / Sandy
Poa Sandbergii	Sandbergs Blue Grass	Dry
Stipa Comata	Needle & Thread Grass	Dry
Stipa Viridula	Green Needle Grass	Dry / moist
Spartina Gracilis	Alkali Grass	Moist / Saline

## Submitting a Landscape Plan

Please provide one set of colour drawings that show, dimension in metric and identify the following:

### Overall layout

- the existing and proposed topography indicating storm water retention areas
- the existing vegetation indicating what is to be retained and what is to be removed
- the location of utility right of ways, underground utilities and other underground structures or installations
- the location of buildings and sidewalks
- the location of driveways, parking areas, garbage containers and enclosures, outdoor storage areas, fences, signs, lamp standards, utility installations, etc.
- the location of both individual and group amenity spaces (unit patios, playgrounds, open space, etc)
- the location of hard structural elements such as retaining walls, fences, walkways, patios and other hard surface areas and noting the materials and finishes
- the location of garden elements and structures such as gazebos, fountains, benches, sculptures, and sheds and noting materials and finishes

### Planting plan

- the location and layout of berms, planting beds, plants, lawns, ground covers, and mulch
- plants drawn at mature size, sufficiently differentiated with symbols and keyed to the plant list
- a plant list identifying the plants by common and latin name, the quantity of each plant, and the plant size at time of planting
- the irrigation plan

### Elevation views

a colour rendering of garden elements and structures such as gazebos, benches, fences, gates, special lighting features, fountains, sculptures, etc and noting the materials and finishes

## Need Advice?

You can contact Planning and Development Services at:  
(403) 320-3920 or [developmentsservices@lethbridge.ca](mailto:developmentsservices@lethbridge.ca).

You are also welcome to visit us at City Hall (1<sup>st</sup> floor), 910 4 Avenue, Lethbridge AB T1J 0P6

## Other Sources of Information

### City of Lethbridge Land Use Bylaw 6300

This document provides the fundamental development rules for your property's zoning. It contains the landscape area requirements for each zone. It can be found at: <http://www.lethbridge.ca/Doing-Business/Documents-Forms/Pages/default.aspx> or you can purchase a copy from our office

### City of Lethbridge Site Design Guidelines

This guideline provides valuable advice you can use in the formulation of your plans. It can be found in the appendices of Land Use Bylaw 6300.

# Site Design Guidelines

## Multi-family Residential, Commercial, Industrial, Institutional Developments



**Planning and Development**  
September 1, 2020

APPENDIX B, LAND USE BYLAW 6300

*City of Lethbridge*  
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## Why Have Site Design Guidelines?

These site design guidelines supplement the requirements of the City of Lethbridge Land Use Bylaw and are intended to assist the applicant in making a development application for multi-family housing, commercial, institutional, or industrial developments. The applicant is required to adhere to relevant sections of the Land Use Bylaw such as:

- the specific development rules for setbacks, landscape space, etc of the particular land use district,
- the general rules for the type of land use district which identifies requirements for garbage collection, screening, etc,
- the general rules for all districts which identifies requirements for signage, parking, amenity space provision, site lighting, etc.

However, by also observing these guidelines the applicant's proposal is less likely to encounter obstacles to approval.

## Site Layout

### Preservation of Natural Features

Mature trees, rolling topography, streams and natural drainage ways are a few of the features often found on undeveloped sites. Preserving these natural features enhances wildlife conservation, offers opportunities for storm water management and provision of shade, and adds variety and distinctiveness to the development. Rather than forcing a preconceived design onto a parcel of the land, the applicant is encouraged to minimize land disturbance, preserve trees, and incorporate existing topographical features into the site design.

### Building Placement

Most modern commercial, industrial and multi-family developments are car –oriented and have large inhospitable parking lots in front of buildings. In order to reduce the size of paved surfaces and shorten the walking distance between the parked car and the building the designer should bring the building closer to the street. This can be done by distributing some of the parking around the sides of the building. This also shortens the distance from the city sidewalk to the building and it allows more room to accommodate loading/unloading and garbage collection at the rear.

On commercial sites with multiple buildings care should be taken with the placement of the non-anchor buildings. Buildings should frame corners helping give emphasis to the entry to the site and CRU pads should be clustered together and aligned in order to solidify the edge of the site.

## About the Car

### Vehicular Access

The applicant is encouraged to contact the Transportation Department early in the design process to discuss the particulars of the development. Depending on the traffic volume generated by the development the Transportation department may require a Traffic Impact Assessment. Contact:

Ahmed Ali                      Transportation                      (403) 320-4038                      Ahmend.Ali@lethbridge.ca  
Planning Manager

The number and location of vehicular entrances to a development must be consistent with the existing or anticipated design of adjacent streets. The specific location of entrances is dependent on factors such as

- the separation distance required between an entrance and major and minor intersections as well as other adjacent entrances
- the location of entrances or roadways on the opposite side of the street
- the location of existing or planned median breaks
- the need to provide shared access to adjacent developments
- the minimum number of entrances needed to move traffic onto and off the site safely and efficiently.
- the preservation of existing boulevard trees

### Driveway Design and Construction

The design and configuration of entrances must be appropriate to the size of the development and the capacity of the abutting streets. The designer should keep in mind issues such as

- a driveway throat length sufficient to allow the stacking of the correct number of vehicles
- an aisle width and curb radii sufficient to accommodate the type and size of vehicle that will frequent the development
- the location and design of the pedestrian crossing

The developer must make arrangements with the Transportation Department for the construction of the driveways. Driveway construction is the developer's expense. Contact:

Stan Maier                      Infrastructure                      (403) 320-4063                      Stan.Maier@lethbridge.ca  
Construction & Survey  
Coordinator

## **Parking and Circulation**

The parking lot circulation must be functional and the layout intuitively clear to drivers.

Drive aisles should be continuous and well defined and should intersect at right angles with adequate site lines. Traffic control devices may be required.

Parking spaces should be arranged in blocks of 20 to 40 spaces. The parking blocks should be separated by landscaped islands. The blocks should be arrayed perpendicular to building entrances. Every second row of blocks should have a walkway between the banks of parking with landscaping incorporated.

In order to minimize the negative environmental effects of expanses of paved surfaces, parking lots should not be larger than that required by the Land Use Bylaw. Where possible pervious surfaces should be used and bio-retention areas (rain gardens) employed.

## **Truck Circulation and Loading**

Loading and delivery facilities should be separate from customer parking and pedestrian areas, typically at the rear of the building.

- For commercial developments, a separation distance and screening from any adjacent residential development may be required.
- Loading and unloading spaces should also be incorporated into the site design of multi-family residential developments.

Drive aisles for two way truck traffic must be a minimum 9m wide and may require larger curve radii. Fire trucks need a minimum 6m aisle width and a 12m centre line turning radius.

The applicant may be required to submit a site plan showing truck travel paths, movements, and turning radii.

## **Parking Lot Snow Clearing**

The applicant may be required to show a snow stock-pile location on the site plan. The location should be well away from barrier-free parking spaces and should not obstruct sight lines at parking lot entrances/exits.

Barrier free parking spaces should be kept completely clear of snow and ice. The travel route between the parking spaces and the nearest door should be kept completely free of snow and ice.

## About People and Cars

### Bicycle, Wheelchair, and Pedestrian Access and Circulation

By providing a safe, continuous network of pathways within and between developments people can walk, cycle, or wheel themselves to buildings rather than drive. A pedestrian network that offers clear circulation paths through parking areas to building entries creates a friendlier more inviting image. The applicant is encouraged to design parking lots with dedicated pathways:

- between banks of parking so people leaving their cars can safely access the front of the building ,
- between each individual barrier free parking space in a set of two
- that will connect individual CRU's on a multi-building site,
- that will connect to the walkways of adjacent commercial developments,
- that will connect with adjacent residential developments or with an adjacent trail system or park
- that will connect to adjacent city sidewalks and transit stops

The pathways should have ramps for easy barrier free access. Landscaping should be incorporated with the pathways.

The applicant is also encouraged to provide bicycle racks near building entrances and end-of-trip facilities for employees who choose to cycle to work.

## Functional and Enjoyable Sites

### Outdoor Amenity Spaces

Applicants for multi-family developments must design the outdoor amenity space required by Section 57 of the Land Use Bylaw consciously and not simply relegate it to any leftover space on the site. Outdoor amenity spaces should be well landscaped and tailored to the anticipated needs of the homeowners/tenants.

Applicants for commercial or industrial developments should also consider providing a well landscaped outdoor amenity space for the role it plays in maintaining employees' physical and mental health.

### Garbage Collection and Recycling Facilities

The site plan must identify the garbage collection / recycling location. The location is not permitted on a city boulevard or lane or in a location that would require the truck to back over a city sidewalk. Care should be taken to site it away from visible front yards and away from overhanging eaves. All garbage containers must be enclosed and landscape screening must be provided.

The designer should be conscious of truck turning movements and site the garbage container at an appropriate angle. If the garbage bin must be rolled out of the enclosure a concrete apron is required. The building occupant is responsible for rolling out the bin.

## Utilities

### Storm Water Management

The applicant is encouraged to contact the Infrastructure Department early in the design process to obtain information for adequate storm volume retention and storm water connections. A mechanical site plan will be required prior to, or at the latest, at the time of development application. Contact:

Darcy Fritz                      Sewer & Water                      (403) 320-3097                      Darcy.Fritz@lethbridge.ca  
Technologist

### Water and Sanitary Sewer Connections

Developers must make arrangements with the Infrastructure Department to bring the services in the street to the property line. This is the developer's expense. The developer should take care to ensure that on-site water and sewer lines connecting to the services at the property line do not pass beneath buildings on site. In order to gain future access to these lines they should be placed beneath the driveway accesses to the site.

Any site with an internal water distribution system will be required to have a check-valve assembly on-site or at the property line in order to prevent water back-flow into the City's system.

The applicant may be required to provide information regarding industrial sewage type and volume.

### Electrical Service

Developers must make arrangements with the Infrastructure Department to bring electrical services on-site. This is the developer's expense. Easements may be required. Clearance spaces around electrical installations may also be required.

## Other Site Design Considerations

Designers should consider the placement of other built features such as

- group mailboxes and the traffic pull-outs required for them,
- existing and future fire-hydrant locations (and fences that could obstruct them),
- the locations of lamp standards,
- the location of future signs,
- the location of adjacent transit stops.

These should all be shown on the site plan.



## Need Advice?

You can contact Planning and Development Services at:  
(403) 320-3920 or [developmentservices@lethbridge.ca](mailto:developmentservices@lethbridge.ca).

You are also welcome to visit us at City Hall (1<sup>st</sup> floor), 910 4 Avenue, Lethbridge AB T1J 0P6

## Other Sources of Information

### Infrastructure Design Standards

These can be found at <http://www.lethbridge.ca/Doing-Business/Planning-Development/Urban-Development-Right-of-Way-Coordination/Pages/Design-Standards.aspx>

### City of Lethbridge Land Use Bylaw 6300

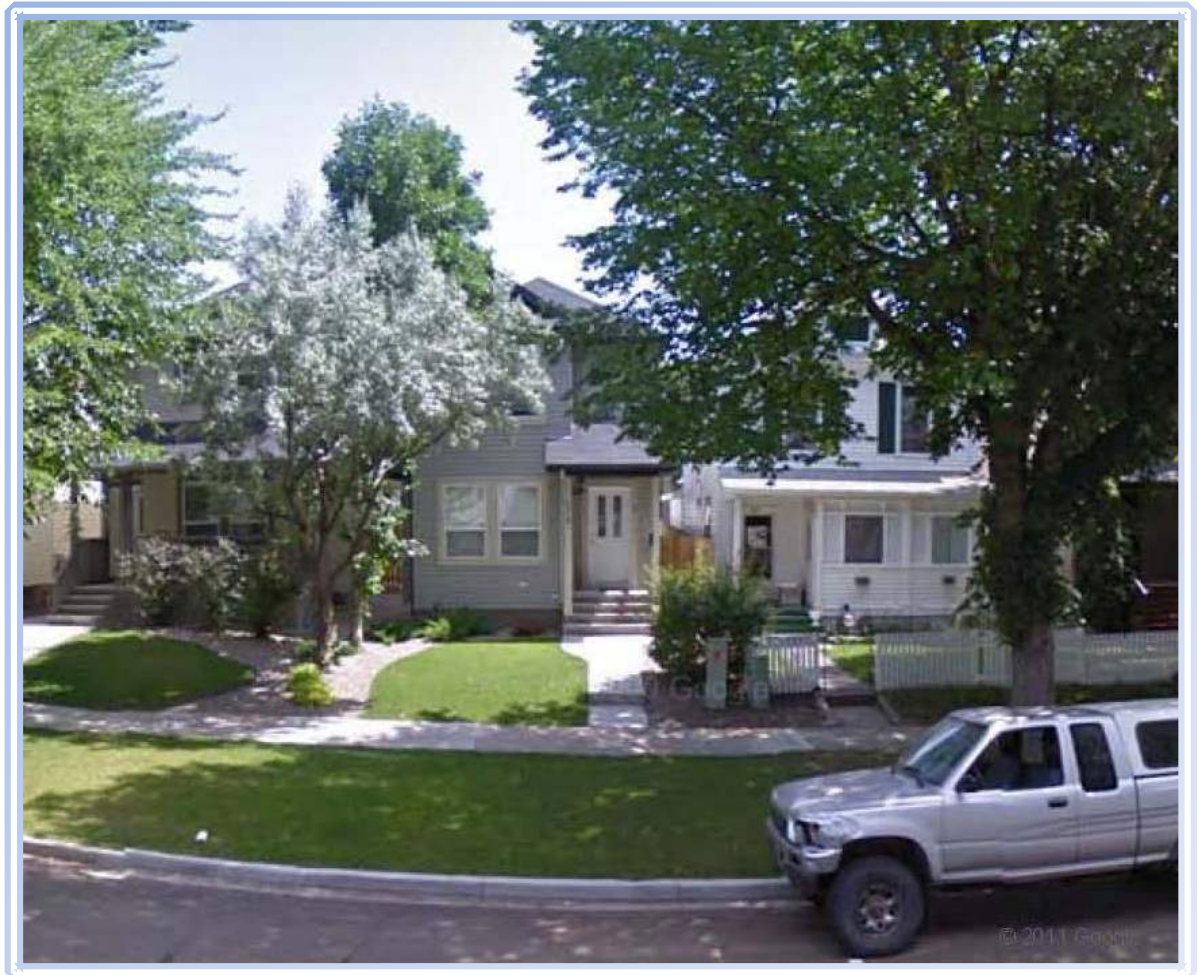
This document provides the fundamental development rules for your property's zoning. It can be found at: <http://www.lethbridge.ca/Doing-Business/Documents-Forms/Pages/default.aspx> or you can purchase a copy from our office

### City of Lethbridge Site Design Guidelines and City of Lethbridge Landscape Guidelines

These guidelines provide valuable advice you can use in the formulation of your plans. They can be found at in the appendices of Land Use Bylaw 6300.

# Infill Design Guidelines

## Residential



**Planning and Development**  
September 1, 2020

APPENDIX C, LAND USE BYLAW 6300

*City of Lethbridge*  
910 - 4 Avenue South, T1J 0P6  
[www.lethbridge.ca](http://www.lethbridge.ca)



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### Acknowledgements

Photos:       George Kuhl  
                  Google Streetview



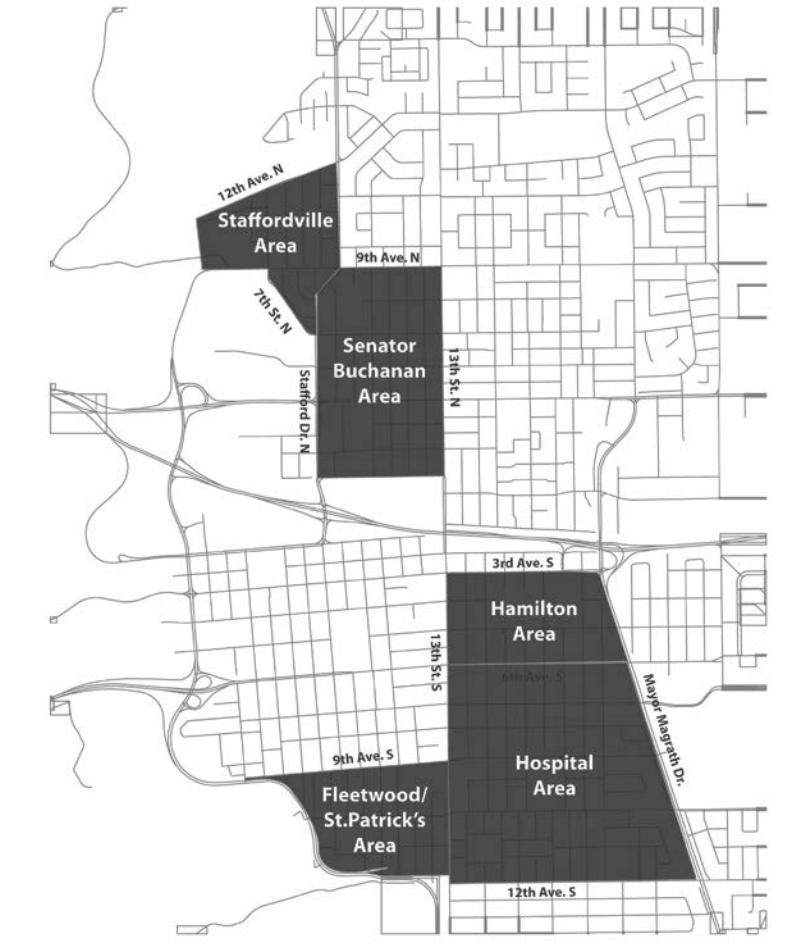
## Why Have Infill Design Guidelines?

Many of Lethbridge's established residential neighbourhoods have a unique character that is being eroded by infill buildings that are better suited to newer suburban areas. Infill Design Guidelines can assist developers to design buildings that respect the neighbourhood character.

## When and Where these Guidelines Apply

Unless rules or guidelines in a Statutory Plan apply, these guidelines must be used for any new residential building (including additions) that is:

- a permitted use for which a waiver is requested, or is
- a discretionary use, whether or not a waiver is requested, and is
- located in any of the following areas:



## What is Context Sensitive Design?

Designing in context means providing enough visual linkages between a proposed project and existing buildings so that a cohesive overall effect is achieved or maintained. The new building should appear to fit the neighbourhood. This means that designers and/or developers must seek out the common design elements within the neighbourhood where they propose a project. These may not be readily apparent. It may take some study to perceive a consistent pattern of entry treatment, say, or a common choice of window style in a neighbourhood that has undergone many changes and is highly varied.



Neighbourhood buildings, even if of exemplary design, need not be mimicked. Architectural features that may be common to a number of buildings throughout the neighbourhood, or the fine architectural features of one particular building, should be a source of inspiration not duplication. Identifiable patterns should be reinforced wherever possible and negative design qualities, however much they may characterize an area, should be avoided.

## Maintaining the Street Wall



A consistent street wall is one in which all the buildings have similar heights, setbacks, entry treatments, window size and placement, eave heights, roof slopes and shapes, absence (or presence) of front driveways, etc. Although there may be great variety in the architectural details there is a strong rhythm created in the repetition of essential elements.

The converse also holds: an inconsistent street wall has a lot of variation in the essential elements. On a street of older, well-maintained, character homes this may lead to a pleasantly idiosyncratic street wall. On a street of older, poorly maintained characterless homes it may give the impression of depressing disarray.

The infill building should respect the neighbourhood context by:

- a design that uses common and desirable design elements, found in the neighbourhood, to reinforce a consistent street wall, or
- a design that uses the desirable design elements that can be found within the neighbourhood to provide transition in an inconsistent street wall, or
- if no desirable design elements can be found in the neighbourhood, sets a new standard for desirable design within the neighbourhood.

The infill building should use the desirable design elements:

- in a unified and consistent way, as expressed in a recognizable architectural style, and
- in a comprehensive way, with architectural features and finishing details carried out on all facets of the building, not just the façade.



# Elements of a Context Sensitive Design

## Building Features

### 1. Building Height, Roof Slope and Form

The height of the infill building should be harmonious with its neighbours. If the neighbouring building heights are consistent the infill building height should be similar. If there is a great disparity between the neighbouring building heights the infill building height should provide a transition. On a large infill project the upper storey(s) could be setback to reduce the apparent height and the bulk of the roof broken up into smaller forms that increase the height in a stepped fashion.

Roof slopes and forms should be similar to those of near-by buildings and consistent with a clearly expressed architectural style. On large infill projects the roof form and pitch should be varied in order to avoid the monolithic appearance of a roof composed of a single plane. Depending on the architectural style variety and interest may be added by dormers, hip/valley components, corbels, coping and fascia treatments, etc. Where height is a concern a hip roof may be better than a pitched roof with a gable front.

### 2. Scale and Massing

Infill buildings, designed to meet the needs and expectations of the modern family, are frequently larger, sometimes much larger, than the small neighbouring homes of yesteryear.

Carefully siting the building to its site helps reduce the scale. This can be accomplished by:

- retaining mature trees (see Landscaping),
- arranging the building parts so they conform to the slope of the site or recede from the eye, and
- ‘tying’ the building to the ground by foundation landscaping, using wide steps or generous multi-level walkways, or by extending walls and roofs to enclose and shelter patios.

Breaking up a building's component volumes and fracturing its planes helps reduce its apparent mass and makes it seem less large. This can be accomplished by:

- creating projections from the wall plane like bay windows, bumpouts, verandahs, eaves
- creating insets into the wall plane like porches and balconies,
- setting back the wall plane on the upper storey(s)
- breaking up the roof form and varying the pitches

### 3. Architectural Features and Finishing

The infill building should incorporate architectural details and finishing material that are complementary to those of good quality neighborhood structures and/or those that will enhance the character of the neighbourhood.

- The infill building should reiterate interesting neighbourhood details such as the style, size, placement and number of windows, type and number of dormers, entry treatment, etc. If a particular high quality finishing material is predominant in the neighbourhood, it should also be used.



- Façade treatments and building cladding should be carried a sufficient distance around corners so that a change in treatment or cladding is not visible from the street. Similarly, base level cladding treatments should be carried to or near to the ground and not left suspended several feet above the ground.
- All the elements should be put together in a particular architectural style – Craftsman bungalow, Victorian, Tudor Cottage, Modern, whichever best fits the neighbourhood.

Buildings on a corner lot must have facades that respect the street on both frontages. Both facades must have balanced provision of windows, doors, details, and finishing materials.

The designer is encouraged to treat duplex units individually (i.e. not create duplicate units) with each unit tailored to the circumstances of the site and respecting the adjacent buildings.

Generally, front driveways and garages are not desirable. If they are to be considered the garage should not project its full length from the front of the building.

#### **4. Entrances and Walkways**

The front entry is a critical design element the sets either a hospitable or inhospitable tone for the building. The entry area is a transitional zone, under the control of the occupant yet visible to neighbours and visitors.

- Ground level entries and front doors that face the street are preferred. Unit entries and how to get to the entry should be obvious to the visitor.
- If an entry is shared the design should make clear what area of the entry is 'owned' by which unit.
- Entries should be large enough to accommodate the door swing and several people at once, sheltered from the elements, well lit and have the address clearly visible.
- Walkways to the front entry should be wide enough for barrier-free access and well lit especially at any changes of level or direction.

### **Site Features**

#### **1. Landscaping**

Mature trees give a building scale and a sense of permanence. A new building seems less 'raw' and more like it belongs in the neighborhood if it is surrounded by trees that have always been there. Foundation plantings 'tie' the building to the ground and make it seem like it belongs on the site.

Landscaping can provide privacy by shielding unwanted views into or from neighbouring properties and contribute to the enjoyment of amenity areas. A beautifully landscaped front yard is appreciated by all and 'gives back' to the neighbourhood. Urban landscaping helps sustain wildlife and biodiversity.

- Existing mature (greater than 15cm diameter measured 1.5 meters above grade) healthy trees must be retained whenever possible.
- If an existing mature healthy tree has to be removed it must be replaced with a similar species of the minimum size noted above.
- A landscaping plan developed in accordance with the principles outlined in this document and the City of Lethbridge Landscape Design Guidelines must be submitted. The landscape plan must be submitted in accordance with the requirements of Section 4.3.3.5 of Land Use Bylaw 6300.

## **2. Setbacks**

Front setbacks for an infill building should respect the street wall. If the adjacent buildings have a consistent setback the infill building's should be the same. If they are significantly different the infill building's front setback should be approximately halfway between the two adjacent setbacks.

## **3. Grades**

Older homes in established neighbourhoods often have poor grading to the property line. Infill developments that meet modern grading standards can worsen already inadequate site drainage on lower neighbouring properties. The developer may have to pay particular attention to grade differences and make extra provision for ensuring that all drainage for an infill development is carried to the street.

## **4. Outdoor Amenity Space**

Each unit of an infill development must have a private dedicated outdoor amenity space that is designed with care and attention to detail and not merely relegated to the space "left-over" after all the building and parking requirements are met. . Designers should consider the activities of the likely occupants and plan for decks, barbeque and eating areas, and/or play spaces, as the case may be.

Outdoor living spaces should be oriented towards the sun and/or available views while avoiding overlook into neighbouring yards. Screening should be provided where it is not possible to avoid overlook.

Outdoor living spaces should have:

- sufficient screening from parking spaces, walkways, garbage areas, etc.
- shelter from wind and overexposure to sun
- buffering from street and neighbouring noise

Landscaping is essential to an enjoyable outdoor living space and the landscape plan will be evaluated for how well it meets these goals.

## **5. Driveways and Parking**

Most established neighbourhoods were developed before multiple car ownership was the norm. Parking in these neighbourhoods is typically off the lane leaving the tree-lined streets free of driveways. Thus, front driveways for infill developments are discouraged. If a front driveway is to be considered preservation of existing boulevard trees will be a primary factor in the decision.

## Applying for a Development Permit

If you are planning an infill project we encourage you to contact us early-on to discuss your ideas. We can advise you not only on appropriate design but also on the approval processes involved.

In addition to the requirements of Section 4.3 of Bylaw 6300 you will be required to submit the following information with your development application:

- a streetscape elevation showing the proposed building and the adjacent properties. The elevation must show the grades of all the properties.
- photographs of the buildings and architectural features in the neighbourhood that served as the sources for your design.
- a landscape plan developed in accordance with the City of Lethbridge Landscape Design Guidelines

## Need Advice?

You can contact Planning and Development Services at:  
(403) 320-3920 or [developmentservices@lethbridge.ca](mailto:developmentservices@lethbridge.ca).

You are also welcome to visit us at City Hall (1<sup>st</sup> floor), 910 4 Avenue, Lethbridge AB T1J 0P6

## Other Sources of Information

### City of Lethbridge Land Use Bylaw 6300

This document provides the fundamental development rules for your property's zoning. It can be found at: <http://www.lethbridge.ca/Doing-Business/Documents-Forms/Pages/default.aspx> or you can purchase a copy from our office

### City of Lethbridge Site Design Guidelines and City of Lethbridge Landscape Guidelines

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# Statutory Plan Areas



**Planning and Development**

**September 1, 2020**

APPENDIX D, LAND USE BYLAW 6300

*City of Lethbridge*  
910 - 4 Avenue South, T1J 0P6  
[www.lethbridge.ca](http://www.lethbridge.ca)



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## What are Statutory Plans?

Statutory plans are documents created by a Municipality which identify future areas of planned development or potential redevelopment. Subdivision and development decisions are required to be consistent with approved statutory plans.

Statutory plans include:

- Intermunicipal Development Plan
- Municipal Development Plan
- Area Structure Plans
- Area Redevelopment Plans

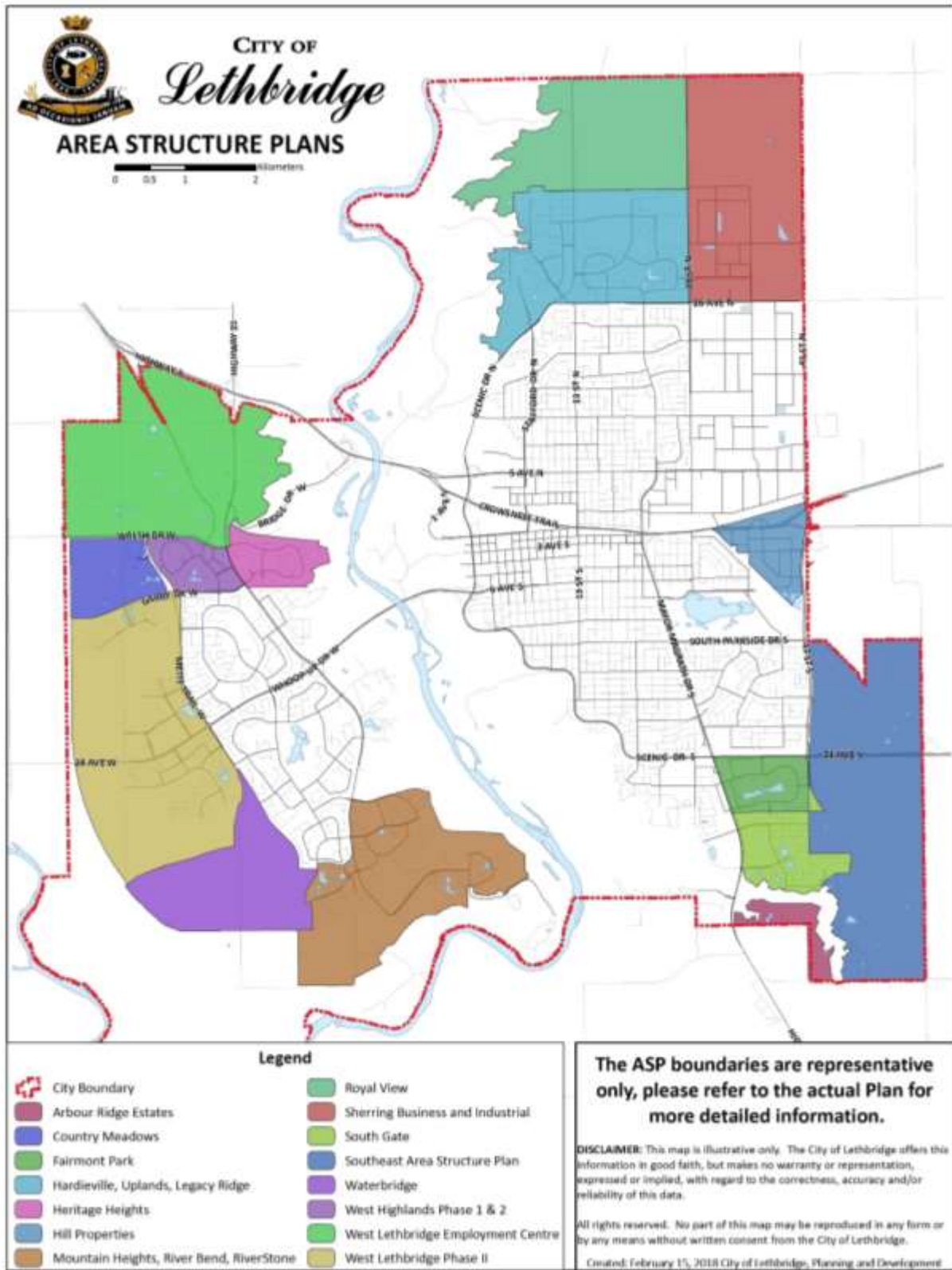
Note that Land Use Bylaw 6300 is not a statutory plan, but is the tool by which the City of Lethbridge implements its statutory plans.

Some statutory plans include overlays, which are designated areas (or properties) that are subject to some special planning or development guidance or rules. Overlays usually include a map of the affected area along with written guidance or rules.

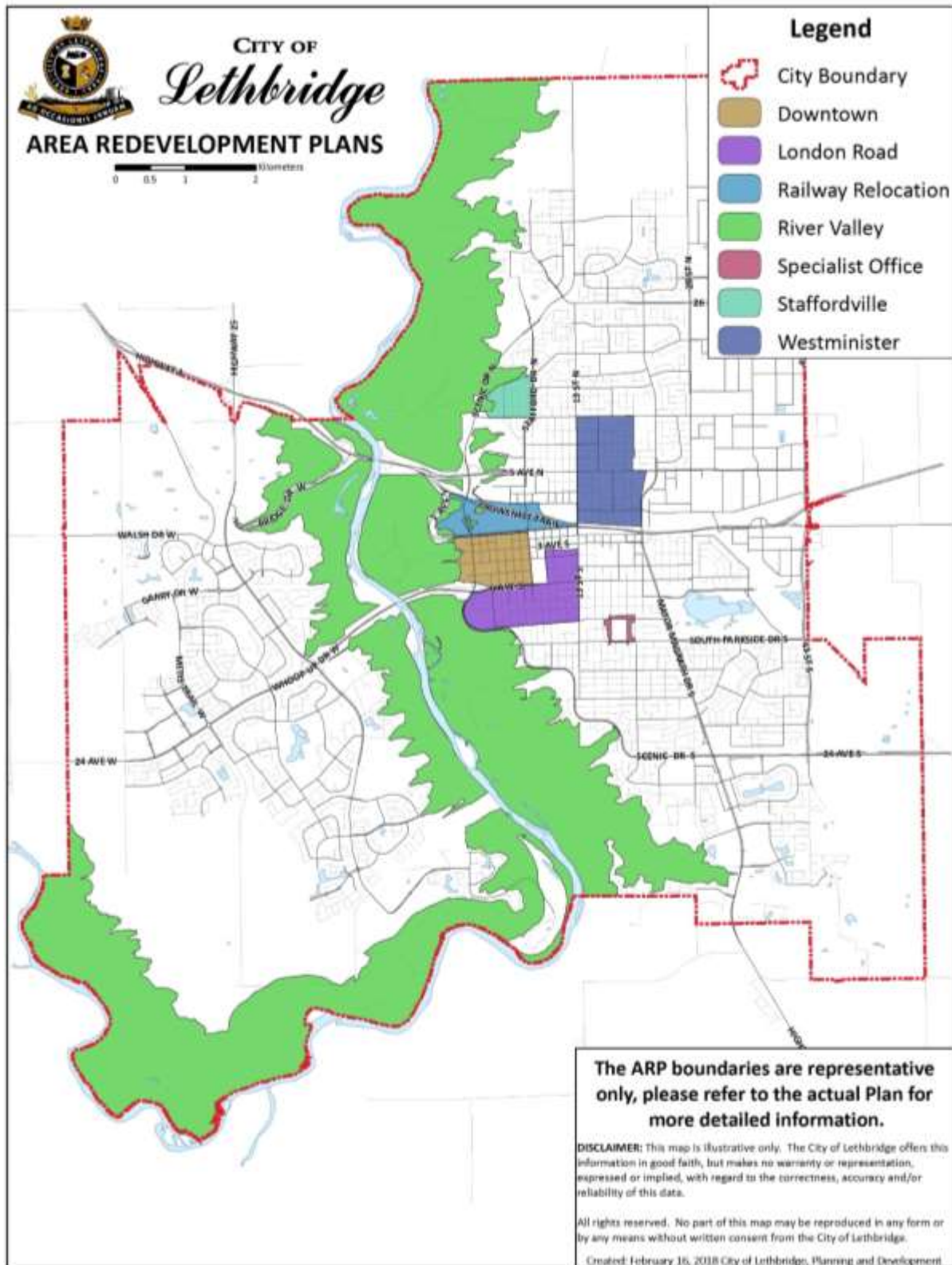
This Appendix includes a map of all current City of Lethbridge statutory plan areas along with links to the full statutory plan on our website. Users are advised to check the full statutory plans to ensure compliance with any relevant guidance or development rules.



# Area Structure Plans Overview

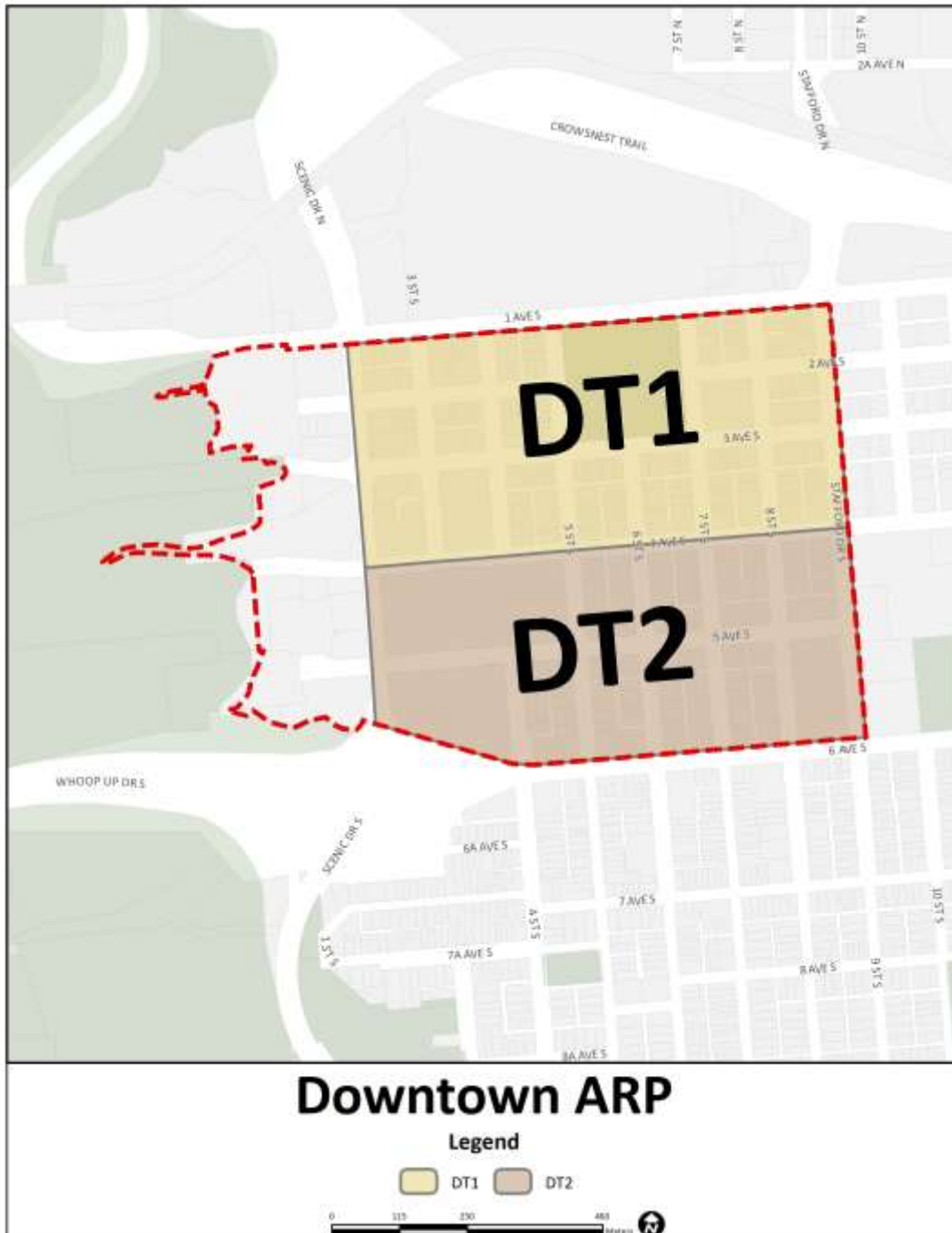


# Area Redevelopment Plans Overview



# Downtown Area Redevelopment Plan

Map of Plan Area:



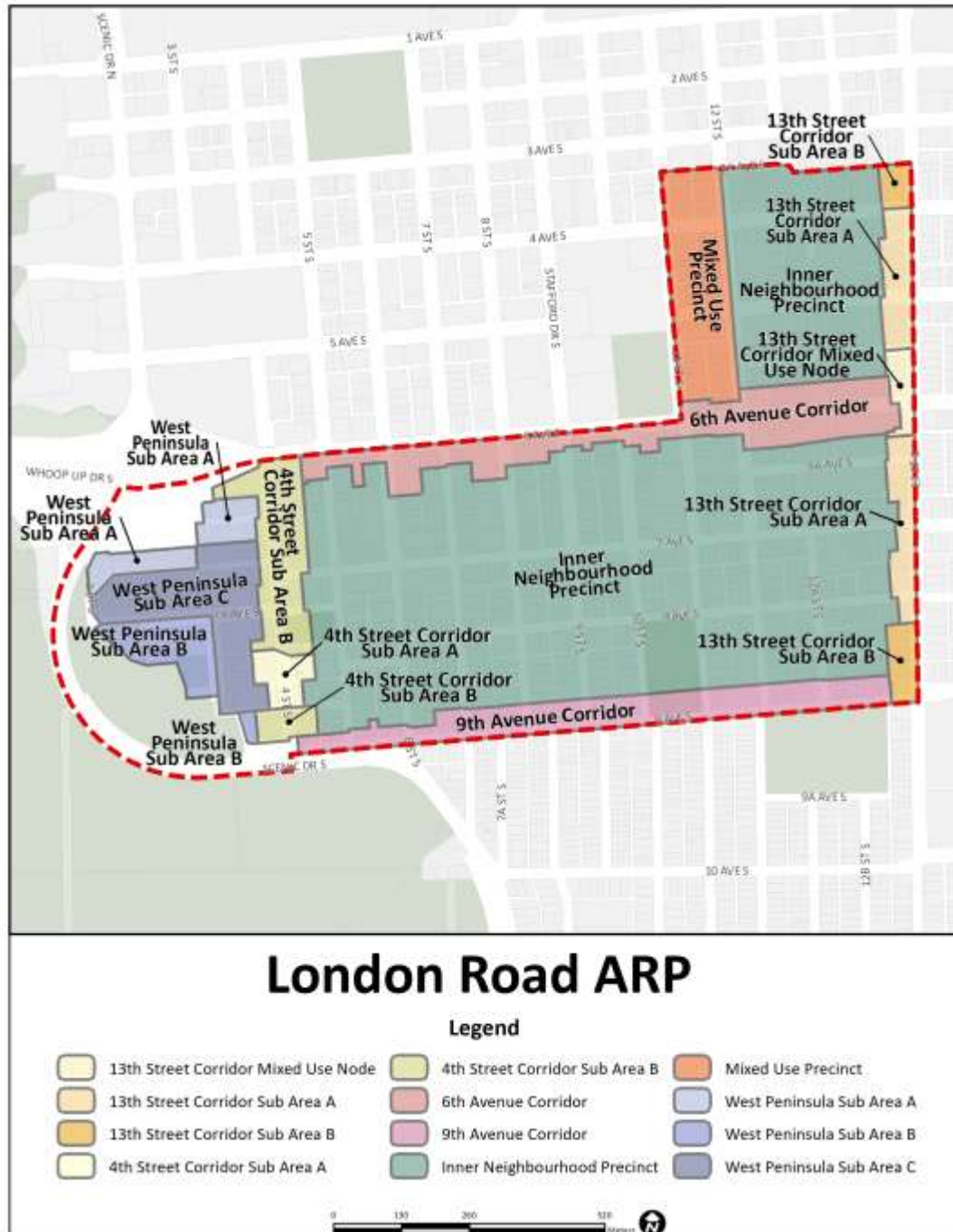
The full Downtown Area Redevelopment Plan document may be accessed at [www.lethbridge.ca](http://www.lethbridge.ca), or by following this link:

<http://www.lethbridge.ca/City-Government/Bylaws/Documents/5807B.pdf>



# London Road Area Redevelopment Plan

Map of Plan Area:

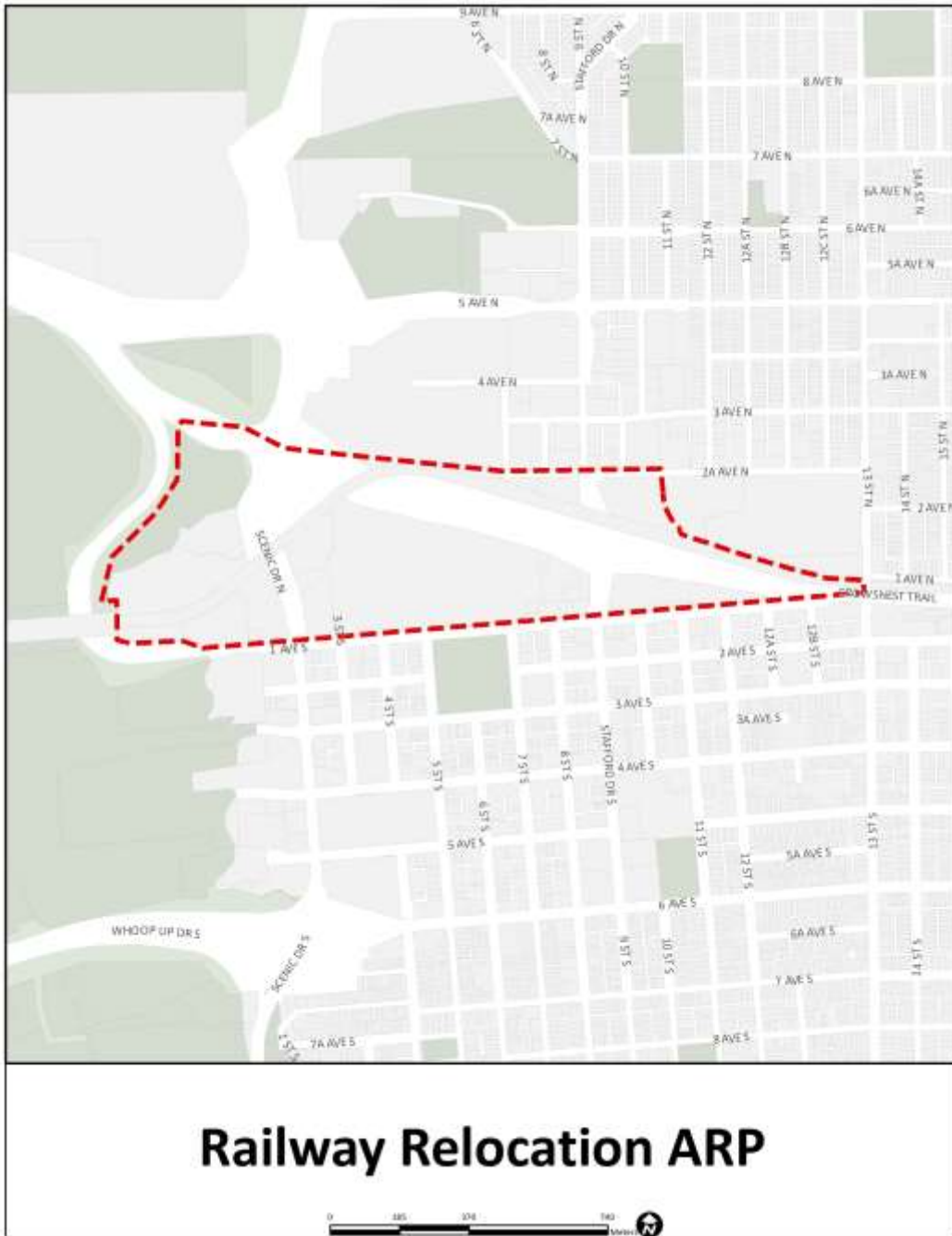


The full London Road Area Redevelopment Plan document may be accessed at [www.lethbridge.ca](http://www.lethbridge.ca), or by following this link:

<http://www.lethbridge.ca/Doing-Business/Planning-Development/Documents/London%20Road%20ARP.pdf>

# Railway Relocation Area Redevelopment Plan

Map of Plan Area:

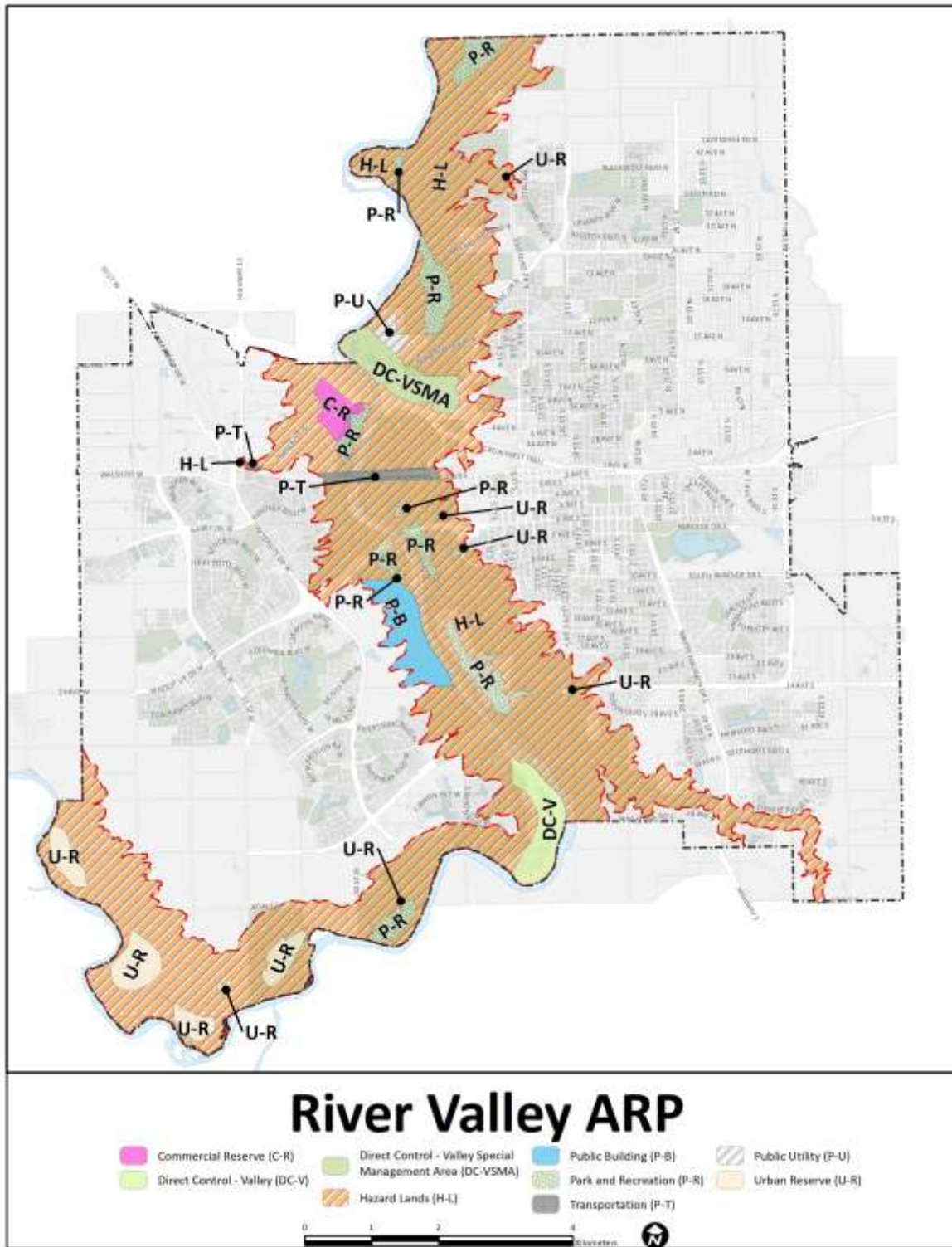


The full Railway Relocation Area Redevelopment Plan document may be accessed at [www.lethbridge.ca](http://www.lethbridge.ca), or by following this link:

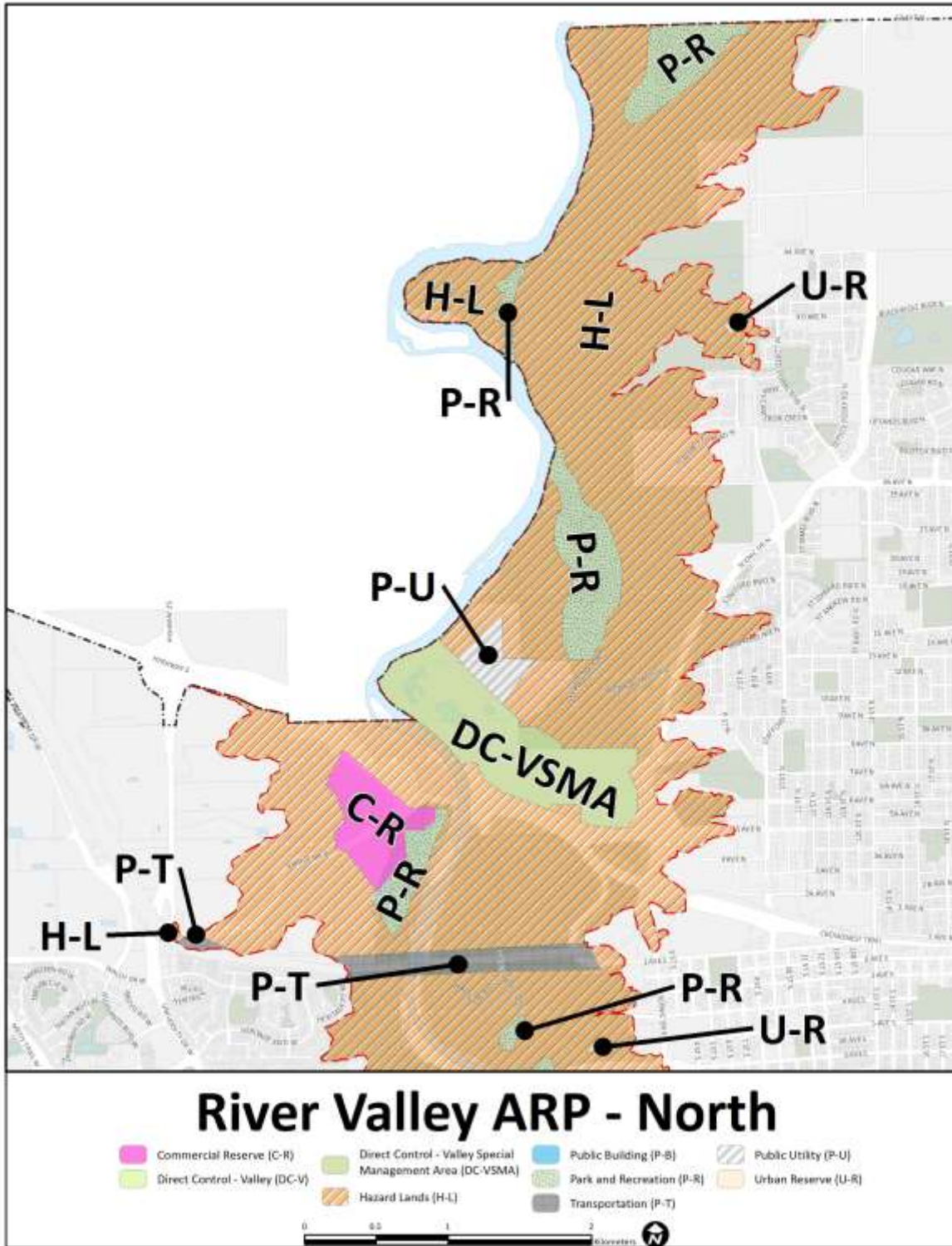
<http://www.lethbridge.ca/Doing-Business/Planning-Development/Documents/Railway%20Relocation%20ARP.pdf>

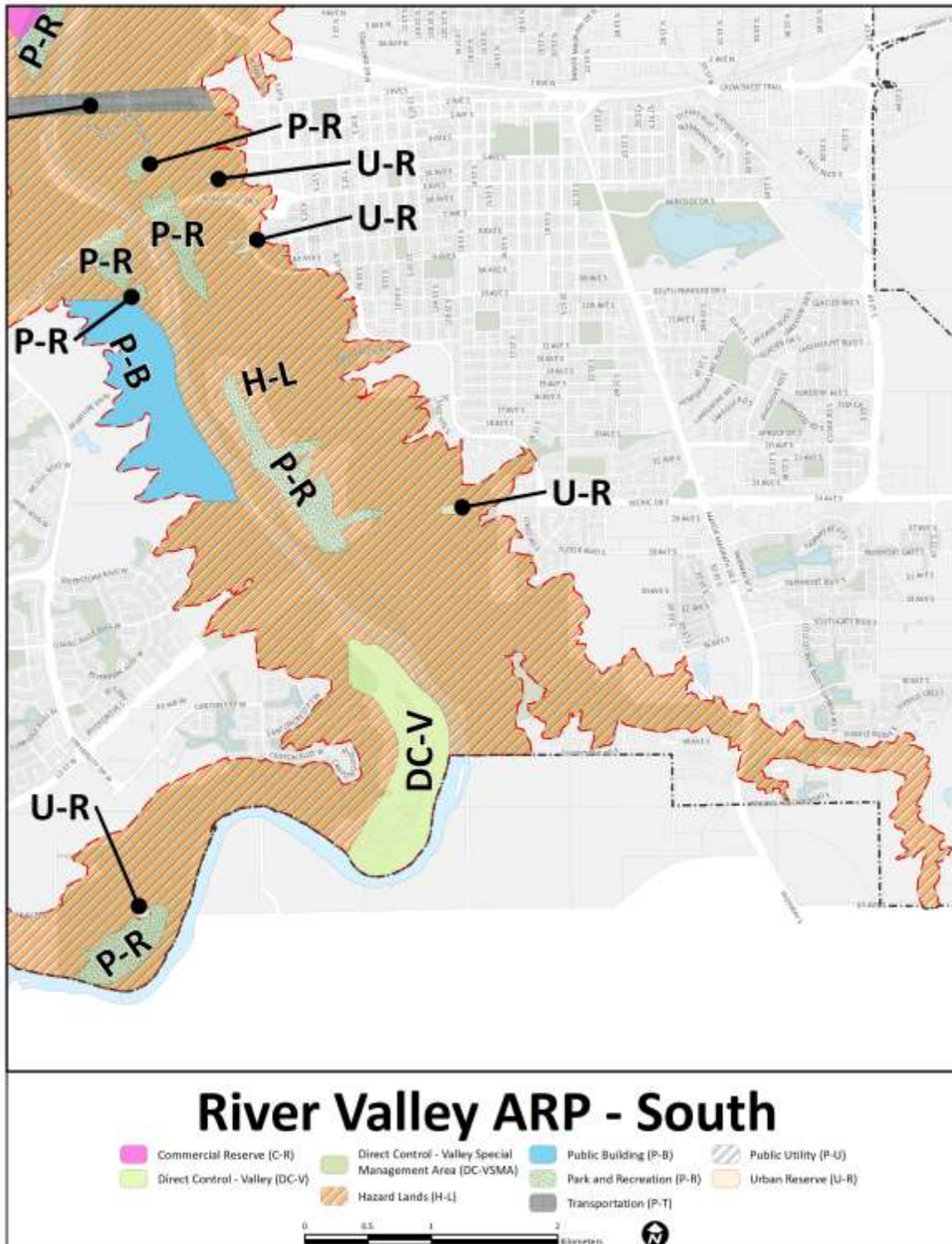
# River Valley Area Redevelopment Plan

Map of Plan Area:

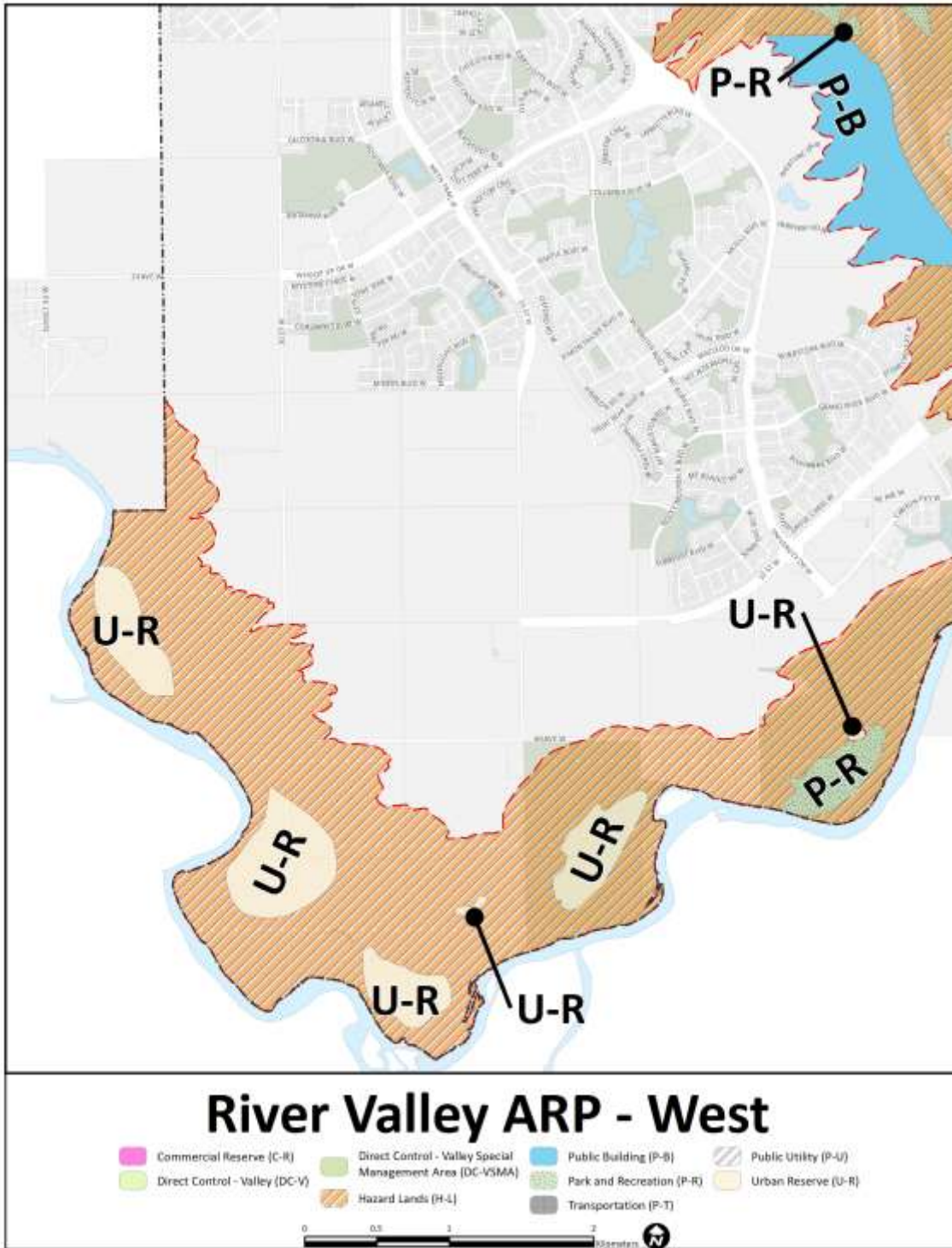










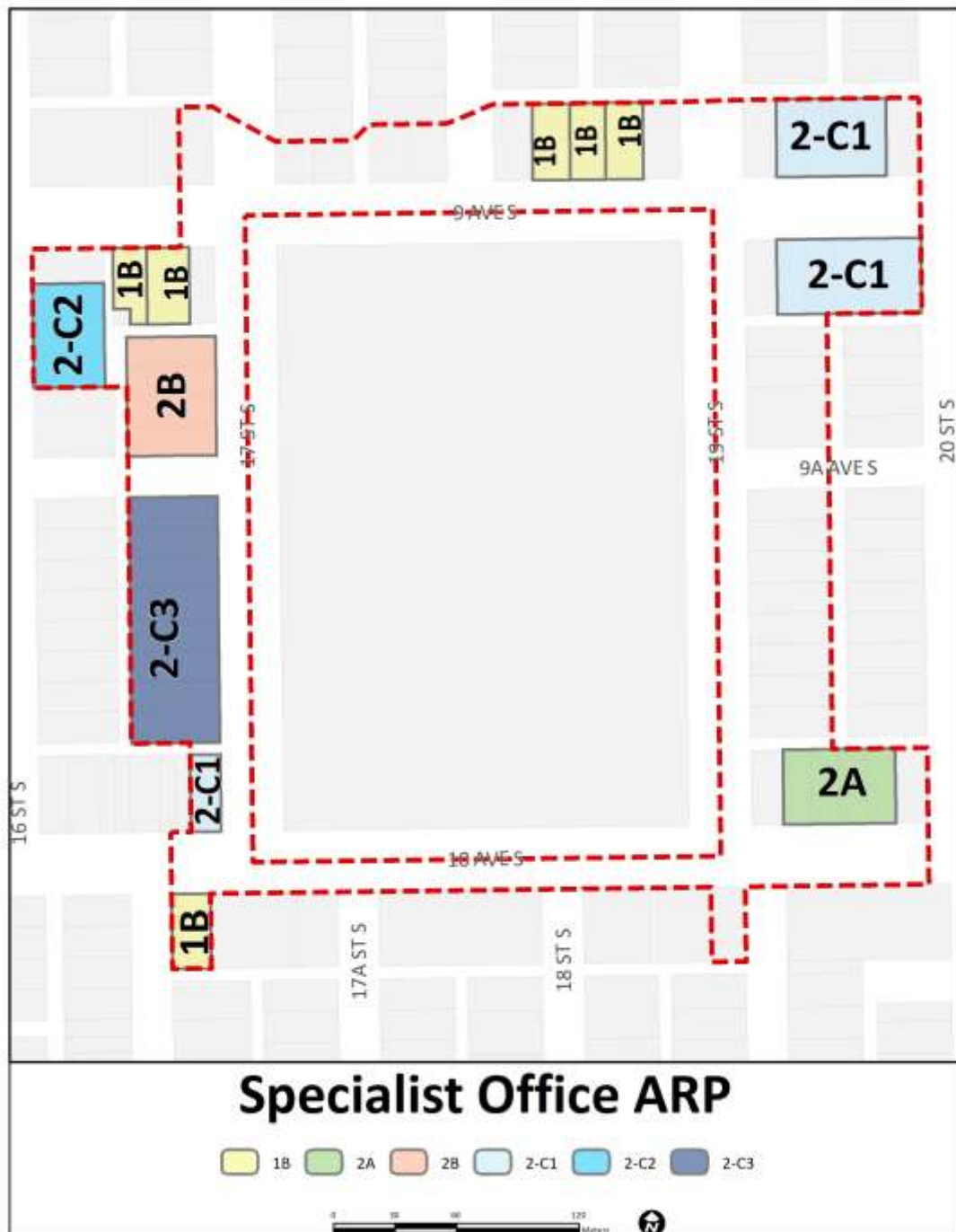


The full River Valley Area Redevelopment Plan document may be accessed at [www.lethbridge.ca](http://www.lethbridge.ca), or by following this link:

<http://www.lethbridge.ca/Doing-Business/Planning-Development/Documents/Westminster%20ARP.pdf>

# Specialist Offices Area Redevelopment Plan

Map of Plan Area

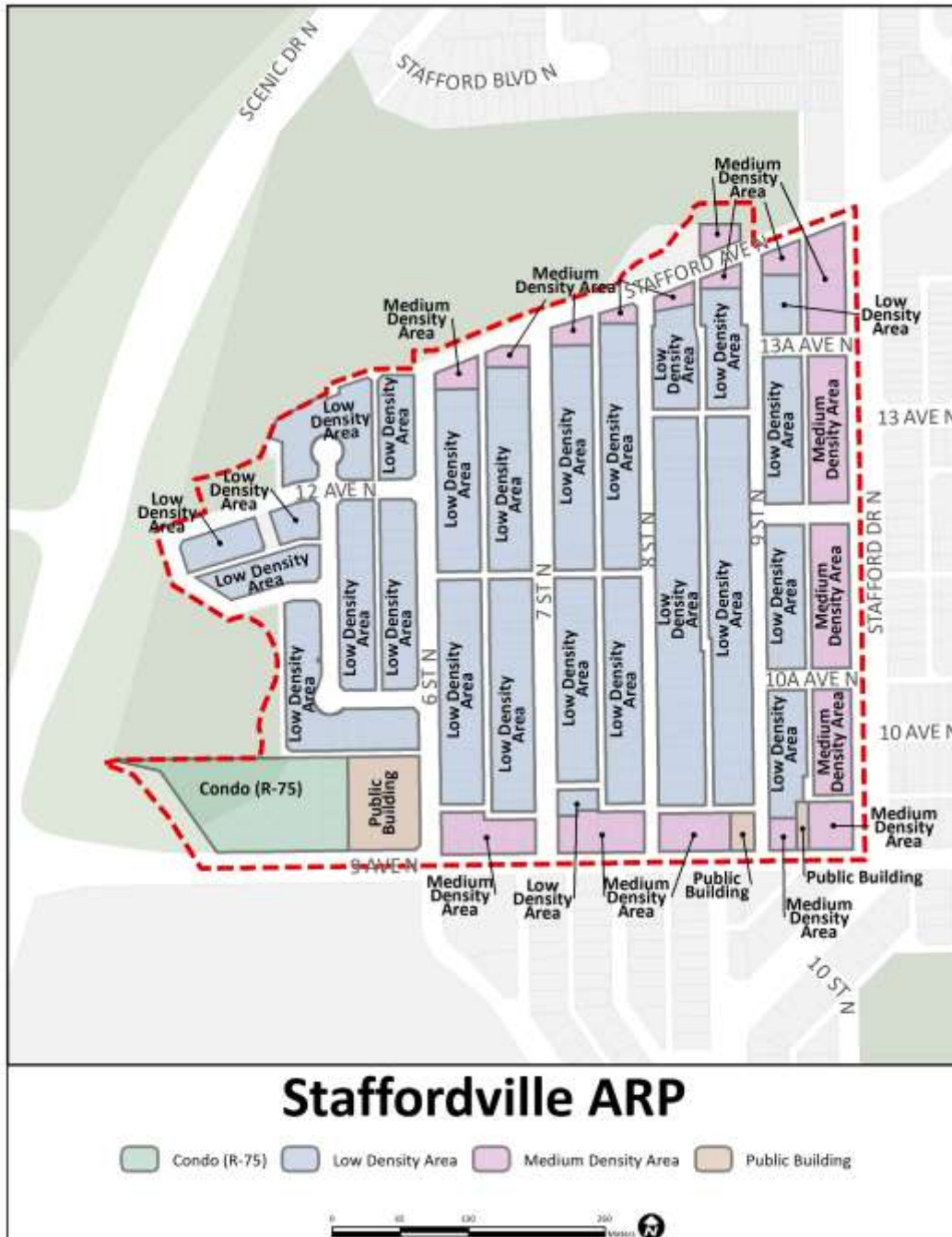


The full Specialist Offices Area Redevelopment Plan document may be accessed at [www.lethbridge.ca](http://www.lethbridge.ca), or by following this link:

<http://www.lethbridge.ca/Doing-Business/Planning-Development/Documents/Specialist%20Office%20ARP.pdf>

# Staffordville Area Redevelopment Plan

Map of Plan Area:



The full Staffordville Area Redevelopment Plan document may be accessed at [www.lethbridge.ca](http://www.lethbridge.ca), or by following this link:

<http://www.lethbridge.ca/Doing-Business/Planning-Development/Documents/Staffordville%20ARP.pdf>

# Westminster Area Redevelopment Plan

Map of Plan Area:



The full Westminster Area Redevelopment Plan document may be accessed at [www.lethbridge.ca](http://www.lethbridge.ca), or by following this link:

<http://www.lethbridge.ca/Doing-Business/Planning-Development/Documents/Westminster%20ARP.pdf>

## Need Advice?

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You are also welcome to visit us at City Hall (1<sup>st</sup> floor), 910 4 Avenue, Lethbridge AB, T1J 0P6.

## Other Sources of Information

### City of Lethbridge Area Structure Plans

All Area Structure Plans are available on our website at:

<http://www.lethbridge.ca/Doing-Business/Planning-Development/Planning/Pages/Area%20Structure%20Plans.aspx>

### City of Lethbridge Area Redevelopment Plans

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