Haley Mountstephen

From: Haley Mountstephen
Sent: December 13, 2022 8:01 AM
Subject: City of Red Deer Land Use Bylaw Review - Dec 2022 - Update #8 Developed Areas Regulations Review
Attachments: May 2022 Definitions.pdf; Developed Areas Regulations (Previously MNO).pdf; Developed Areas Summary (Previously MNO).pdf; Districts for Referral.pdf

City of Red Deer Land Use Bylaw Review

Dec 2022 – Update #8

Good Afternoon,

Thank you for participating in the City of Red Deer Land Use Bylaw Review Project. The focus of this, our eighth update, is to share the Developed Areas Regulations (formerly the Mature Neighbourhood Overlay).

Attached you will find a draft of proposed Developed Areas Regulations (formerly Mature Neighbourhood Overlay) along with the existing regulations and current proposed residential districts. A copy of the definitions has been included for your reference. These definitions are provided to aid in understanding of the districts and regulations; they are not under review at this time. Below, you will find some questions that you may wish to consider as you review the proposed Developed Areas Regulations.

Questions for Consideration

1. Are there any additional development regulations that should be considered?
2. Are there any proposed development regulations that should be re-considered?
3. How can the definition of "Developed Areas" be better defined? Please offer suggestions.

If you have any comments that you would like to share please send them to david.girardin@reddeer.ca. by **Jan 16, 2023**. Further information and project updates can also be found on our Land Use Bylaw Review webpage.

Thank you for your interest in the City of Red Deer's Land Use Bylaw Review Project.

If you no longer want to receive these emails, please contact david.girardin@reddeer.ca to be removed from our email list.

Regards,

David Girardin RPP, MCIP
Major Projects Planner
City Planning & Growth
The City of Red Deer

403.406.8707
david.girardin@reddeer.ca

Haley Mountstephen RPP MCIP
Senior Planner

The City of Red Deer
Haley.mountstephen@reddeer.ca

THE CITY OF Red Deer

CITY PLANNING & GROWTH DEPARTMENT

Developed Areas (previously Mature Neighbourhood Overlay District) Regulations Summary

The following package has been prepared under the greater Land Use Bylaw (LUB) Review Project goals and themes of reducing red-tape, simplifying the use of the LUB, improving customer service and respecting the community. This project aims to allow for more flexibility in the LUB while providing consistent standards and interpretation, simplifying the development process and timelines, and involving the public.

This package contains a review of the Mature Neighbourhood Overlay District (MNO), the Mature Neighbourhood Parkvale Overlay District, and the Riverside Meadows and West Park Overlay District all contained within Part 7 of the LUB. Character Statements contained within the existing MNO are not proposed to be revised as they are reflective of recent community input and are working as intended. The regulations proposed in this package will continue to be reviewed based on public feedback.

Redevelopment in mature neighbourhoods is essential for the City's sustainability. Benefits include providing housing and location options for residents and financial sustainability for the City, landowners, and residents. Redevelopment also encourages reinvestment in older areas which then keeps schools and public amenities open.

Historically, redevelopment regulations in mature neighbourhoods have been done on a neighbourhood by neighbourhood basis. Parkvale in 2003, Riverside Meadows in 2009, and West Park in 2013. It wasn't until 2016 that the MNO was created, however at the time it only applied to Waskasoo and contained limited regulations specific to the Character Statements for the neighbourhood. In 2018 the Woodlea Character Statements were created. Also in 2018, the MNO was expanded to include all neighbourhoods older than 15 years and the regulations were updated to what is currently in place – this removed the need for individual neighbourhoods to have their own set of guidelines and regulations in the future as the new MNO incorporated regulations that were common to all mature neighbourhoods.

Although the MNO is relatively new, this review has been completed to include a municipal review of other communities in Alberta and Canada, as well as to ensure that the regulations specific to Developed Areas are relevant and reflective of development trends for infill, fit within the context of existing development in Red Deer, and are equitable between all neighbourhoods.

In reviewing the MNO, several changes have been proposed. The key changes are highlighted below:

1. The MNO term has been changed to Developed Areas. This term better reflects where the regulations will be applied. The definition is still in the process of being fine tuned but will include neighbourhoods where the majority of development has taken place (75% as an example) – both historic areas and greenfield development.
2. The MNO is proposed to be moved to Part 3 "General Regulations Applicable to All Districts and is no longer an overlay district". By doing this a layer of regulations has been removed and red tape reduction has occurred – all while intent of the regulations has remained intact.

3. Several existing regulations in the Parkvale, Riverside Meadows, and West Park overlays have been moved to the Developed Areas regulations applicable to a wider range of neighbourhoods. This was done as many of the overlay regulations would be valuable to all developed areas and to provide equity between neighbourhoods. Existing regulations that were specific to the neighbourhood will remain in a specific overlay district for the neighbourhood.
4. Regulations now apply to new dwelling units and additions to dwelling units. Previously it only applied to additions that were visible from a street, however many of the regulations were still applicable to the side and rear yards. This ensures that rear and side yard additions are still required to respect privacy of abutting properties.
5. Variances of regulations are proposed to require public consultation. The referral area has been revised to reflect the type of variances requested. Any variances that would be visible from a road has a larger circulation area whereas variances affecting the privacy of adjacent properties will only be referred to those properties affected. This would be implemented through an internal department policy.
6. Clarity on front yard vehicular access. Front access for redevelopment is proposed to be tied to the existing character of the street. This would apply to properties with existing front access and those without.
7. Additional attention paid to design of dwelling units and how they impact adjacent properties and the street in general. For example, the maximum building height is proposed to be reflective of what currently exists on the same street. Additional design criteria has also been included to add visual interest and to protect the privacy of adjacent properties.
8. It is proposed that duplex applications in West Park that meet the regulations no longer be required to be circulated to landowners within 100m radius of the site. If a variance is required, the circulation distance would be the same as other areas of the city. This is to provide equity between neighbourhoods.

Comparison Table – Existing Regulations Versus Proposed

Developed Areas Regulations

Existing Regulations	Proposed Regulations	Notes
7.14.1. General Purpose The general purpose of this District is to ensure Redevelopment that occurs in Residential Districts in mature neighbourhoods is compatible with the existing residential Development within the Immediate Street Context.	1. Purpose The purpose of these regulations is to ensure new Residential Development within Developed Areas respects and maintains the overall character of the area through Building design that is sensitive and complementary to existing Development. These regulations are focussed on key Development considerations being: • Building Height, • Scale, • Front Yard setbacks, • Immediate Road Context, and • Privacy between Abutting neighbours.	Specified focussed design elements.
7.14.2. Definitions In this District: "Redevelopment" means the construction of a new Principal Building and/or structural additions to the front or side of a Principal Building that are wholly or partially visible from the Street on Sites that have existing uses and/or Buildings and includes the construction of a new Principal Building on Sites that are vacant or underutilized. Large Scale Redevelopment means		Remove. There are no proposed definitions for the Developed Areas regulations, rather all definitions will be found in Part 1 of the LUB.

Existing Regulations	Proposed Regulations	Notes
Redevelopment on a Site or a combination of Sites that total 1,398.00 m^2 or more in area. Mixed-Use means a Development that accommodates a mix of land uses within a single Site while providing a Building form that is Street oriented at Grade. It may refer to different uses combined on the same Site or within the same Building. An example would be a Building that stacks residential uses above ground floor commercial uses. Sidewalk means a public infrastructure pedestrian walkway system that is built to The City of Red Deer Engineering construction contract specifications. Walkway means an on-site private infrastructure system of pedestrian walkways intended to provide access to and within the Site.		
7.14.3. Application (a) The regulations in this District apply to all Redevelopment applications within Residential Districts located in the Mature Neighbourhood Overlay District (shown on the Land Use Constraints Maps J15, J16, J17, J19, J20, K15, K16, K17, K18, K19, K20, K21, L13, L14, L16, L17, L18, L19, L20, L21, M10, M11, M12, M13, M15, M16, M17, M18, M19, M20, N10, N11, N12, N13, N14, N15, N16, N17, N18, O12, O13, O14, O15, O16, O17, O18, P11, P12, P13, P14, P15, Q11, Q12,	2(a) These regulations apply to all Buildings containing a Dwelling Unit, including the construction of new Dwelling Units and enclosed structural additions to existing Dwelling Units within the R-L, R-N, R-A, and R-M Districts contained within Developed Areas.	Proposed to all Residential Developed Areas within the City.

Existing Regulations	Proposed Regulations	Notes
Q13, Q14, Q15, R14, R15, S15).		
7.14.3(b) Character Statements are incorporated into a form part of this bylaw for the purpose of this District, and the design elements within the applicable Character Statement shall apply to all Redevelopment or subdivision within this District.	2(b) Character Statements are incorporated into and form part of this Bylaw. The design elements within the applicable Character Statements shall apply to Development and subdivision within Developed Areas.	No change to intent.
7.14.3(c) Where the regulations in the underlying District contradict or will not serve to achieve the design elements contained in the applicable Character Statement, the Character Statement design elements shall prevail.	2(c) Character Statements supersede the regulations of this section.	No change to intent.
7.14.4. Discretionary Use All applications for the Redevelopment of a listed use within the underlying District shall be considered a Discretionary Use.		Remove. All uses will remain either Permitted or Discretionary as per the underlying District. Any uses that require a variance will require public consultation.
7.14.5. Regulations for All Redevelopment The Development Authority shall have the authority to impose conditions that require the Redevelopment to conform to a higher standard than required by the applicable regulations, including the design elements contained within a Character Statement, for any Redevelopment.	3.1(a) The Development Authority may impose conditions that require Dwelling Units to conform to the Immediate Road Context and or Character Statements which may be in addition to those required by the applicable regulations.	No change to intent.
7.14.5(a) All residential and Mixed-Use Redevelopment shall be compatible with existing Principal Buildings in terms of the scale and form within the Immediate Street Context. Redevelopment must not overwhelm or overshadow Principal Buildings and is required to comply with the following considerations:		Remove. Has been incorporated into specific regulations.
7.14.5(a)(i) Building Height: Redevelopment	3.1(c)(ii) The maximum Building Height shall be	Sensitive to adjacent developments.

Existing Regulations	Proposed Regulations	Notes
shall be within one (1) to two (2) storeys of existing Buildings within the Immediate Street Context.	within one storey of an existing Principal Building on Abutting Sites that are within the R-L, R-N, R-A, or R-M Districts.	
7.14.5(a)(ii) Window Placement: Windows shall be designed to protect privacy for adjacent residential uses. Staggered windows, the use of translucent glass or glass blocks and angled bay windows are examples of sensitive window placement.	3.1(c)(iv) Dwelling Units shall locate side windows to reduce overlook into living spaces and Rear Yards of Abutting Sites by: a. incorporating design techniques to reduce the direct line of sight into the windows of the Dwelling Unit on an Abutting side Site. Examples include obscured glass, staggered window location, raised windows, or privacy screening. b. not locating side windows beyond the rear façade of a principal Dwelling Unit on an Abutting side Site unless: i. The window is located below the second storey, ii. The window is located on the rear façade, iii. The glass in the window is entirely obscured, or iv. There is a minimum distance of 1.5m between the finished floor and the bottom of the windowsill.	Additional window placement regulations to ensure privacy of abutting rear yards. Similar to Calgary.
7.14.5(a)(iii) Front Yard Setback: The Front Yard setback shall be within 1.20 m of the existing Front Yard setback of adjacent Sites or within the average of the existing Front Yard setback of the Principal Buildings in the Immediate Street Context.	3.1(b)(i) The Front Yard setback shall be within 1.2m of the existing Front Yard setbacks of Principal Buildings within the Immediate Road Context.	No change to minimum front yard setback. Also now applies to a maximum front yard setback. This will ensure consistency in the front yard setback.

Existing Regulations	Proposed Regulations	Notes
7.14.5(a)(iv) Access: Doors, Decks, balconies, Patios, and other similar access points that are located on the side of a Building shall be at Grade or less than 1.00 m above Grade. Where privacy may be compromised, fencing, screening, and landscaping shall be used to create privacy between uses.	3.1(c)(v) Dwelling Units shall locate rear and side doors, Decks, balconies, patios, and other similar access points at less than 1.0 m above Grade to maintain privacy of Abutting Sites. Where privacy may be compromised, fencing, screening, landscaping, or a combination thereof shall be used to create privacy between uses.	No change to intent.
7.14.5(a)(v) Rear Yard Setback: The Rear Yard setback shall be designed to minimize overlook into the Rear Yard. Where privacy is compromised, fencing, screening and landscaping shall be used to create privacy between uses.	3.1(b)(ii) Rear Yards shall be designed to minimize overlook into the Rear Yard and Side yard of Abutting Sites. Where privacy is compromised, fencing, screening, and landscaping shall be used to create privacy between uses. 3.1(c)(v) Dwelling Units shall locate rear and side doors, Decks, balconies, patios, and other similar access points at less than 1.0 m above Grade to maintain privacy of Abutting Sites. Where privacy may be compromised, fencing, screening, landscaping, or a combination thereof shall be used to create privacy between uses.	No change to intent.
7.14.5(b) Where the primary entrance does not face onto the Frontage of the Site, the route from the Frontage to the primary entrance shall be clearly defined through the use of Walkways, landscaping, porch features, lighting, and/or other wayfinding designs.	3.1(c)(vii) A House or Duplex, either a new Building or an enclosed structural addition, shall: a. Locate the primary entrance of each Dwelling Unit so that it faces on to the Frontage of the Site with a direct Walkway to the public Sidewalk or Road where a Sidewalk is not present. b. Notwithstanding a., the primary entrance of a Dwelling Unit may face a flanking	Clarity on when the primary entrance faces the Site Frontage.

Existing Regulations	Proposed Regulations	Notes
	Side Yard on a Corner Site if it is in character with the Immediate Road Context. In such case, the Dwelling Unit must create a strong sense of entry from the front façade. c. Not have an identical or mirrored front elevation to an Abutting side Site. 3.1(c)(viii) Where a Building façade of a Townhouse is Adjacent to a Road, all Dwelling Units along this façade with floor area at Grade shall have primary entrance that fronts onto the Road with a direct Walkway to the public Sidewalk or Road where a Sidewalk is not present.	
7.14.5(c) To minimize Sidewalk interruptions, curb cuts shall be minimized by requiring rear vehicular access where adequate vehicle access is available from the rear lane, as determined by the Development Authority.	3.1(b)(iii) New Front Yard vehicular access on Sites Abutting a Lane is permitted only: a. Where Front Yard vehicular access exists in 50% or more of the Immediate Road Context, or b. Where unique features of the Site, such as mature trees in the Rear Yard or an irregular shaped Site, limit side or rear access. 3.1(b)(iv) Where allowed, front attached Garages shall be developed in accordance with the following: a. A Garage may protrude beyond the live in portion of the Dwelling Unit a maximum distance that is characteristic of existing Garages in the Immediate Road Context;	Clarification on where front access is acceptable. Design criteria added for front attached garages. Similar to Woodlea CS.

Existing Regulations	Proposed Regulations	Notes
	b. A Garage may have a maximum width that is characteristic of the width of existing front attached Garages in the Immediate Road Context; c. Where front attached Garages are not characteristic in the Immediate Road Context, a front attached Garage: i. shall not protrude more than 3.5m from the live in portion of the Dwelling Unit, and shall not be less than the minimum Front Yard setback; and ii. shall not exceed 40% of the front façade.	
7.14.5(d) The continuation of Sidewalks should be maintained by minimizing curb cuts for front vehicular access.		Remove. Vehicular access is now based on existing character. See above comment.
7.14.5(e) For Large Scale Redevelopment, the following requirements apply: (i) Hard surfaced Walkways shall be provided to allow for internal pedestrian movement and connectivity. (ii) Walkways should be provided across the full width of all Building elevation(s) which have public entrances to improve pedestrian access to the Buildings. (iii) Wheel stops shall be required for all parking spaces adjacent to a Walkway or in front of a Building and shall be setback a sufficient distance to prevent vehicles from projecting over the Walkway. This requirement is not applicable where the Walkway exceeds	3.1(b)(v) Apartments and Townhouses on a Site or a combination of Sites that total 1,398.0 m^2 or greater in area, shall satisfy the following: a. Hard surfaced Walkways shall be provided to allow for internal pedestrian movement and connectivity. b. Walkways should be provided across the full width of all Building elevation(s) which have public entrances to improve pedestrian access to the Buildings. c. Wheel stops shall be required for all parking spaces adjacent to a Walkway or in front of a Building and shall be	No change to intent.

Existing Regulations	Proposed Regulations	Notes
The City's minimum width requirement for Sidewalks and vehicle overhang would still allow for at least 1.20 m of clear width. (iv) Walkways shall be free of any obstructions and/or architectural features that would impede pedestrian movements and doors providing access to Buildings and/or bays will not swing out into the Walkway. (v) To provide barrier-free access, curb ramps shall be installed at the corner of any intersection which connects to an existing or planned Sidewalk or Walkway. (vi) Where pedestrian crossing points are required to connect individual Walkways over a Driveway or vehicle maneuvering aisle, the width of the crossing shall be kept as narrow as possible and will be marked through painting or use of materials that are different than the material of the road surface to clearly delineate the location of the Walkway. (vii) The Development Authority may exercise discretion and vary, relax or waive any or all of the requirements listed in this section if the intent of the requirements have been otherwise achieved.	setback a sufficient distance to prevent vehicles from projecting over the Walkway. This requirement is not applicable where the Walkway exceeds The City's minimum width requirement for Sidewalks and vehicle overhang would still allow for at least 1.20 m of clear width. d. Walkways shall be free of any obstructions and/or architectural features that would impede pedestrian movements and doors providing access to Buildings and/or bays will not swing out into the Walkway. e. To provide barrier-free access, curb ramps shall be installed at the corner of any intersection which connects to an existing or planned Sidewalk or Walkway. f. Where pedestrian crossing points are required to connect individual Walkways over a Driveway or vehicle maneuvering aisle, the width of the crossing shall be kept as narrow as possible and will be marked through painting or use of materials that are different than the material of the road surface to clearly delineate the location of the Walkway.	
7.14.5(f) Existing trees and shrubs must be marked on landscaping plans and should be	3.1(b)(vi) Development shall minimize disruption to existing topography and	Landscaping plan requirements are already listed in Part 3 of the LUB. For equity between

Existing Regulations	Proposed Regulations	Notes
maintained. Mature trees that are required to be removed to accommodate Redevelopment should be replaced with trees that are appropriate for the location in terms of size and species.	vegetation.	neighbourhoods, new vegetation will be subject to the existing requirements also found in Part 3.
7.14.5(g) Publically owned trees and shrubs shall not be removed to facilitate the construction of a Redevelopment project, unless approved by the Development Authority.	3.1(b)(vii) Publicly owned trees and shrubs shall not be removed or disturbed to facilitate the construction of a Dwelling Unit unless approved by the Development Authority.	No change to intent.
	3.1. The following regulations supersede those of the underlying District.	Developed Areas Regulations supersede District regulations.
	3.1(c)(i) Each Dwelling Unit shall have an area recessed or projecting on the front façade facing a Road to provide variety and minimum large blank walls.	Additional regulation to encourage creativity and interest in building design.
	3.1(c)(iii) If a new Dwelling Unit or enclosed structural addition to the front or side of the existing Dwelling Unit that is wholly or partially visible from the Road is larger in width than existing Dwelling Units in the Immediate Road Context, a transition in Building widths should be created by visually dividing the Building into smaller sections that approximate the width of Dwelling Units in the Immediate Road Context.	Building width to be sensitive to existing Dwelling Units in the Immediate Road Context.
	3.1(c)(vi) Large flat surfaces on Principal Building facades facing a Road, including roof gable ends, shall not have any horizontal or vertical wall lengths greater than 5.0m unless it is broken up by the use design features such as porches, projections, terracing, gables, windows, different exterior finishing materials, or variations in rooflines.	Additional regulation to encourage creativity and interest in building design.

Existing Regulations	Proposed Regulations	Notes
	Developed Areas Application Requirements (a) All Development permit applications within Developed Areas shall be accompanied with the following: (i) A sketch or photograph showing the location of side windows of the Dwelling Unit(s) on Abutting side Sites, (ii) A sketch or photographs of Principal Buildings within the Immediate Road Context, (iii) Proposed Building demolition, if applicable; and (iv) The location of all underground/overhead utility services and their connection points to any Building. (b) Within Developed Areas, the Development Authority may request a sun or shadow impact assessment as part of the Development permit application for a proposed two storey Dwelling Unit on a Site Abutting a Site with a one storey Dwelling Unit, or where a rear attached Garage is proposed.	This section is proposed to be added to section 2.4 “Plans and Information Required for Development Permit” and does not form part of the Developed Areas regulations.
	Proposed Variances (a) When a Development permit application has been submitted for a Dwelling Unit that does not comply with the Developed Areas Regulations, the Development officer shall send notice to the following recipients to outline any requested	This section is proposed to be included as an internal department procedure.

Existing Regulations	Proposed Regulations	Notes
	variances to the Developed Areas Regulations and solicit comments directly related to the proposed variance. Variances affecting the Site that are not visible from a Road including Rear Yard setback and privacy – Adjacent landowners to the side and rear of the Site requesting a variance. All other variances – Landowners within a minimum of 30m of the boundary of the Site requesting a variance.	

Mature Neighbourhood Parkvale Overlay District incorporated into the Parkvale Overlay District

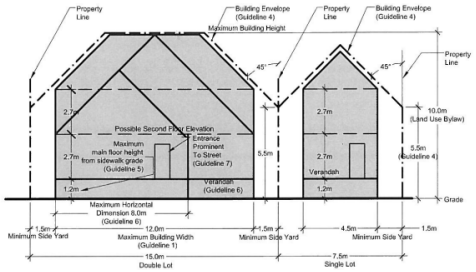
Existing Regulations	Proposed Regulations	Notes
7.7 General Purpose The purpose of this District is to ensure that new and infill low density residential development in the Parkvale Neighbourhood is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape and ensures privacy and sun penetration on adjacent properties. This District provides a means to regulate unique design attributes of the mature Parkvale neighbourhood in a manner which cannot be satisfactorily addressed through conventional land use zoning.	**Purpose** To ensure that new Residential Development and Accessory Buildings in the Parkvale neighbourhood are sensitive to existing Development and maintains the traditional character of the streetscape. 1. The Parkvale Overlay District regulations are in addition to the Developed Areas regulations.	No change to intent.

Existing Regulations	Proposed Regulations	Notes
This District is comprised of additional development regulations for the Parkvale neighbourhood, which add to the regulations of the underlying use districts.		
7.7.1. Permitted and Discretionary Uses Those uses listed as permitted and discretionary in the underlying use districts.		Remove, unless uses differ from the underlying District it is not necessary to state this.
7.7.2. Application (a) The regulations in this District apply to the construction of any new principle or accessory building and to any major structural renovation, alteration, addition and/or reconstruction of an existing building on lands located in the low density residential areas of Parkvale, the boundaries of which are shown for illustrative purposes in Part 7, Figure 15.	2. The following regulations apply to all Sites within the R-L, R-N, and R-M districts in the Parkvale neighbourhood contained within Figure ___.	No change to intent. Geographical boundaries will remain the same for the Parkvale neighbourhood.
7.7.2(b) An application for development approval shall include a site plan which shows: (i) existing and proposed grades; (ii) existing and proposed landscaping and buildings; (iii) proposed building demolition, if any; (iv) the height of main floor above grade; (v) the location of proposed fences; (vi) the location of existing side yard windows in any adjacent building; and (vii) the location of all underground/ overhead utility services and their connection points to any building.	Developed Areas Application Requirements (a) All Development permit applications within Developed Areas shall be accompanied with the following: (i) A sketch or photograph showing the location of side windows of the Dwelling Unit(s) on Abutting side Sites, (ii) A sketch or photographs of Principal Buildings within the Immediate Road Context, (iii) Proposed Building demolition, if applicable; and (iv) The location of all underground/ overhead utility services and their connection points to any Building. (b) Within Developed Areas, the	Application requirements for Parkvale have been included in the requirements for all Developed Areas. Many of the listed requirements in existing the Parkvale Overlay are already applicable to all development within the City, ie: grades, proposed landscaping, and therefore have not been carried forward as a duplicate.

Existing Regulations	Proposed Regulations	Notes
	Development Authority may request a sun or shadow impact assessment as part of the Development permit application for a proposed two storey Dwelling Unit on a Site Abutting a Site with a one storey Dwelling Unit, or where a rear attached Garage is proposed.	
7.7.2(c) Where the building regulations of the underlying use district are in conflict with the development regulations of this District, then the development regulations of this District shall govern, and the building regulations of the underlying District shall be deemed to be repealed to the extent of the inconsistency.	1. The Parkvale Overlay District regulations are in addition to the Developed Areas regulations.	No change to intent.
7.7.2(d) Where a proposed development does not comply with the development regulations of this District, the Development Authority shall: (i) contact the Parkvale Community Association and each owner of property located within a distance of 100 m of the site of the proposed development (ii) (the "affected parties"); describe to the affected parties in detail the manner in which the proposed development does not comply with the development regulations of this District and solicit their comments on the proposed development; (iii) and for their consideration, document all comments provided by the affected parties with respect to the proposed development and modifications, if any,	Proposed Variances (a) When a Development permit application has been submitted for a Dwelling Unit that does not comply with the Developed Areas Regulations, the Development officer shall send notice to the following recipients to outline any requested variances to the Developed Areas Regulations and solicit comments directly related to the proposed variance. Variances affecting the Site that are not visible from a Road including Rear Yard setback and privacy – Adjacent landowners to the side and rear of the Site requesting a variance. All other variances – Landowners within a minimum of 30m of the boundary of the	Consultation area for variances are determined by the type of variance. Privacy related variances and rear yard setbacks are circulated to adjacent landowners and the community association. All other variances are circulated to landowners within 30m of the site and the applicable community association. The existing 100m consultation area has been reduced to 30m to better reflect those impacted by the variances and for consistency between all Developed Areas. Section (a) will not form part of the LUB but will rather be implemented through an internal policy similar to other development applications within the City. Section 2(f) will be part of the Parkvale Overlay District.

Existing Regulations	Proposed Regulations	Notes
made by the applicant to the proposed development to address the concerns of the affected parties.	Site requesting a variance. 2(f) When a Development permit application has been submitted for a Development that does not comply with the Developed Areas Regulations or the Parkvale Overlay District, the Development officer shall send notice to the applicable community association to outline any requested variances and solicit comments directly related to the proposed variance. This shall be done for all variances except those related to Rear Yard setbacks and privacy-related variances in which the community association is not required to be notified.	
7.7.3. Development Regulations for Residential Buildings (a) Maximum building width for all residential structures: 12.2 m	3.1(c)(iii) If a new Dwelling Unit or enclosed structural addition to the front or side of the existing Dwelling Unit that is wholly or partially visible from the Road is larger in width than existing Dwelling Units in the Immediate Road Context, a transition in Building widths should be created by visually dividing the Building into smaller sections that approximate the width of Dwelling Units in the Immediate Road Context.	Regulation in Developed Areas regulations. Intent is to be sensitive to the Immediate Road Context.
7.7.3(b) Minimum side yard: 1.5 m		Remove. Side Yards are proposed remain 1.5m under new R-L district (existing R1). Any variances to side yard would trigger public consultation.
7.7.3 (c) Minimum frontage (lot width) for detached dwellings: 11.43 m		Remove. The underlying district requirement is 12.0m.
7.7.3 (d) Minimum front yard setback shall be equal to the setback of the existing building	3.1(b)(i) The Front Yard setback shall be within 1.2m of the existing Front Yard	Regulation in Developed Areas regulations.

Existing Regulations	Proposed Regulations	Notes
or, where the existing building is to be replaced or there is no existing building, the average setback of the existing residential buildings on the block.	setbacks of Principal Buildings within the Immediate Road Context.	
7.7.3 (e) The main entrance shall be located on the front elevation of the building, facing the street.	3.1(c)(vii) A House or Duplex, either a new Building or an enclosed structural addition, shall: a. Locate the primary entrance of each Dwelling Unit so that it faces on to the Frontage of the Site with a direct Walkway to the public Sidewalk or Road where a Sidewalk is not present. b. Notwithstanding a., the primary entrance of a Dwelling Unit may face a flanking Side Yard on a Corner Site if it is in character with the Immediate Road Context. In such case, the Dwelling Unit must create a strong sense of entry from the front façade. c. Not have an identical or mirrored front elevation to an Abutting side Site.	Regulation in Developed Areas regulations.
7.7.3 (f) On corner properties, the front building elevation and main entrance shall be located in the same direction as the residences on the remainder of the block.	3.1(c)(vii) A House or Duplex, either a new Building or an enclosed structural addition, shall: a. Locate the primary entrance of each Dwelling Unit so that it faces on to the Frontage of the Site with a direct Walkway to the public Sidewalk or Road where a Sidewalk is not present. b. Notwithstanding a., the primary entrance of a Dwelling Unit may face a flanking Side Yard on a Corner Site if it is in character with the Immediate Road	Regulation in Developed Areas regulations. Increased flexibility for corner sites, if consistent with Immediate Road Context.

Existing Regulations	Proposed Regulations	Notes
	Context. In such case, the Dwelling Unit must create a strong sense of entry from the front façade. c. Not have an identical or mirrored front elevation to an Abutting side Site.	
7.7.3 (g) On corner lots, the two elevations facing the street shall have consistent and complimentary design elements, in terms of building materials, colour and architectural details.	3.1(c)(vi) Large flat surfaces on Principal Building facades facing a Road, including roof gable ends, shall not have any horizontal or vertical wall lengths greater than 5.0m unless it is broken up by the use design features such as porches, projections, terracing, gables, windows, different exterior finishing materials, or variations in rooflines.	Regulation in Developed Areas regulations. Intent is to treat all Developed Areas with equity.
7.7.3 (h) Maximum side yard vertical building height shall fit within a building envelope that measures 5.5 m in height along each side property boundary, then angles inward and up at a 45 degree angle until it intersects with the maximum permitted total building height.	2(e) The maximum Side Yard vertical Building Height shall fit within a Building envelope that measures 5.5 m in height along each Side Yard Boundary, then angles inward and up at a 45 degree angle until it intersects with the maximum permitted Building Height. Rooflines that complement the architectural character of the Immediate Road Context should be considered.  SEE REGULATIONS FOR LARGER IMAGE	No change to intent.
7.7.3 (i) The main floor shall not be located higher than 1.2 m above grade of the front		Remove. Building Height requirements from Developed Areas regulations will help ensure

Existing Regulations	Proposed Regulations	Notes
public sidewalk, unless basement heights for the site are restricted by the depth of a shallow sanitary sewer service.		Dwelling Unit is in keeping with Immediate Road Context.
7.7.3 (j) Large flat wall surfaces on building elevations facing a street or lane, including roof gable ends, shall not have any single horizontal or vertical wall lengths greater than 8.0 m unless it is broken up by the use of such design features as porches, projections, terracing, recesses, jogs, gables or windows.	3.1(c)(vi) Large flat surfaces on Principal Building facades facing a Road, including roof gable ends, shall not have any horizontal or vertical wall lengths greater than 5.0m unless it is broken up by the use design features such as porches, projections, terracing, gables, windows, different exterior finishing materials, or variations in rooflines.	Regulation in Developed Areas regulations. Intent is to treat all Developed Areas with equity.
7.7.3 (k) Side windows and/or balconies shall not be located directly facing similar facilities in adjoining residential buildings, in order to maintain privacy between neighbours.	3.1(c)(iv) Dwelling Units shall locate side windows to reduce overlook into living spaces and Rear Yards of Abutting Sites by: a. incorporating design techniques to reduce the direct line of sight into the windows of the Dwelling Unit on an Abutting side Site. Examples include obscured glass, staggered window location, raised windows, or privacy screening. b. not locating side windows beyond the rear façade on an Abutting side Site unless: i. The window is located below the second storey, ii. The window is located on the rear façade iii. The glass in the window is entirely obscured, or iv. There is a minimum distance of 1.5m between the finished floor and the bottom of the windowsill.	Regulation in Developed Areas regulations. Added privacy in neighbouring rear yards.

Existing Regulations	Proposed Regulations	Notes
	3.1(c)(v) Dwelling Units shall locate rear and side doors, Decks, balconies, patios, and other similar access points at less than 1.0 m above Grade to maintain privacy of Abutting Sites. Where privacy may be compromised, fencing, screening, landscaping, or a combination thereof shall be used to create privacy between uses.	
7.7.3 (l) Use of vibrant (strong, bright, bold) colours and building textures shall be permitted.		Remove. No ability to enforce.
7.7.3 (m) On lands where semi-detached housing is permitted, the front building elevation shall contain separate non-symmetrical architectural design elements (i.e. different roof lines, different window/door configurations and locations) for each unit.	3.1(c)(i) Each Dwelling Unit shall have an area recessed or projecting on the front façade facing a Road to provide variety and minimum large blank walls.	Regulation in Developed Areas regulation. More flexibility for exterior design and equity between neighbourhoods.
7.7.3 (n) No overhead power/telephone/cable services or utility meters shall be connected to, or located on, the front elevation of any building.	1. No overhead power, telephone, or cable services or utility metres shall be located on the front façade of any principal Dwelling Unit.	Move to Part 3 "General Regulations Applicable to All Districts".
7.7.3 (o) Front driveways or front drive attached garages shall not be permitted on parcels with a lane at the rear of the property, except in Block M, Plan 1528HW; Block B, Plan 257HW; and Block B, Plan 4867KS wherein front driveways in conjunction with single wide attached garages may be allowed subject to the following standards: (i) Attached garages may not protrude beyond the front wall of the house;	2(b) Front vehicular access shall not be permitted on Sites with rear Lane access except in Block M, Plan 1528HW; Block B, Plan 257HW; and Block B, Plan 4867 where front single wide attached Garages may be allowed subject to the following: a. Front attached Garages shall not protrude beyond the live in portion of the Dwelling Unit; b. Front attached Garages may be	No change to intent.

Existing Regulations	Proposed Regulations	Notes
(ii) Attached garages may be designed to accommodate two vehicles in tandem; (iii) Garages must not be wider than 4.9 metres (16.1 ft.), excluding eaves; (iv) Front driveways must not be wider than 4.3 metres (14.1 ft. +/-); (v) Front driveways are not permitted without a single wide attached garage; and (vi) The appearance, architectural features, and finish materials must be acceptable to the Development Authority.	designed to accommodated two vehicles in tandem; c. Front attached Garages shall not be wider than 4.9 m, including eaves; d. Front Driveways shall not be wider than 4.3 m; and e. Front Driveways shall only be developed in conjunction with a Garage.	
7.7.3 (p) Front driveways or front drive attached/detached garages may only be permitted on laneless parcels provided that the garage shall not protrude forward beyond the front building face of the principal building including porches and verandas.	3.1(b)(iii) New Front Yard vehicular access on Sites Abutting a Lane is permitted only: a. Where Front Yard vehicular access exists in 50% or more of the Immediate Road Context, or b. Where unique features of the Site, such as mature trees in the Rear Yard or an irregular shaped Site, limit side or rear access. 3.1(b)(iv) Where allowed, front attached Garages shall be developed in accordance with the following: a. A Garage may protrude beyond the live in portion of the Dwelling Unit a maximum distance that is characteristic of existing Garages in the Immediate Road Context;	Regulation in Developed Areas regulation. Intent is to respect existing development in Immediate Road Context.
7.7.3 (q) On laneless corner lots, driveways or an attached/detached garage with driveway	2(a) On Corner Sites not Abutting a Lane, vehicular access will be allowed from the Side	No change to intent.

Existing Regulations	Proposed Regulations	Notes
will be permitted from the side street but the garage shall not protrude forward beyond the side wall of the principal building.	Yard however Garages shall not protrude beyond the side wall of the Dwelling Unit.	
7.7.3 (r) Driveways from any front or side street shall be hard surfaced (i.e. concrete, asphalt, paving stones).		Remove. This is a duplicate of a regulation applied to all areas of the City.
7.7.3 (s) No trees(s) located in a City boulevard shall be removed to accommodate any front or side driveway or front or side drive garage access.	3.1(b)(vii) Publicly owned trees and shrubs shall not be removed or disturbed to facilitate the construction of a Dwelling Unit unless approved by the Development Authority.	Regulation in Developed Areas regulations.
7.7.4. Development Regulations for Accessory Buildings (a) The elevations of accessory buildings which face a street or lane, including roof gable ends, shall not have any single horizontal or vertical wall lengths greater than 8.0 m unless it is broken up by use of such design features as projections, recesses, jogs, gables or windows.	3.1(c)(vi) Large flat surfaces on Principal Building facades facing a Road, including roof gable ends, shall not have any horizontal or vertical wall lengths greater than 5.0m unless it is broken up by the use design features such as porches, projections, terracing, gables, windows, different exterior finishing materials, or variations in rooflines.	Regulation in Developed Areas regulations. Intent is to treat all Developed Areas with equity.
7.7.4 (b) Maximum building width: 12.2 m.	3.1(c)(iii) If a new Dwelling Unit or enclosed structural addition to the front or side of the existing Dwelling Unit that is wholly or partially visible from the Road is larger in width than existing Dwelling Units in the Immediate Road Context, a transition in Building widths should be created by visually dividing the Building into smaller sections that approximate the width of Dwelling Units in the Immediate Road Context.	Regulation in Developed Areas regulations. Intent is to be sensitive to the Immediate Road Context.
7.7.4 (c) Accessory buildings shall be designed to complement the principal building by utilizing consistent design elements, in terms	2(d) Accessory Buildings shall have consideration for the Principal Building in terms of Building materials, color, and	Previous regulations were subjective. To maintain equity between neighbourhoods, Accessory Buildings are no longer required to

Existing Regulations	Proposed Regulations	Notes
of building materials, colour and architectural details.	architectural details.	complement the Principal Building in Parkvale.
7.7.4 (d) On parcels having a lane, including corner parcels, vehicle access to any accessory building shall be only from the lane; front drive detached garages shall not be permitted.	3.1(b)(iii) New Front Yard vehicular access on Sites Abutting a Lane is permitted only: a. Where Front Yard vehicular access exists in 50% or more of the Immediate Road Context, or b. Where unique features of the Site, such as mature trees in the Rear Yard or an irregular shaped Site, limit side or rear access.	Regulation in Developed Areas Regulations. No change to intent, now reflective of Immediate Road Context.
7.7.5. Regulations for Vegetation and Landscaping (a) Where mature vegetation needs to be removed to facilitate new development or, where no mature vegetation exists in a front yard, new landscaping material shall be added consisting of not less than the following standards: (i) deciduous trees – minimum calliper 65 millimetres (measured 450 millimetres from ground level); (ii) coniferous trees – minimum height 2.5 m; (iii) deciduous shrubs – minimum 0.6 m height; and (iv) coniferous shrubs – minimum 0.4 m height or spread. (v) landscaping in a front yard shall consist of at least one tree and one shrub.		Remove, mostly a duplicate of Part 3 landscaping regulations. For equity, the same landscaping requirements for all neighbourhoods will be applied. Existing landscaping regulations in Part 3 are adequate.

R1A Residential West Park Overlay to be removed

Existing Regulations	Proposed Regulations	Notes
4.2(3)(a) The West Park Overlay district shall be the area identified on Figure 19.		Remove as regulations are proposed to be removed.
4.2(3)(b) In the West Park Overlay District, the discretionary use of a semi-detached dwelling unit may be approved by the Municipal Planning Commission.		Remove. As per Part 2 of LUB, MPC may approve any discretionary use permit.
4.2(3)(c) An application for a semi-detached dwelling unit shall be referred to all landowners on sites within a 100 metre radius of the site of the proposed development, for comments on the proposal prior to its presentation to the Municipal Planning Commission.		Remove. For equity between neighbourhoods, only requests for variances will be circulated to neighbouring properties for comment.

Riverside Meadows and West Park Overlay District incorporated into the Riverside Meadows and West Park Overlay District

Existing Regulations	Proposed Regulations	Notes
7.11 General Purpose The purpose of these Districts is to ensure that redevelopment in these Districts will be designed to satisfy objectives outlined in the *Riverside Meadows and West Park Area Redevelopment Plan* which describes a compatible blend of residential and commercial development of varying sizes, styles and types appealing to a variety of demographic groups as if it were a village in a city. These Districts are comprised of	Purpose To implement the existing Riverside Meadows and West Park Area Redevelopment Plan and to ensure that new Residential Development and Accessory Buildings in the Riverside Meadows and West Park neighbourhoods is sensitive to existing Development and maintains the traditional character of the streetscape.	No change to intent.

Existing Regulations	Proposed Regulations	Notes
regulations that provide a means to regulate design attributes which cannot be satisfactorily addressed through conventional land use zoning. Nothing in this section restricts the scope of the discretion of the Development Authority as set out in Part Two of this Bylaw. (a) "Shall" statements mean those which must be followed; (b) "Should" statements mean compliance with the principle is required but may be (c) varied based on the circumstances of the specific case. (d) "May" statements mean that the Development Authority determines the level of compliance.		
7.11.1. Permitted and Discretionary Uses Those uses listed as permitted and discretionary in the existing underlying land use districts.		Remove, unless uses differ from the underlying District it is not necessary to state this.
7.11.2. Application (a) The regulations in this District apply to permit applications that change the site plan or exterior of any existing building and for the development of new buildings on lands located in the: (i) Riverside Meadows Overlay District (shown on the Land Use Constraint Maps K15, K16, K17, L16); and the (ii) West Park Overlay District (shown on the Land Use Constraint Maps K12, K13, K14, L12, L13, L12)	2. The following regulations apply to all Sites within the R-L, R-N, and R-M districts in the West Park and Riverside Meadows neighbourhoods contained within Figure ___.	No change to intent. Geographical boundaries will remain the same for the West Park and Riverside Meadows neighbourhoods.
7.11.2(b) In addition to the requirements of	Developed Areas Application Requirements	Application requirements for Riverside

Existing Regulations	Proposed Regulations	Notes
Section 2.4 (4), an application for development approval shall include a site plan which shows: (i) existing and proposed grades; (ii) existing and proposed landscaping; (iii) proposed building demolition, if any; (iv) the height of main floor above grade; (v) the location of proposed fences; (vi) the location of all underground/ overhead utility services and their connection points to any building; and (vii) a sketch or photograph showing façade design and location of existing or proposed adjacent buildings.	(b) All Development permit applications within Developed Areas shall be accompanied with the following: (v) A sketch or photograph showing the location of side windows of the Dwelling Unit(s) on Abutting side Sites, (vi) A sketch or photographs of Principal Buildings within the Immediate Road Context, (vii) Proposed Building demolition, if applicable; and (viii) The location of all underground/ overhead utility services and their connection points to any Building. a. Within Developed Areas, the Development Authority may request a sun or shadow impact assessment as part of the Development permit application for a proposed two storey Dwelling Unit on a Site Abutting a Site with a one storey Dwelling Unit, or where a rear attached Garage is proposed.	Meadows and West Park have been included in the requirements for all Developed Areas. Many of the listed requirements in existing the Riverside Meadows and West Park Overlay are already applicable to all development within the City, ie: grades, proposed landscaping, and therefore have not been carried forward as a duplicate.
7.11.2 (c) Where the building regulations of the existing underlying use district are in conflict with the development regulations of this District, then the development regulations of this District shall govern.	1. The Riverside Meadows and West Park Character Overlay District regulations are in addition to the Developed Areas regulations.	No change to intent.
7.11.2(d) Where a proposed development does not comply with the development regulations of this District, the applicant shall:	Proposed Variances (b) When a Development permit application has been submitted for a Dwelling Unit	Consultation area for variances are determined by the type of variance. Privacy related variances and rear yard setbacks are

Existing Regulations	Proposed Regulations	Notes
(i) Contact the Community Association and each owner of property located within a distance of 30 metres of the site of the proposed development (the "affected parties"); (ii) Describe to the affected parties in detail the manner in which the proposed development does not comply with the development regulations of this District and solicit their comments on the proposed development; (iii) Document the comments of the affected parties with respect to the proposed development; (iv) Describe any proposed modifications to the development made by the applicant to address the concerns of the affected parties, if any; and (v) Submit as part of the Development Application, documents showing the foregoing requirements have been complied with. (vi) Where a proposed development is to be forwarded to the Municipal Planning Commission for a decision, the Development Officer shall notify the affected parties of the time and date at which the application will be considered.	that does not comply with the Developed Areas Regulations, the Development officer shall send notice to the following recipients to outline any requested variances to the Developed Areas Regulations and solicit comments directly related to the proposed variance. Variances affecting the Site that are not visible from a Road including Rear Yard setback and privacy – Adjacent landowners to the side and rear of the Site requesting a variance. All other variances – Landowners within a minimum of 30m of the boundary of the Site requesting a variance. 2(j) When a Development permit application has been submitted for a Development that does not comply with the Developed Areas Regulations or the Riverside Meadows and West Park Overlay District, the Development officer shall send notice to the applicable community association to outline any requested variances and solicit comments directly related to the proposed variance. This shall be done for all variances except those related to Rear Yard setbacks and privacy-related variances in which the community association is not required to be notified.	circulated to adjacent landowners and the community association. All other variances are circulated to landowners within 30m of the site and the applicable community association. The existing 100m consultation area has been reduced to 30m to better reflect those impacted by the variances and for consistency between all Developed Areas. Section (a) will not form part of the LUB but will rather be implemented through an internal policy similar to other development applications within the City. Section 2(j) will be part of the Riverside Meadows and West Park Overlay District.

Existing Regulations	Proposed Regulations	Notes
7.11.3(a) Building elevations fronting a street or park shall not have any single wall length greater than 5 metres unless it contains distinct architectural elements such as projections, balconies, surface changes, and/or articulation.	3.1(c)(vi) Large flat surfaces on Principal Building facades facing a Road, including roof gable ends, shall not have any horizontal or vertical wall lengths greater than 5.0m unless it is broken up by the use design features such as porches, projections, terracing, gables, windows, different exterior finishing materials, or variations in rooflines.	Regulation in Developed Areas regulations. Intent is to treat all Developed Areas with equity.
7.11.3 (b) Windows and balconies shall be placed to allow overlook of streets, lanes, sidewalks, pedestrian passages, parking areas and public open spaces.	3.1(c)(iv) Dwelling Units shall locate side windows to reduce overlook into living spaces and Rear Yards of Abutting Sites by: c. incorporating design techniques to reduce the direct line of sight into the windows of the Dwelling Unit on an Abutting side Site. Examples include obscured glass, staggered window location, raised windows, or privacy screening. d. not locating side windows beyond the rear façade on an Abutting side Site unless: v. The window is located below the second storey, vi. The window is located on the rear façade vii. The glass in the window is entirely obscured, or viii. There is a minimum distance of 1.5m between the finished floor and the bottom of the windowsill.	Regulation in Developed Areas regulations. Added privacy in neighbouring rear yards.

Existing Regulations	Proposed Regulations	Notes
	3.1(c)(v) Dwelling Units shall locate rear and side doors, Decks, balconies, patios, and other similar access points at less than 1.0 m above Grade to maintain privacy of Abutting Sites. Where privacy may be compromised, fencing, screening, landscaping, or a combination thereof shall be used to create privacy between uses.	
7.11.3 (c) Entrances shall be clearly identified, visible and accessible from the principal frontage streets.	3.1(c)(vii) A House or Duplex, either a new Building or an enclosed structural addition, shall: a. Locate the primary entrance of each Dwelling Unit so that it faces on to the Frontage of the Site with a direct Walkway to the public Sidewalk or Road where a Sidewalk is not present. b. Notwithstanding a., the primary entrance of a Dwelling Unit may face a flanking Side Yard on a Corner Site if it is in character with the Immediate Road Context. In such case, the Dwelling Unit must create a strong sense of entry from the front façade. c. Not have an identical or mirrored front elevation to an Abutting side Site.	Regulation in Developed Areas regulations.
7.11.3 (d) Areas between a building edge and public sidewalk shall be developed in a manner that provides a visual amenity to the pedestrian environment.		Remove. Too subjective to implement.
7.11.3 (e) More than one type of high quality and innovative building material, such as, but not limited to, brick, stone, concrete, hardy board and cement stucco shall be used in a	2(a) More than one type of high quality and innovative Building material, such as brick, stone, concrete, hardy board or cement stucco shall be used in a variety of	No change to intent.

Existing Regulations	Proposed Regulations	Notes
variety of combinations for ornamentation and articulation.	combinations for ornamentation and articulation.	
7.11.3 (f) Architectural elements such as gables projections, recesses, balconies, verandahs, porches, steps, canopies, terracing, bay windows, window and door trim shall be incorporated into elevations fronting a street to minimize repetition, perception of mass and height and to break up large flat surfaces, including roof faces.	3.1(c)(vi) Large flat surfaces on Principal Building facades facing a Road, including roof gable ends, shall not have any horizontal or vertical wall lengths greater than 5.0m unless it is broken up by the use design features such as porches, projections, terracing, gables, windows, different exterior finishing materials, or variations in rooflines.	Regulation in Developed Areas regulations. Intent is to treat all Developed Areas with equity.
7.11.3 (g) Street frontage elevations of buildings located on corner lots shall have equal quality architectural treatment.	3.1(c)(vi) Large flat surfaces on Principal Building facades facing a Road, including roof gable ends, shall not have any horizontal or vertical wall lengths greater than 5.0m unless it is broken up by the use design features such as porches, projections, terracing, gables, windows, different exterior finishing materials, or variations in rooflines.	Regulation in Developed Areas regulations. Intent is to treat all Developed Areas with equity.
7.11.3 (h) All street facing elevations shall be parallel to the street except in the case of parcels with street frontage on three sides, only two elevations shall be parallel.		Remove. Setbacks will regulate Building placement.
7.11.3 (i) Fencing along the street fronts of vacant sites, construction sites, and around garbage compounds shall be constructed of weather proof materials or finishes (no plywood) and should be coordinated with the look and finish of adjoining development.		Remove, repetition of fencing regulations in Part 3.
7.11.3 (j) Ground-oriented pedestrian scale lighting shall identify pedestrian routes and site entrances to parking lots and buildings.	2. Townhouse and Apartment Developments shall incorporate the following: (a) Ground-oriented pedestrian scale lighting shall identify pedestrian routes and Site entrances to parking lots and Buildings.	Move to Part 3 “General Regulations Applicable to All Districts.’

Existing Regulations	Proposed Regulations	Notes
7.11.3 (k) Open spaces shall incorporate landscaping and plant material to soften the harder elements such as concrete. Buildings, including additions, shall be designed to provide for useable outdoor spaces.	2. Townhouse and Apartment Developments shall incorporate the following: (b) Open spaces shall incorporate landscaping and plant material to soften the harder elements such as concrete.	Move to Part 3 "General Regulations Applicable to All Districts.'
7.11.3 (l) Development shall minimize disruption to existing topography and vegetation.	3.1(b)(vi) Development shall minimize disruption to existing topography and vegetation.	Regulations in Developed Areas regulations. No change to intent.
7.11.3 (m)The street facing elevations multi-attached residential, multi-family residential and commercial buildings shall contain a critical height line or projecting horizontal element at a height between 3.6 metres and 4.25 metres.	2(b) Townhouse and Apartment Developments shall incorporate the following: (i) Road facing elevations shall contain a critical height line of projecting horizontal element at a height between 3.6m and 4.25m.	No change to intent.
7.11.3 (n) Pedestrian spaces, linkages to parking lots and streets, pocket parks, courtyards, area sidewalks, walkways, and trail networks shall be incorporated in all developments.	2. Townhouse and Apartment Developments shall incorporate the following: (c) Pedestrian spaces, linkages to parking lots and Roads, pocket parks, courtyards, Sidewalks, Walkways, and trail networks shall be incorporated in all Developments.	Move to Part 3 "General Regulations Applicable to All Districts.'
7.11.3 (o) Elements which are utilitarian in nature such as air conditioning units, electrical equipment, service areas, waste receptacles and the like shall be screened from the public view.	3. Elements which are utilitarian in nature such as air conditioning units, electrical equipment, service area, and waste receptacles shall be screened from public view.	Move to Part 3 "General Regulations Applicable to All Districts.'
7.11.3 (p) In addition to the parking regulation provisions of Section 3.1 and 3.2 the following shall apply to all redevelopment: (i) Large multi-family or commercial developments should have underground parking and minimize above grade parking.	2(ii) In addition to the parking regulations in Section 3.1 and 3.2 the following shall apply where more than 8 parking stalls are required: a. Apartments should have underground parking and minimize above Grade parking.	No change to intent. Removed paving of parking lots as this is a duplicate of Part 3 regulations Parking lot enhancements to create pedestrian connections to Sidewalks and Building entrances has been moved to Part 3

Existing Regulations	Proposed Regulations	Notes
(ii) Parking access shall be from the lane for commercial and multifamily developments. Where no lane exists, street access to the rear of the building or parking lot may be permitted if it does not interfere with boulevard trees or other streetscaping. The number of vehicular site entrances should be held to a single driveway per block and parking lots shall be organized into clusters. Entrances may be shared with other properties. (iii) Landscaped areas shall be incorporated into parking lots. A raised landscaped area shall define the edge of the parking lot along a sidewalk. (iv) All off street surface parking lots shall be paved. (v) Fulfilling the principles of CPTED, parking lots shall be visually enhanced and incorporate elements to define sidewalk edge, promote user safety and clear pedestrian connections to sidewalk and/or building entrances.	b. Apartment parking access shall be from a Lane. Where no Lane exists, Road access to the rear of the Building or parking may be permitted if it does not interfere with boulevard trees or other streetscaping. The number of vehicular accesses should be held to a single driveway per block and parking lots shall be organized into clusters. Entrances may be shared with other properties. c. Landscaped areas shall be incorporated into parking lots. A raised landscaped area shall define the edge of the parking lot along a Sidewalk. 2(d) Parking lots shall be visually enhanced and incorporate elements to define Sidewalk edge, promote user safety and clear pedestrian connections to Sidewalk and /or Building entrances.	"General Regulations Applicable to All Districts."
7.11.4. All Residential Redevelopment (a) Architectural design elements such as gables, projections, recesses, balconies, verandahs, porches, steps, canopies, terracing, bay windows, window and door trim shall be incorporated into elevations fronting a street, park or trail to minimize repetition, perception of mass and height and to break up large flat surfaces, including roof	3.1(c)(vi) Large flat surfaces on Principal Building facades facing a Road, including roof gable ends, shall not have any horizontal or vertical wall lengths greater than 5.0m unless it is broken up by the use design features such as porches, projections, terracing, gables, windows, different exterior finishing materials, or variations in rooflines.	Regulation in Developed Areas regulations. Intent is to treat all Developed Areas with equity.

Existing Regulations	Proposed Regulations	Notes
faces.		
7.11.4(b) Each main floor dwelling unit, including multi-attached and multifamily residential, fronting a street or park shall have a private front yard and individual front entry access from the sidewalk or trail.	2(c) All Main Floor Dwelling Units, including Townhouses and Apartments, fronting a Road or park shall have a private Front Yard and individual front entry access from a Sidewalk or trail.	No change to intent.
7.11.4 (c) The main floor shall not be situated higher than 1.2 metres above the grade of the front sidewalk.		Remove. Building Height requirements from Developed Areas regulations will help ensure Dwelling Unit is in keeping with Immediate Road Context.
7.11.4 (d) Vertical walls, railings, hedges, gateways or decorative fences in the front yard shall not exceed .9 metres in height and be of an open design that does not impede sight lines.		Remove, this is a duplicate of Part 3 regulations.
7.11.4 (e) The ground floor of residential buildings shall be set back a minimum of 4 metres from the property line.	3.1(b)(i) The Front Yard setback shall be within 1.2m of the existing Front Yard setbacks of Principal Buildings within the Immediate Road Context.	Regulation in Developed Areas regulations. Front Yard setback is characteristic of Immediate Road Context.
7.11.4 (f) Front drive garages and front onsite parking is not permitted on sites fronting Kerry Wood Drive, 54th Avenue and sites in Direct Control District 13 (DC 13). Onsite parking shall be located in the rear of lot and garages shall be rear attached or detached with access off the lane.	2(d) Front attached Garages and front Parking Pads are not permitted on Sites fronting Kerry Wood Drive, 54 Avenue, and Sites in Direct Control District 13 (DC13). In these locations, parking shall be located via a rear or side Lane.	No change to intent.
7.11.4 (g) The front yard setback areas of residential buildings shall contain enhanced landscaped areas with trees and a variety of plantings.		Remove, this is a duplicate from general regulations in Part 3 of the LUB.
7.11.4 (h) The maximum building width shall be 15 metres for a single family home.	3.1(c)(iii) If a new Dwelling Unit or enclosed structural addition to the front or side of the existing Dwelling Unit that is wholly or	Regulation in Developed Areas regulations. Intent is to be sensitive to the Immediate Road Context.

Existing Regulations	Proposed Regulations	Notes
	partially visible from the Road is larger in width than existing Dwelling Units in the Immediate Road Context, a transition in Building widths should be created by visually dividing the Building into smaller sections that approximate the width of Dwelling Units in the Immediate Road Context.	
7.11.4 (i) The front yard setback shall be consistent with the setback of all existing buildings on the same block as the proposed development. On corner properties, the front yard shall contain the main entrance and be determined as the same as the front yards on the remainder of the block.	3.1(b)(i) The Front Yard setback shall be within 1.2m of the existing Front Yard setbacks of Principal Buildings within the Immediate Road Context. 3.1(c)(vii) A House or Duplex, either a new Building or an enclosed structural addition, shall: a. Locate the primary entrance of each Dwelling Unit so that it faces on to the Frontage of the Site with a direct Walkway to the public Sidewalk or Road where a Sidewalk is not present. b. Notwithstanding a., the primary entrance of a Dwelling Unit may face a flanking Side Yard on a Corner Site if it is in character with the Immediate Road Context. In such case, the Dwelling Unit must create a strong sense of entry from the front façade. c. Not have an identical or mirrored front elevation to an Abutting side Site. 3.1(c)(viii) Where a Building façade of a Townhouse is Adjacent to a Road, all Dwelling Units along this façade with floor area at	Regulation in Developed Areas regulations.

Existing Regulations	Proposed Regulations	Notes
	Grade shall have primary entrance that fronts onto the Road with a direct Walkway to the public Sidewalk or Road where a Sidewalk is not present.	
7.11.4 (j) There shall be no more than 6 units in one building block of multi-attached residential.	2(e) There shall be no more than six Dwelling Units in a Townhouse.	No change to intent.
7.11.4 (k) The use of vibrant colours and textures shall be used in combination to distinguish elements of the façade and visually separate multi-attached and semi-detached residential units.	2(f) The use of vibrant colours or textures shall be used in combinations to distinguish elements of the façade and to visually separate Dwelling Units in Duplexes and Townhouse.	No change to intent.
7.11.4 (l) Multi-attached residential with more than four units shall have an enclosed garbage area.		Remove. This is a requirement for all multi-attached and Multiple Family Buildings within the city.
7.11.4 (m) Side windows and balconies shall respect privacy of neighbours by minimizing direct views into existing neighbouring windows and yards.	3.1(c)(iv) Dwelling Units shall locate side windows to reduce overlook into living spaces and Rear Yards of Abutting Sites by: a. incorporating design techniques to reduce the direct line of sight into the windows of the Dwelling Unit on an Abutting side Site. Examples include obscured glass, staggered window location, raised windows, or privacy screening. b. not locating side windows beyond the rear façade on an Abutting side Site unless: i. The window is located below the second storey, ii. The window is located on the rear façade iii. The glass in the window is entirely	Regulation in Developed Areas regulation.

Existing Regulations	Proposed Regulations	Notes
	obscured, or iv. There is a minimum distance of 1.5m between the finished floor and the bottom of the windowsill. 3.1(c)(v) Dwelling Units shall locate rear and side doors, Decks, balconies, patios, and other similar access points at less than 1.0 m above Grade to maintain privacy of Abutting Sites. Where privacy may be compromised, fencing, screening, landscaping, or a combination thereof shall be used to create privacy between uses.	
7.11.4 (n) Semi-detached residential façade design shall either: (i) Treat each unit with distinction to give the appearance of two separate units. Or (ii) Utilize a common roof line and front façade design elements to create the appearance of a single detached dwelling	2(g) The façade of a Duplex shall treat each Dwelling Unit with distinction to give the appearance of two separate Dwelling Units.	Previously 7.11.4(k) and 7.11.4(n) conflicted with each other. Regulations are now consistent.
7.11.4 (o) Overhead utility service shall be buried and connected to the side or rear of the principal building. No metres shall be allowed on the front of the building.	1. No overhead power, telephone, or cable services or utility metres shall be located on the front façade of any principal Dwelling Unit.	Moved to Part 3 “General Regulations Applicable to All Districts”.
7.11.4 (p) Garages shall be no more than 35% of the total lot frontage. Garages shall not protrude beyond the front building façade, including porches and verandahs, of the principal building.	2(h) Garages shall be no more than 35% of the total Frontage. 3.1(b)(iv) Where allowed, front attached Garages shall be developed in accordance with the following: a. A Garage may protrude beyond the live in portion of the Dwelling Unit a maximum	No change to garage width. The amount it protrudes is in line with the Immediate Road Context. Garage width will remain unique to Riverside Meadows and West Park. The amount it protrudes is regulated in the Developed Areas regulations.

Existing Regulations	Proposed Regulations	Notes
	distance that is characteristic of existing Garages in the Immediate Road Context; c. Where front attached Garages are not characteristic in the Immediate Road Context, a front attached Garage: i. shall not protrude more than 3.5m from the live in portion of the Dwelling Unit, and in no case shall be less than the minimum Front Yard setback; and ii. shall not exceed 40% of the front façade.	
7.11.4 (q) Garages and accessory buildings with elevations facing streets or parks shall complement the principle building and have design features including projections, recesses, variations and gables to minimize the perception of mass and height and to break up large flat surfaces, including roof faces.	2(d) Accessory Buildings shall have consideration for the Principal Building in terms of Building materials, color, and architectural details.	Previous regulations were subjective. To maintain equity between neighbourhoods, Accessory Buildings are no longer required to complement the Principal Building in Riverside Meadows and West Park.
7.11.4 (r) Mature trees shall be preserved to the greatest extent possible. Where mature vegetation or landscaping material has been removed with redevelopment, new landscaping materials shall be added to the site.	3.1(b)(vii) Development shall minimize disruption to existing topography and vegetation.	Regulation in Developed Areas regulation.
7.11.4 (s) For developments in West Park, any healthy, mature tree that is required to be removed to allow for a development shall be replaced at a minimum ratio of 1:1 (new tree : existing tree). Where no mature trees exist in the front yard, a new tree for every 7.62 m (25 ft.) of street frontage		Remove for equity between neighbourhoods. Existing size requirements are less than all other areas of the city.

Existing Regulations	Proposed Regulations	Notes
shall be planted within the front yard setback. New deciduous trees shall have a minimum caliper size of 50mm. Ornamental trees shall be an exception and shall have a minimum caliper size of 35 mm. Coniferous trees shall have a minimum height of 1.8 m.		
7.11.4 (t) For West Park, an application for a new dwelling unit(s) shall be accompanied by at least one green initiative including but not limited to: (i) Wiring each unit so that they are solar ready should a subsequent owner be (ii) interested in installing solar panels (iii) Providing a landscape plan that consists of drought resistant native species (iv) Using permeable pavers for parking areas (v) Any other initiative subject to the approval of the Development Authority.	4. Applications for new Dwelling Unit(s) in West Park as shown on Figure ___, shall be accompanied by at least one green initiative such as: (a) Wiring each Dwelling Unit so that they are solar ready should a subsequent owner be interested in installing solar panels, (b) A landscape plan that consists of Sustainable Landscaping, (c) Permeable pavers for parking areas, or (d) Any other initiative subject to the approval of the Development Authority.	
7.11.5. Regulations for Commercial Redevelopment		This section is not included in the Riverside Meadows and West Park Character Statements/Design Guidelines and will remain a separate overlay district.

Developed Areas Regulations

The following definitions do not form part of the Developed Areas Regulations. They have been included in to assist in the interpretation of the proposed regulations. A list of all proposed definitions has been attached as a separate document.

Developed Areas means… area that is 75%(?) built out (neighbourhood, street) Includes historic areas and newer developed areas… PLEASE CONTRIBUTE YOUR THOUGHTS ON THIS DEFINITION. This will define where the regulations will be applied.

Immediate Road Context refers to existing Buildings and Signs along the same Road Frontage (both sides of the Road) as the proposed Development or Sign within the same block.

1. Purpose

The purpose of these regulations is to ensure new Residential Development within Developed Areas respects and maintains the overall character of the area through Building design that is sensitive and complementary to existing Development. These regulations are focussed on key Development considerations being:

- Building Height,
- Scale,
- Front Yard setbacks,
- Immediate Road Context, and
- Privacy between Abutting neighbours.

2. Application

(a) These regulations apply to all Buildings containing a Dwelling Unit, including the construction of new Dwelling Units and enclosed structural additions to existing Dwelling Units within the R-L, R-N, R-A, and R-M Districts contained within Developed Areas.

(b) Character Statements are incorporated into and form part of this Bylaw. The design elements within the applicable Character Statements shall apply to Development and subdivision within Developed Areas.

(c) Character Statements supersede the regulations of this section.

This section contains development permit requirements that are found in the Parkvale Mature Neighbourhood Overlay District, the Riverside Meadows and West Park Overlay, and new regulations observed in a best practise review, that are proposed to be moved to section 2.4 “Plans and Information Required for Development Permit” of the Land Use Bylaw. It has been included in this referral to inform reviewers of additional Development permit requirements within Developed Areas.

Developed Areas Application Requirements

(a) All Development permit applications within Developed Areas shall be accompanied with the following:

(i) A sketch or photograph showing the location of side windows of the Dwelling Unit(s) on Abutting side Sites,

(ii) A sketch or photographs of Principal Buildings within the Immediate Road Context,

(iii) Proposed Building demolition, if applicable; and
(iv) The location of all underground/overhead utility services and their connection points to any Building.

(b) Within Developed Areas, the Development Authority may request a sun or shadow impact assessment as part of the Development permit application for a proposed two storey Dwelling Unit on a Site Abutting a Site with a one storey Dwelling Unit, or where a rear attached Garage is proposed.

3. General Regulations

1. The following regulations supersede those of the underlying District.

(a) The Development Authority may impose conditions that require Dwelling Units to conform to the Immediate Road Context and or Character Statements which may be in addition to those required by the applicable regulations.

(b) Site Design

(i) The Front Yard setback shall be within 1.2m of the existing Front Yard setbacks of Principal Buildings within the Immediate Road Context.

(ii) Rear Yards shall be designed to minimize overlook into the Rear Yard and Side yard of Abutting Sites. Where privacy is compromised, fencing, screening, and landscaping shall be used to create privacy between uses.

(iii) New Front Yard vehicular access on Sites Abutting a Lane is permitted only:
   a. Where Front Yard vehicular access exists in 50% or more of the Immediate Road Context, or
   b. Where unique features of the Site, such as mature trees in the Rear Yard or an irregular shaped Site, limit side or rear access.

(iv) Where allowed, front attached Garages shall be developed in accordance with the following:
   a. A Garage may protrude beyond the live in portion of the Dwelling Unit a maximum distance that is characteristic of existing Garages in the Immediate Road Context;
   b. A Garage may have a maximum width that is characteristic of the width of existing front attached Garages in the Immediate Road Context;
   c. Where front attached Garages are not characteristic in the Immediate Road Context, a front attached Garage:
      i. shall not protrude more than 3.5m from the live in portion of the Dwelling Unit, and in no case shall be less than the minimum Front Yard setback; and
      ii. shall not exceed 40% of the front façade.

(v) Apartments and Townhouses on a Site or a combination of Sites that total 1,398.0 m^2 or greater in area, shall satisfy the following:
   a. Hard surfaced Walkways shall be provided to allow for internal pedestrian movement and connectivity.
   b. Walkways should be provided across the full width of all Building elevation(s) which have public entrances to improve pedestrian access to the Buildings.
   c. Wheel stops shall be required for all parking spaces adjacent to a Walkway or in front of a Building and shall be setback a sufficient distance to prevent vehicles from projecting over the Walkway. This requirement is not applicable where the Walkway exceeds The City's

minimum width requirement for Sidewalks and vehicle overhang would still allow for at least 1.20 m of clear width.

d. Walkways shall be free of any obstructions and/or architectural features that would impede pedestrian movements and doors providing access to Buildings and/or bays will not swing out into the Walkway.
e. To provide barrier-free access, curb ramps shall be installed at the corner of any intersection which connects to an existing or planned Sidewalk or Walkway.
f. Where pedestrian crossing points are required to connect individual Walkways over a Driveway or vehicle maneuvering aisle, the width of the crossing shall be kept as narrow as possible and will be marked through painting or use of materials that are different than the material of the road surface to clearly delineate the location of the Walkway.

(vi) Development shall minimize disruption to existing topography and vegetation.

(vii) Publicly owned trees and shrubs shall not be removed or disturbed to facilitate the construction of a Dwelling Unit unless approved by the Development Authority.

(c) Building Design

(i) Each Dwelling Unit shall have an area recessed or projecting on the front façade facing a Road to provide variety and minimum large blank walls.

(ii) The maximum Building Height shall be within one storey of an existing Principal Building on Abutting Sites that are within the R-L, R-N, R-A, or R-M Districts.

(iii) If a new Dwelling Unit or enclosed structural addition to the front or side of the existing Dwelling Unit that is wholly or partially visible from the Road is larger in width than existing Dwelling Units in the Immediate Road Context, a transition in Building widths should be created by visually dividing the Building into smaller sections that approximate the width of Dwelling Units in the Immediate Road Context.

(iv) Dwelling Units shall locate side windows to reduce overlook into living spaces and Rear Yards of Abutting Sites by:

a. incorporating design techniques to reduce the direct line of sight into the windows of the Dwelling Unit on an Abutting side Site. Examples include obscured glass, staggered window location, raised windows, or privacy screening.
b. not locating side windows beyond the rear façade on an Abutting side Site unless:
    i. The window is located below the second storey,
    ii. The window is located on the rear façade
    iii. The glass in the window is entirely obscured, or
    iv. There is a minimum distance of 1.5m between the finished floor and the bottom of the windowsill.

(v) Dwelling Units shall locate rear and side doors, Decks, balconies, patios, and other similar access points at less than 1.0 m above Grade to maintain privacy of Abutting Sites. Where privacy may be compromised, fencing, screening, landscaping, or a combination thereof shall be used to create privacy between uses.

(vi) Large flat surfaces on Principal Building facades facing a Road, including roof gable ends, shall not have any horizontal or vertical wall lengths greater than 5.0m unless it is broken up by the use design features such as porches, projections, terracing, gables, windows, different exterior finishing materials, or variations in rooflines.

(vii) A House or Duplex, either a new Building or an enclosed structural addition, shall:

a. Locate the primary entrance of each Dwelling Unit so that it faces on to the Frontage of the Site with a direct Walkway to the public Sidewalk or Road where a Sidewalk is not present.
b. Notwithstanding a., the primary entrance of a Dwelling Unit may face a flanking Side Yard on a Corner Site if it is in character with the Immediate Road Context. In such case, the Dwelling Unit must create a strong sense of entry from the front façade.
c. Not have an identical or mirrored front elevation to an Abutting side Site.

(viii) Where a Building façade of a Townhouse is Adjacent to a Road, all Dwelling Units along this façade with floor area at Grade shall have primary entrance that fronts onto the Road with a direct Walkway to the public Sidewalk or Road where a Sidewalk is not present.

The following is proposed to be included in an internal department procedure.

Proposed Variances

(a) When a Development permit application has been submitted for a Dwelling Unit that does not comply with the Developed Areas Regulations, the Development officer shall send notice to the following recipients to outline any requested variances to the Developed Areas Regulations and solicit comments directly related to the proposed variance.

Regulation proposed to be varied	Parties solicited for comments
Variances affecting the Site that are not visible from a Road including: Section ___ - Rear Yard setback Section ___ - Privacy	Adjacent landowners to the side and rear of the Site requesting a variance
All other variances	Landowners within a minimum of 30 m of the boundary of the Site requesting a variance

This section contains regulations from the previous Mature Neighbourhood Overlay, Mature Neighbourhood Parkvale Overlay, and the Riverside Meadows and West Park Overlay Districts that are proposed to be moved to Part 3 “General Regulations Applicable to All Districts” which will be applied to Residential Development within the entire city.

1. No overhead power, telephone, or cable services or utility metres shall be located on the front façade of any principal Dwelling Unit.
2. Townhouse and Apartment Developments shall incorporate the following:
   (a) Ground-oriented pedestrian scale lighting shall identify pedestrian routes and Site entrances to parking lots and Buildings.
   (b) Open spaces shall incorporate landscaping and plant material to soften the harder elements such as concrete.
   (c) Pedestrian spaces, linkages to parking lots and Roads, pocket parks, courtyards, Sidewalks, Walkways, and trail networks shall be incorporated in all Developments.
   (d) Parking lots shall be visually enhanced and incorporate elements to define Sidewalk edge, promote user safety and clear pedestrian connections to Sidewalk and /or Building entrances.
3. Elements which are utilitarian in nature such as air conditioning units, electrical equipment, service area, and waste receptacles shall be screened from public view.

Parkvale Overlay District

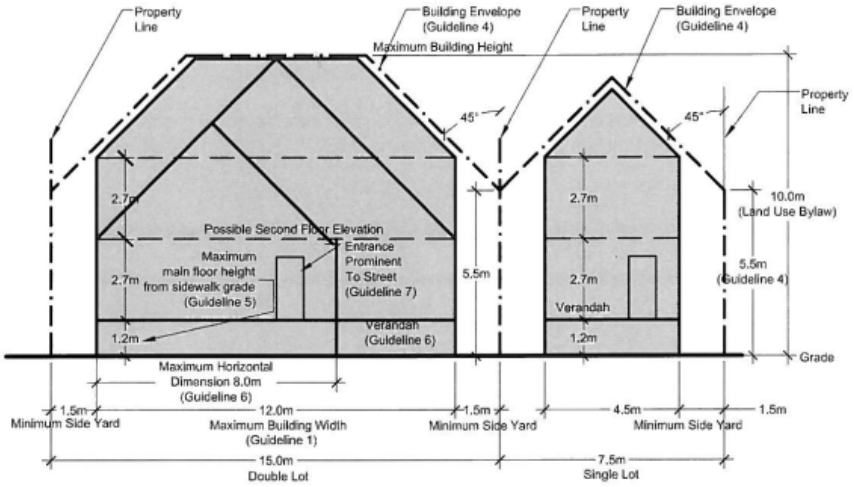
Purpose

To ensure that new Dwelling Units and Accessory Buildings in the Parkvale neighbourhood are sensitive to existing Development and maintains the traditional character of the streetscape.

Regulations

1. The Parkvale Overlay District regulations are in addition to the Developed Areas regulations.

2. The following regulations apply to all Sites within the R-L, R-N, and R-M districts in the Parkvale neighbourhood contained within Figure ___.
   (a) On Corner Sites not Abutting a Lane, vehicular access will be allowed from the Side Yard however Garages shall not protrude beyond the side wall of the Dwelling Unit.
   (b) Front vehicular access shall not be permitted on Sites with rear Lane access except in Block M, Plan 1528HW; Block B, Plan 257HW; and Block B, Plan 4867 where front single wide attached Garages may be allowed subject to the following:
      (i) Front attached Garages shall not protrude beyond the live in portion of the Dwelling Unit;
      (ii) Front attached Garages may be designed to accommodated two vehicles in tandem;
      (iii) Front attached Garages shall not be wider than 4.9 m, including eaves;
      (iv) Front Driveways shall not be wider than 4.3 m; and
      (v) Front Driveways shall only be developed in conjunction with a Garage.
   (d) Accessory Buildings shall have consideration for the Principal Building in terms of Building materials, color, and architectural details.
   (e) The maximum Side Yard vertical Building Height shall fit within a Building envelope that measures 5.5 m in height along each Side Yard Boundary, then angles inward and up at a 45 degree angle until it intersects with the maximum permitted Building Height. Rooflines that complement the architectural character of the Immediate Road Context should be considered.
   (f) When a Development permit application has been submitted for a Development that does not comply with the Developed Areas Regulations or the Parkvale Overlay District, the Development officer shall send notice to the applicable community association to outline any requested variances and solicit comments directly related to the proposed variance. This shall be done for all variances except those related to Rear Yard setbacks and privacy-related variances in which the community association is not required to be notified.



Riverside Meadows and West Park Overlay District

Purpose

To implement the existing Riverside Meadows and West Park Area Redevelopment Plan and to ensure that new Residential Development and Accessory Buildings in the Riverside Meadows and West Park neighbourhoods is sensitive to existing Development and maintains the traditional character of the streetscape.

Regulations

1. The Riverside Meadows and West Park Overlay District regulations are in addition to the Developed Areas regulations.
2. The following regulations apply to all Sites within the R-L, R-N, and R-M districts in the West Park and Riverside Meadows neighbourhoods contained within Figure ___.
   (a) More than one type of high quality and innovative Building material, such as brick, stone, concrete, hardy board or cement stucco shall be used in a variety of combinations for ornamentation and articulation.
   (b) Townhouse and Apartment Developments shall incorporate the following:
      (i) Road facing elevations shall contain a critical height line of projecting horizontal element at a height between 3.6m and 4.25m.
      (ii) In addition to the parking regulations in Section 3.1 and 3.2 the following shall apply where more than 8 parking stalls are required:
         a. Apartments should have underground parking and minimize above Grade parking.
         b. Apartment parking access shall be from a Lane. Where no Lane exists, Road access to the rear of the Building or parking may be permitted if it does not interfere with boulevard trees or other streetscaping. The number of vehicular accesses should be held to a single driveway per block and parking lots shall be organized into clusters. Entrances may be shared with other properties.

c. Landscaped areas shall be incorporated into parking lots. A raised landscaped area shall define the edge of the parking lot along a Sidewalk.

(c) All Main Floor Dwelling Units, including Townhouses and Apartments, fronting a Road or park shall have a private Front Yard and individual front entry access from a Sidewalk or trail.

(d) Front attached Garages and front Parking Pads are not permitted on Sites fronting Kerry Wood Drive, 54 Avenue, and Sites in Direct Control District 13 (DC13). In these locations, parking shall be located via a rear or side Lane.

(e) There shall be no more than six Dwelling Units in a Townhouse.

(f) The use of vibrant colours or textures shall be used in combinations to distinguish elements of the façade and to visually separate Dwelling Units in Duplexes and Townhouse.

(g) The façade of a Duplex shall treat each Dwelling Unit with distinction to give the appearance of two separate Dwelling Units.

(h) Garages shall be no more than 35% of the total Frontage.

(i) Accessory Buildings shall have consideration for the Principal Building in terms of Building materials, color, and architectural details.

(j) When a Development permit application has been submitted for a Development that does not comply with the Developed Areas Regulations or the Riverside Meadows and West Park Overlay District, the Development officer shall send notice to the applicable community association to outline any requested variances and solicit comments directly related to the proposed variance. This shall be done for all variances except those related to Rear Yard setbacks and privacy-related variances in which the community association is not required to be notified.

3. Applications for new Dwelling Unit(s) in West Park as shown on Figure ___, shall be accompanied by at least one green initiative such as:

(a) Wiring each Dwelling Unit so that they are solar ready should a subsequent owner be interested in installing solar panels,

(b) A landscape plan that consists of Sustainable Landscaping,

(c) Permeable pavers for parking areas, or

(d) Any other initiative subject to the approval of the Development Authority.

Table of Contents

Low Density Residential R-L (Current R1, R1C, R1WS, R1A) 2
Narrow Lot Residential R-N (Currently R1N and R1G) 23
Acreage Residential R-A (Currently R1E) 34
Manufactured Home Residential R-MH (Currently R4) 42
Medium Density Residential R-M (Currently R2, R2T) 48
High Density Residential R-H (Currently R3) 62
Residential Small-Scale Mixed Use R-SMU (Currently RLW) 72
Front Driveways and Parking Pads 79

Low Density Residential R-L (Current R1, R1C, R1WS, R1A)

Purpose:

The Low Density Residential R-L District is intended to accommodate the Development of Houses, Duplexes and compatible non-Residential uses.

1. Permitted Uses
   (a) Accessory Building
   (b) Backyard Suite
   (c) Building Sign for uses described in x.x
   (d) Duplex, except in the West Park Overlay District
   (e) Home Occupation - Minor
   (f) House
   (g) House Suite
   (h) Show Home

2. Discretionary Uses
   (a) Day Care Facility
   (b) Duplex, limited to the West Park Overlay District
   (c) Emergency Services
   (d) Freestanding Sign for uses described in x.x
   (e) Home Occupation - Major
   (f) Public Assembly
   (g) Supportive Living Accommodation
   (h) Temporary Care Facility
   (i) Utilities

Regulations

3. Development Standards

(a) Minimum dimensions in this District are as follows:

Use	Minimum Required Dimensions	
	Site Area	Frontage
House	324.0m^2	12.0m
Duplex	232.0m^2 per Dwelling Unit	7.6m per Dwelling Unit
Public Assembly	800.0m^2	12.0m
All other uses	324.0m^2	12.0m

(b) Minimum required setbacks in this District are as follows:

Use	Minimum Required Setbacks		
	Front Yard	Rear Yard	Side Yard
House	3.0m for live in portion of Dwelling Unit	7.5m	1.5m for interior Side Yards

	6.0m for attached Garage portion of Dwelling Unit		2.4m on exterior Side Yard of Corner Site
Duplex	3.0m for live in portion of Dwelling Unit 6.0m for attached Garage portion of Dwelling Unit	7.5m	1.5m with no side entry on interior Side Yards 2.4m with no side entry on exterior side of Corner Site 2.4m with side entry 0.0m from property line with a party wall
All other uses	3.0m for Buildings with no front attached Garage or Parking Pad 6.0m for Buildings with front attached Garage or Parking Pad	7.5m	1.5m for interior Side Yards 2.4m on exterior Side Yard of Corner Site

(c) Notwithstanding (b) the minimum Front Yard setback for the live in portion of the Dwelling Unit may be further reduced to a minimum of 2.0m and a maximum 3.0m for a House with a Backyard Suite that fronts a P1 District Site.

(d) Notwithstanding (b), in laneless subdivisions, one of the Side Yards for a House shall be:
- (i) 1.5m where a Garage or carport is attached to or is an integral part of the House, or
- (ii) 3.0m where a Garage or carport is to be provided in the Rear Yard of a Site, or
- (iii) in the event that the front Building line of the Site is 21.0m in length or greater, the minimum Side Yard on one side of the Site shall be 10% of such Building line. The minimum Side Yard on the other side of the Site in the case subsection (i) hereof applies, 10% of the said Building line; in the case subsection (ii) or (iii) applies, 3.0m or 5.0m respectively.

(e) Massing and coverage in this District are as follows:

Regulation	Requirement
Maximum Building Height	3 storeys with a maximum height of 15.0m measured from Grade
Maximum Site Coverage	45% unless the Site contains a Backyard Suite in which the maximum Site Coverage is then 60%
Minimum Landscaped Area	30%

(f) Except for bare land condominiums, a maximum of one House or Duplex per Site shall be developed in this District.

(g) On Sites less than 27.0m deep, the live in portion of the Dwelling Unit shall not be further from the Street than a front attached Garage.

(h) On Sites less than 27.0m deep, the following regulations apply for front attached Garages:
    (i) The width of the Garage cannot be greater than 60% of the entire front face exposure of the Dwelling Unit (live in and Garage portion combined).
    (ii) Notwithstanding (i) the width of the front attached Garage may be expanded up to 67% of the entire front face exposure of the Dwelling Unit (live in and Garage portion combined) provided the Dwelling Unit includes developed floor space over a minimum 40% of the front attached Garage floor area.
    (iii) The width of the front Driveway shall not exceed the front face width of the Garage portion of the Dwelling Unit.

Existing Versus Proposed Regulations

	Existing R1 (Low Density)	**Existing R1C (Carriage Home)**	**Existing R1WS (Wide-Shallow Lot)**	**Existing R1A (Semi-Detached)**	**Proposed R-L (Low Density)**	**Notes**
Min. Lot Area	360.0m^2	384.0m^2	324.0m^2	House: 360.0m^2 Duplex: 232.0m^2 per unit	House: 324.0m^2 Duplex: 232.0m^2 per unit Public Assembly: 800.0m^2 Other Uses: 324.0m^2	Used smallest lot area from existing districts to ensure legal non-conforming Sites were not created. Public Assembly aligns with use regulations.
Min. Frontage	12.0m	12.0m	12.0m	House: 12.0m Duplex: 7.6m per unit	House: 12.0m Duplex: 7.6m per unit Other Uses: 12.0m	No change for House or Duplex. New frontage for other uses consistent with House regulations.
Min. Lot Depth	30.0m	32.0m	24.0m (max. 27.0m)	30.0m	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.
Min. Floor Area	Frontage in m x 6.0m, but not less than 72.0m^2	Frontage in m x 6.0m, but not less than 72.0m^2	Frontage in m x 6.0m, but not less than 72.0m^2	House: Frontage in m x 6.0m, but not less than 72.0m^2	-	Removing for design flexibility, market preference, and

	Existing R1 (Low Density)	Existing R1C (Carriage Home)	Existing R1WS (Wide-Shallow Lot)	Existing R1A (Semi-Detached)	Proposed R-L (Low Density)	Notes
				Duplex: 72.0m^2 for each unit		allows better access for housing across all income levels.
Max. Site Coverage	40%	60%	45%	40%	45%; 60% with Backyard Suite	Used largest site coverage from existing districts to ensure legal non-conforming Sites were not created.
Max. Building Height	2 storeys (10.0m measured from Grade)	2 ½ storeys (12.0m measured from Grade)	2 ½ storeys (12.0m measured from Grade)	2 storeys (10.0m measured from Grade)	3 storeys (15.0m measured from Grade)	Increased to allow for more design flexibility and development options.
Min. Front Yard Setback	6.0m except in Timberlands North NASP: 3.0m with a max. of 4.5m for live in portion of dwelling, 6.0m for front attached garage portion	3.0m with a max. of 4.5m for live in portion of dwelling (if in P1 then min. 2.0m and max 3.0m) 6.0m for front attached garage portion	3.8m for live in portion of dwelling 6.0m for front attached garage portion Live in portion must be closer to street than garage.	6.0m	House, Duplex: 3.0m for live in portion of dwelling 6.0m for attached Garage portion of Dwelling Unit All other uses: 3.0m for Buildings with no front attached Garage or Parking Pad	Used smallest front yard setback from existing districts to ensure legal non-conforming Sites were not created. All other Buildings are consistent with Houses and Duplexes.

	Existing R1 (Low Density)	Existing R1C (Carriage Home)	Existing R1WS (Wide-Shallow Lot)	Existing R1A (Semi-Detached)	Proposed R-L (Low Density)	Notes
					6.0m for Buildings with front attached Garage or Parking Pad	
Min. Side Yard Setback	1.5m	1.5m	1.25m	House: 1.5m Duplex: 1.5m without side entry; 2.4m with side entry Special Residential: 3.0m	House: 1.5m interior side yard; 2.4m for exterior side yard on corner lot Duplex: 1.5m with no side entry on interior lots; 2.4m with no side entry on exterior side of corner lot; 2.4m with side entry; 0.0m from interior side yard with a party wall All other uses: 1.5m interior side yard; 2.4m for exterior side yard on corner lot	Maintained side setback from majority of districts. In R1WS district there is only one Site that would be impacted with a larger setback. Removed Special Residential requirements from R1A as it is no longer a listed use in the proposed district.
Min. Rear Yard Setback	7.5m	7.5m	7.5m	7.5m	7.5m	No change.
Min. Landscaped Area	35%	30%	30%	35%	30%	Used smallest requirement from existing districts

	Existing R1 (Low Density)	Existing R1C (Carriage Home)	Existing R1WS (Wide-Shallow Lot)	Existing R1A (Semi-Detached)	Proposed R-L (Low Density)	Notes
						to ensure legal non-conforming Sites were not created.
Min. Parking Spaces	2.0 per unit	2.0 per unit plus 1.0 per Carriage Home	2.0 per unit	2.0 per unit	-	Remove from district regulations. To be reviewed and moved to general parking regulations.

Existing R1, R1C, R1WS, and R1A Districts

4.1 R1 Residential (Low Density) District

R1

General Purpose
The general purpose of this District is to provide land which will be used for low density residential development.

(1) R1 Permitted and Discretionary Uses Table

(a) Permitted Uses

(i) Accessory building subject to sections 3.5 and 4.7(3).
(ii) Detached dwelling unit.
(iii) [1]Deleted
(iv) Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v) [2]Deleted
(vi) [3]Secondary Suite, subject to section 4.7(9).
(vii) [4]at 22 Gunn Street no more than 6 lots with a single dwelling unit per lot.

(b) [5]Discretionary Uses

(i) Amateur radio tower.
(ii) [6]Assisted Living Facility in a Detached Dwelling Unit.
(iii) [7]Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
(iv) Bed & Breakfast in a Detached Dwelling Unit or Semi-detached Dwelling Unit, subject to subject to section 4.7 (11).
(v) [8]Building Sign, for uses described in Section 11.10(1); and
(vi) "Existing Special Residential" (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
(vii) [9]Freestanding Sign, for uses described in Section 11.13(1).
(viii) [10]Deleted
(ix) Home occupations which will generate additional traffic subject to section 4.7(8).

[1] 3357/S-2019
[2] 3357/B-2018
[3] 3357/Z-2009
[4] 3357/J-2019
[5] 3357/A-2012
[6] 3357/C-2007
[7] 3357/C-2007
[8] 3357/B-2018
[9] 3357/B-2018
[10] 3357/S-2019

(x) [1]Deleted
(xi) Municipal Services limited to Police, Emergency Services and/or Utilities.
(xii) [2]Show Home or Raffle Home.
(xiii) [3]Secondary Suite, subject to section 4.7(9).
(xiv) [4]Deleted
(xv) [5]at 22 Gunn Street tree removal

(2) R1 Residential (Low Density) District Regulations

(a) Table 4.1 R1 Regulations

Regulations	**Requirements**
Floor Area Minimum	Frontage in m x 6.0 m but not less than 72.0 m^2
[6]Site Coverage Maximum	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
[7]Front Yard Set Back	6.0 m except for the R1 zoned lands located within the Timberlands North Neighbourhood Area Structure Plan area (south of 67 Street and east of 30 Avenue) where the front yard setback is: • Minimum 3.0 m and a maximum of 4.5m for the live portion of a dwelling unit, and • Minimum 6.0 m for any front attached garage portion of a dwelling unit.
Side Yard Minimum	Detached dwelling: minimum1.5 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m^2
Frontage Minimum	Detached dwelling 12.0 m

(b) R1 district is subject to any applicable residential regulations listed within

[1] 3357/S-2019
[2] 3357/T-2015
[3] 3357/Z-2009
[4] 3357/B-2018
[5] 3357/J-2019
[6] 3357/I-2013
[7] 3357/L-2013, 3357/D-2015

section 4.7.

(c) [1]Notwithstanding anything is this Bylaw, on bare land condominium R1 parcels, the development of more than one Detached Dwelling Unit shall be subject to the Development Authority approving the site plan.

(3) [2]R1 Residential (Low Density) District Fundamental Use Criteria

(a) The following criteria shall not be relaxed or varied by the Development Authority:

i. Except for bare land condominiums, a maximum of one Detached Dwelling Unit per Site shall be allowed in this District.

[1] 3357/H-2008, 3357/L-2020
[2] 3357/L-2020

[1]4.1.1 R1C Residential (Carriage Home) District

R1C

General Purpose

The general purpose of this District is to provide the unique opportunity for one additional self-contained Dwelling Unit on a residential lot in the form of a Carriage Home located above a detached garage with lane access thereby increasing housing choices.

(1) [2]DELETED

(2) R1C Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory Building subject to sections 3.5 and 4.7(3)
(ii)	Detached Dwelling Unit
(iii)	Carriage Home, subject to section 4.1.1.(3)(b)
(iv)	[3]Deleted
(v)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(vi)	[4]Deleted
(vii)	Secondary Suite, subject to sections 4.1.1(3)(b) and 4.7(9)
(b) Discretionary Uses	
(i)	Assisted Living Facility in the principal dwelling unit
(ii)	Bed & Breakfast in the principal dwelling unit
(iii)	[5]Deleted
(iv)	Home Occupations which will generate additional traffic and located on a lot that does not contain a Carriage Home, subject to section 4.7(8)
(v)	[6]Deleted
[7](vi)	Show Home or Raffle Home.
(vii)	Secondary Suite, subject to sections 4.1.1(3) and 4.7(9)
(viii)	[8]Deleted

[1] 3357/L-2013
[2] 3357/CC-2018
[3] 3357/S-2019
[4] 3357/B-2018
[5] 3357/S-2019
[6] 3357/S-2019
[7] 3357/T-2015
[8] 3357/B-2018

(3) R1C Residential (Carriage Home) Regulations

(a) Table 4.1.1 R1C Regulations – Principal Dwelling Unit

Regulations	Requirements
Floor Area Minimum	Lot frontage in m x 6.0 m, but not less than 72 m²
Site Coverage Maximum	60% (includes any garage & accessory buildings)
Building Height Maximum	2½ storeys with a maximum of 12.0 m measured from the average of the lot grade
[1]Front Yard Minimum	• Minimum 3.0 m and maximum 4.5 for the live portion of a dwelling unit, except when a parcel fronts onto a P1 Parks and Recreation District, then the minimum is 2 m and the maximum is 3 m, and • Minimum 6.0 m for any front attached garage portion of a dwelling unit.
Side Yard Minimum	1.5 m however, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2B
Rear Yard Minimum	7.5 m
Lot Depth Minimum	32.0 m
Landscaped Area Minimum	30% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	384 m²
Lot Frontage Minimum	12.0 m

(b) Table 4.1.1 Use Provisions - Carriage Home Unit

[1] 3357/D-2015

[1]Carriage Home	Requirements
Floor Area Maximum	[2]45% of the principle dwelling unit
Building Height Maximum	2 storeys including the garage, with a maximum height of 10.0 m measured from the average of the lot grade
Minimum Separation to Principal Dwelling	4.0 m
Side Yard Minimum	1.5 m however, on corner lots the side yard abutting the street shall be minimum 3.0 m
Rear Yard Minimum	2.0 m
Parking Spaces	Subject to sections 3.1 & 3.2
Urban Form (These Urban Form requirements shall not be relaxed or varied by the Development Authority)	• [3]Carriage Homes shall mirror the same exterior architectural details as contained on the principal building. • Lot cannot be subdivided or condominiumized. • A Carriage Home and a Secondary Suite shall not both be allowed on the same lot. • [4]Deleted • A Carriage Home and a Home Occupation which will generate additional traffic shall not both be allowed on the same lot. • The principal Dwelling Unit shall be dominant in scale and massing.

(c) The R1C District is subject to any applicable residential regulations listed within section 4.7

(d) [5]Notwithstanding anything in this Bylaw, on bare land condominium R1C parcels, the development of more than one Detached Dwelling Unit shall be subject to the Development Authority approving the site plan.

(e) [6]The following regulations shall not be relaxed or varied by the Development Authority:

i. Carriage Homes shall contain no more than 2 bedrooms.
ii. Carriage Homes shall only be located on a residential lot that has access from a lane.

[1] 3357/D-2016
[2] 3357/CC-2018
[3] 3357/CC-2018
[4] 3357/S-2019
[5] 3357/L-2020
[6] 3357/D-2016

(4) [1]R1C Residential (Carriage Home) District Fundamental Use Criteria

(a) The following criteria shall not be relaxed or varied by the Development Authority:

i. Except for bare land condominiums, a maximum of one Detached Dwelling Unit per Site shall be allowed in this District.

[1] 3357/L-2020

[1]4.1.2 R1WS Residential (Wide/Shallow Lot) District

R1WS

[2]General Purpose

The general purpose of this District is to provide residential lots that have a wide frontage and a shallow depth intended to reduce the dominance of front attached garages from the street. Development will consist of detached dwelling units with articulated front elevations through the use of dormers, bays, porches and gable ends. Front attached garages cannot be closer to the street than the live portion of the house. Front porches are strongly encouraged and are allowed to encroach into the minimum front yard.

(1) R1WS Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory Building subject to sections 3.5 and 4.7(3)
(ii)	[3]Detached Dwelling Unit with mandatory front attached garage subject to section 4.1.2(2)(b)
(iii)	Home Music Instructor/Instruction (2 students), subject to section 4.7(10)
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(v)	[4]DELETED
(b) Discretionary Uses	
(i)	Assisted Living Facility in a Detached Dwelling Unit
(ii)	Bed & Breakfast in a Detached Dwelling Unit
(iii)	[5]Deleted
(iv)	Home Occupations which will generate additional traffic, subject to section 4.7(8)
(v)	Home Music Instructor/Instruction (six students), subject to section 4.7(10)
[6](vi)	Show Home or Raffle Home.
(vii)	Secondary Suite, subject to sections 4.1.2(2)(b) and 4.7(9)
(viii)	[7]DELETED

(2) R1WS Residential (Wide/Shallow Lot) Regulations

[1] 3357/L-2013
[2] 3357/D-2015
3 3357/D-2015
[4] 3357/B-2018
[5] 3357/S-2019
[6] 3357/T-2015
[7] 3357/B-2018

(a) [1]Table 4.1.2 R1WS Regulations

Regulations	Requirements
Floor Area	Lot frontage in m x 6.0 m, but not less than 72 m²
Site Coverage Maximum	45% (includes garage & accessory buildings)
Building Height Maximum	2 ½ storeys with a maximum height of 12.0 m measured from the average of the lot grade
[2]Front Yard Minimum	▪ 3.8 m for the live portion of a dwelling unit, and ▪ 6.0 m for the front attached garage of the dwelling unit
[3]Front Yard Maximum	The live portion of a Detached Dwelling Unit cannot be further from the Street than the front attached Garage
Front Porch encroachment Maximum into Front Yard	1.8 m
Side Yard Minimum	[4]1.25 m however, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2B
Rear Yard Minimum	7.5 m
Lot Depth	Maximum: 27.0 m Minimum: 24.0 m [5]A lot depth maximum variation may be considered in the following situations: • When lot configuration is impacted by natural features; • When lot configuration is impacted by road design; and • When a lot transitions into another land use district.
Landscaped Area Minimum	30% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	[6]324 m²

1 3357/D-2016
[2] 3357/D-2015
[3] 3357/O-2018
[4] 3357/R-2018
[5] 3357/D-2015
[6] 3357/V-2017

Lot Frontage Minimum	[1]12.0m
[2]Garage	• The width of the front attached garage cannot be greater than 60% of the entire front face exposure of the dwelling unit (live and garage portion combined). • Notwithstanding the proportion noted above, the width of the front attached garage may be expanded up to 67% of the entire front face exposure of the dwelling unit (live and garage portion combined) provided the dwelling includes developed floor space over a minimum 40% of the front attached garage floor area • Garage doors shall face the street and contain window panels • The width of the front driveway shall not exceed the front face width of the garage portion of the dwelling unit

(b) [3]DELETED

(c) The R1WS District is subject to any applicable residential regulations listed within section 4.7

(d) [4]Notwithstanding anything in this Bylaw, on bare land condominium R1WS parcels, the development of more than one Detached Dwelling Unit shall be subject to the Development Authority approving the site plan.

(3) [5]R1WS Residential (Wide/Shallow Lot) District Fundamental Use Criteria

(a) The following criteria shall not be relaxed or varied by the Development Authority:

i. Except for bare land condominiums, a maximum of one Detached Dwelling Unit per Site shall be allowed in this District.

[1] 3357/R-2018
[2] 3357/R-2018
[3] 3357/D-2016
[4] 3357/L-2020
[5] 3357/L-2020

Note: Regulations related to the West Park Overlay District are proposed to be moved to the section dealing with overlay districts.

4.2 R1A Residential (Semi-Detached Dwelling) District

R1A

General Purpose

The general purpose of this District is to provide land which will be used for low density residential development including semi-detached dwelling units.

(1) R1A Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	[1]Deleted
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	[2]Deleted
(vi)	[3]Semi-detached dwelling unit, except in the West Park Overlay district where such use shall be discretionary, subject to sub-section (3).
(vii)	[4]Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(iii)	[5]Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
(iv)	[6]Building Sign, for uses described in Section 11.10(1); and
(v)	[7]"Existing Special Residential" (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
(vi)	[8]Freestanding Sign, for uses described in Section 11.13(1).
(vii)	[9]Deleted
(viii)	Home occupations which will generate additional traffic subject to section 4.7(8).

[1] 3357/S-2019
[2] 3357/B-2018
[3] 3357/FF-2008
[4] 3357/Z-2009
[5] 3357/C-2007
[6] 3357/B-2018
[7] 3357/C-2007
[8] 3357/B-2018
[9] 3357/S-2019

(ix)	Municipal services limited to Police, Emergency Services and/or Utilities.
(x)	[1]Show Home or Raffle Home.
(xi)	[2]Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
(xii)	[3]Secondary Suite in existence in a semi-detached Dwelling Unit on January 1, 2009, subject to section 4.7(9).

(2) R1A Residential (Semi-Detached Dwelling) Regulations

(a) Where each half of a semi-detached dwelling unit is to be contained in a separate parcel or title no side yard shall be required on the side of the dwelling unit which abuts the adjacent dwelling unit.

(b) Notwithstanding subsection (c), the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 metres by the Development Authority provided that the front yard of the adjoining dwelling unit meets the minimum requirements of this section.

(c) Table 4.2 R1A Regulations

Regulations	**Requirements**
Floor Area Minimum	Detached dwelling: Frontage in m x 6 m but not less than 72.0 m^2 Semi-detached dwelling: 72.0 m^2 for each unit
[4]Site Coverage Maximum	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
Front Yard Minimum	6.0 m
Side Yard Minimum	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry):1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m

1 3357/T-2015
[2] 3357/Z-2009
[3] 3357/Z-2009
[4] 3357/I-2013

Regulations	Requirements
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m^2 Semi-detached dwelling unit: 232.0 m^2per dwelling unit
Frontage Minimum	Detached dwelling 12.0 m Semi-detached dwelling unit 7.6 m per unit

(d) R1A District is subject to any applicable residential regulations listed within section 4.7.

(e) [1]Notwithstanding anything in this Bylaw, on bare land condominium R1A parcels, the development of more than one Detached Dwelling Unit shall be subject to the Development Authority approving the site plan.

(3) [2]R1A Residential (Semi-Detached Dwelling) West Park Overlay District

(a) The West Park Overlay district shall be the area identified on Figure 19.

(b) In the West Park Overlay District, the discretionary use of a semi-detached dwelling unit may be approved by the Municipal Planning Commission.

(c) An application for a semi-detached dwelling unit shall be referred to all landowners on sites within a 100 metre radius of the site of the proposed development, for comments on the proposal prior to its presentation to the Municipal Planning Commission.

(4) [3]R1A Residential (Semi-Detached Dwelling) District Fundamental Use Criteria

(a) The following criteria shall not be relaxed or varied by the Development Authority:

i. Except for bare land condominiums, a maximum of one Detached Dwelling Unit per Site shall be allowed in this District.

[1] 3357/L-2020
[2] 3357/FF-2008
[3] 3357/L-2020

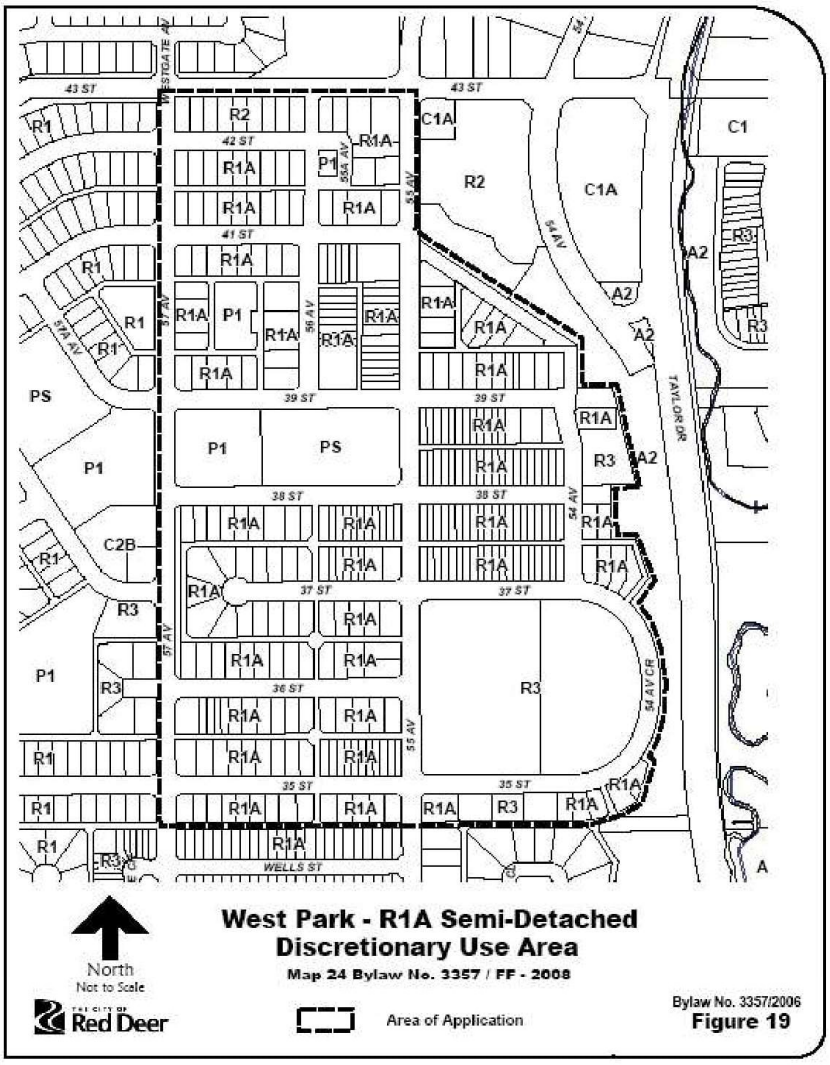


Figure 19 – West Park Overlay District

Narrow Lot Residential R-N (Currently R1N and R1G)

Purpose:

The Narrow Lot Residential R-N District is intended to accommodate the Development of Houses and compatible non-Residential uses on a narrower lot and higher density than the Low Density Residential (R-L) District. The R-N District allows Houses to be developed as a Zero Lot Line Development.

1. Permitted Uses
   (a) Accessory Building
   (b) Backyard Suite
   (c) Building Sign for uses described in x.x
   (d) Home Occupation – Minor
   (e) House
   (f) House Suite
   (g) Show Home

2. Discretionary Uses
   (a) Day Care Facility
   (b) Emergency Services
   (c) Freestanding Sign for uses described in x.x
   (d) Home Occupation – Major
   (e) Public Assembly
   (f) Supportive Living Accommodation
   (g) Temporary Care Facility
   (h) Utilities

3. Development Standards for all Sites

(a) Minimum dimensions in this District are as follows:

Minimum Dimensions	Requirement			
	Buildings with front attached Garage	Buildings with no front attached Garage	Zero Lot Line	Public Assembly
Site Area	336.0m^2	384.0m^2	245.0 m^2	800.0m^2
Frontage	10.5m	10.5m	7.5m	10.5m

(b) Minimum required setbacks in this District are as follows:

Minimum Setbacks	Requirement		
	Buildings with front attached Garage	Buildings with no front attached Garage	Zero Lot Line
Front Yard	6.0m	3.0m	3.0m for Houses with no front attached Garage

			6.0m for Houses with a front attached Garage
Rear Yard	7.5m	7.5m	7.5m
Side Yard	1.25m for interior Side Yards 2.4m on exterior Side Yard of a Corner Site	1.25m for interior Side Yards 2.4m on exterior Side Yard of Corner Site	0m on one interior Side Yard and 1.5m on the other Side Yard except for Corner Sites where the exterior Side Yard shall be 2.4m

(c) Massing and Coverage in this District are as follows:

Regulation	Requirement		
	Buildings with front attached Garage	Buildings with no front attached Garage	Zero Lot Line
Maximum Building Height	3 storeys with a maximum height of 15.0m measured from Grade	3 storeys with a maximum height of 15.0m measured from Grade	3 storeys with a maximum height of 15.0m measured from Grade
Maximum Site Coverage	45%	45%	60%
Minimum Landscaped Area	30%	30%	30%

(d) Except for bare land condominiums, a maximum of one House per Site shall be allowed in this District.

(e) In developing neighbourhoods, there shall be a common architectural theme where the Principal Building is oriented to the Street and includes features such as front porches and Decks to help create a pleasing neighbourhood appearance.

(f) Principal Buildings with identical floor plans or similar front elevations shall be separated by a minimum of one Site unless finishing treatments are substantially different.

(g) A graduated transition between different Building styles shall be required by the Development Authority, this shall be accommodated by varied roof lines, architectural projections, and/or the interjection of bi-level or split level designs between bungalow and two-storey designs.

(h) Side windows of above Grade storeys of Principal Buildings shall be arranged to minimize the incidence of windows facing each other. Obscured glass shall be used in any bathroom which faces a window in an adjoining residence.

(i) Principal Buildings on Corner Sites shall have flanking side treatments similar to the front elevation.

(j) The storage of any combustible materials is prohibited in Side Yards.

4. All Sites with a bi-level, two storey, two and a half storey, or three storey House and a front attached Garage shall contain developed floor space over a minimum of 40% of the front attached Garage floor area.

5. All Sites with Houses with no front attached Garage shall have rear lane access.

6. Development Standards for Zero Lot Line Development
   (a) Zero Lot Line Development shall be restricted to Houses.
   (b) Zero Lot Line Development may be developed if:
      (i) The owner of the Site proposed for Development and the owner of the Adjacent Site register, against both titles, a minimum 1.5m private maintenance easement that provides for:
         a. A 0.30m eave encroachment easement with the requirement that the eaves must not be closer than 0.90m to the eaves on a Building on an Adjacent Site; and
         b. A 0.60m footing encroachment easement; and
      (ii) All roof drainage from the proposed Development is discharged through eavestroughs and downspouts onto the Site on which it is located.

Existing Versus Proposed Regulations

	Existing R1N (Narrow Lot)	**Existing R1G (Small Lot)**	**Proposed R-N (Narrow Lot)**	
Min. Lot Area	385.0m^2	336.0m^2	Buildings with front attached garage: 336.0m^2 Buildings with no front attached garage: 384.0m^2 Zero Lot Line: 245.0m^2 Public Assembly: 800.0m^2	Use smallest lots area from existing districts to ensure legal non-conforming Sites were not created. Zero Lot Line is typically a smaller parcel. Number is based off a municipal comparison of similar developments. Public Assembly aligns with use regulations.
Min. Frontage	10.5m (9.2m at rear of lot)	10.5m	10.5m Zero Lot Line: 7.5m Public Assembly: 10.5m	No change to typical lots. Zero Lot Line is typically a smaller parcel. Number is based off a municipal comparison of similar developments. Public Assembly aligns with use regulations.
Min. Lot Depth	36.6m	32.0m	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.
Min. Floor Area	Frontage in m x 6.0m	Frontage in m x 6.0m but not less then 63.0m^2	-	Removing for design flexibility, market preference, and allows

	Existing R1N (Narrow Lot)	Existing R1G (Small Lot)	Proposed R-N (Narrow Lot)	
				better access for housing across all income levels.
Max. Site Coverage	45% (Min. 6.0m x frontage)	45%	45% Zero Lot Line: 60%	No change to typical lots. Zero Lot Line is typically a smaller parcel. Number is based off a municipal comparison of similar developments.
Max. Building Height	2 storeys (10.0m measured from Grade)	2 storeys (10.0m measured from Grade)	3 storeys (15.0m measured from Grade)	In line with other proposed single family districts.
Min. Front Yard Setback	4.0m	6.0m	Buildings with front attached garage: 6.0m Buildings with no front attached garage: 3.0m	Front Yard setback with no front Garage is reduced to 3.0m to be consistent with other districts where live in portions of the Dwelling Unit can have a Front Yard setback of 3.0m.
Min. Side Yard Setback	1.25m; corner lot 2.4m	1.25m; corner lot 2.4m	1.25m for interior side yard; 2.4m for exterior side yard of a corner lot Zero Lot Line: 0.0m on one interior side yard and 1.5m on the other except for corner sites where the exterior side yard shall be 2.4m	No change to typical lots. Zero Lot Line has a larger side yard on one side to accommodate the zero setback on the other side yard.
Min. Rear Yard Setback	7.5m	7.5m	7.5m	No change.
Min. Landscaped Area	35%	35%	30%	Consistent with other residential districts.

	Existing R1N (Narrow Lot)	Existing R1G (Small Lot)	Proposed R-N (Narrow Lot)	
				Zero Lot Line is typically a smaller parcel. Number is based off a municipal comparison of similar developments.
Min. Parking Spaces	2 spaces per dwelling (in rear yard)	2 spaces per dwelling	-	Remove from district regulations. To be reviewed and moved to general parking regulations.

4.3 R1N Residential (Narrow Lot) District

R1N

General Purpose

The general purpose of this District is to provide land which will be used for narrow lot single family residential development in new neighbourhoods.

(1) R1N Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	[1]Deleted
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	[2]Deleted
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(iii)	[3]Building Sign, for uses described in Section 11.10(1); and
(iv)	[4]Freestanding Sign, for uses described in Section 11.13(1).
(v)	[5]Deleted
(vi)	Municipal services limited to Police, Emergency Services and/or Utilities.
(vii)	[6]Show Home or Raffle Home.
(viii)	[7]Secondary Suite in existence on January 1, 2009, subject to section 4.7(9).
(ix)	[8]Home occupations which will generate additional traffic subject to sections 4.3(2)(o) & (p) and 4.7(8).

(2) R1N Residential (Narrow Lot) Regulations

(a) In order to ensure that there is not an excessive amount of on street parking, a two vehicle parking pad, shall be constructed in the back of the lot to at least a gravel standard. All locations shall be approved by the Development Authority.

[1] 3357/S-2019
[2] 3357/B-2018
[3] 3357/B-2018
[4] 3357/B-2018
[5] 3357/S-2019
[6] 3357/T-2015
[7] 3357/Z-2009
[8] 3357/F-2014 (Revised Alternative)

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m
Site Coverage	Maximum - 45% (includes garage and accessory buildings) Minimum – 6 m x frontage
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
Front Yard Minimum	[1]4.0 m
Side Yard Minimum	Detached dwelling: 1.25 m, except where the building flanks a public roadway (excluding a lane or walkway) where the side yard on the flankage side shall be 2.4 m
Rear Yard Minimum	7.5 m
Lot Depth Minimum	36.6 m
Landscaped Area	35% of site area
Parking Spaces	2 stalls in the back of lot
Lot Area Minimum	Detached dwelling [2]385.0 m^2
Frontage Minimum	Detached dwelling 10.5 m
[3]Minimum Lot Width at Rear of Lot	9.2 m

(m) R1N District is subject to any applicable residential regulations listed within section 4.7.

[4] **(n)** Notwithstanding anything in this Bylaw, on bare land condominium R1N parcels, the development of more than one Detached Dwelling Unit shall be subject to the Development Authority approving the site plan.

[5]**(o)** Any Home occupation use which generates additional traffic shall be required to provide one additional on-site parking stall at the rear of the property.

[6]**(p)** A hard surfaced walkway connection, that can be shovelled, shall be provided between all on-site rear parking spaces and the primary dwelling unit.

(3) [7]R1N Residential (Narrow Lot) District Fundamental Use Criteria

(a) The following criteria shall not be relaxed or varied by the Development Authority;

i. Except for bare land condominiums, a maximum of one Detached Dwelling Unit per Site shall be allowed in this District.

[1] 3357/F-2014 (Revised Alternative)
[2] 3357/F-2014 (Revised Alternative)
3 3357/D-2016
[4] 3357/H-2008, 3357/L-2020
[5] 3357/F-2014 (Revised Alternative)
[6] 3357/F-2014 (Revised Alternative)
[7] 3357/L-2020

4.3.1 [1]R1G Residential (Small Lot) District

R1G

General Purpose

The general purpose of this District is to provide land which will be used for small lot detached housing with mandatory front attached garages to create increased opportunity for more efficient utilization of land in small and comprehensively planned residential development clusters.

(1) R1G Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory Building subject to sections 3.5 and 4.7(3).
(ii)	Detached Dwelling Unit.
(iii)	[2]Deleted
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic, subject to section 4.7 (8).
(v)	[3]Deleted
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & Breakfast, subject to section 4.7(11).
(iii)	[4]Deleted
(iv)	Municipal services limited to Police, Emergency Services and/or Utilities.
[5]**(v)**	Show Home or Raffle Home.
[6]**(vi)**	Home occupations which will generate additional traffic subject to section 4.7(8)

(2) R1G Residential (Small Lot) Regulations

(a) [7]All Detached Dwelling Units shall include a front attached garage.

(b) Where a Detached Dwelling Units is located on a corner site, the side which abuts a street shall have an architectural treatment similar to the front elevation.

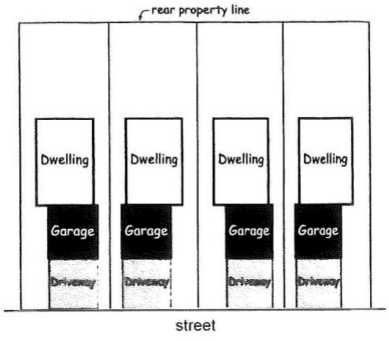
[1] 3357/J-2011
[2] 3357/S-2019
[3] 3357/B-2018
[4] 3357/S-2019
[5] 3357/T-2015
[6] 3357/F-2014 (Revised Alternative)
[7] 3357/D-2021

(c) [1]Side windows of above grade storeys of Detached Dwelling Units shall be arranged to minimize the incidence of windows facing each other. Obscured glass shall be used in any bathroom which faces a window in an adjoining residence.

(d) No storage of any combustible materials is allowed in any side yard.

(e) Front drive attached garage and driveway locations shall be grouped together in pairs in the manner shown in sketch to the right.

(f) [2]Driveways shall have a minimum side yard setback of 3.15m on the unpaired side.



Grouping of Garages & Driveways

(g) Table 4.3(1) R1G Regulations:

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m but not less than 63 m² (excludes garage)
Site Coverage Maximum	45% (includes dwelling unit, garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum height of 10.0 m measured from the average of the lot grade
Front Yard Minimum Setback	Detached dwelling: 6.0 m
Side Yard Minimum Setback	Detached dwelling: 1.25 m, except where building abuts public roadway (excluding lane or walkway) where the side yard on the side abutting the roadway shall be 2.4 m
Rear Yard Minimum Setback	Detached dwelling: 7.5 m
Lot Depth Minimum	[3]32.0 m
Lot Area Minimum	[4]336 m²
Lot Frontage/width Minimum	10.5 m (on all pie shaped lots the minimum lot width shall be measured 9.0 m into the site alongside lot lines from the front property line)
Parking Spaces	Subject to sections 3.1 & 3.2
Landscaped Area	Minimum 35% of lot area

[1] 3357/A-2012
[2] 3357/D-2021
[3] 3357/F-2014 (Revised Alternative)
[4] 3357/F-2014 (Revised Alternative)

Landscaped Front Yard	Minimum 25% of front yard

(h) [1]Notwithstanding anything in this Bylaw, on bare land condominium R1G parcels, the development of more than one Detached Dwelling Unit shall be subject to the Development authority approving the site plan.

(3) R1G Design & Development Criteria

(a) R1G Dwelling Units with identical floor plans or similar front elevations shall be separated by a minimum of one lot unless the Development Authority deems that the building design, character, finishing material and architectural treatments (windows, entrances, building projections, roof lines) are substantially different.

(b) All bi-level and 2 storey style R1G Dwelling Units shall contain developed floor space over a minimum of 40% of the front attached garage floor area.

(c) For all bungalow style R1G Dwelling Units, the setback distance of the front face of the living portion of the home from the front face of the attached garage shall not exceed 5m.

(d) Where R1G units are located on a cul-du-sac:

(i) the maximum cul-du-sac length shall be 45 m (measured to centre of bulb from entrance); or

(ii) if cul-du-sac is longer than 45 m, only the end 45 m of the cul-du-sac (measured back from the centre of bulb) shall be developed for R1G housing units.

(4) [2]R1G Residential (Small Lot) District Fundamental Use Criteria

(a) The following criteria shall not be relaxed or varied by the Development Authority:

i. Except for bare land condominiums, a maximum of one Detached Dwelling Unit per Site shall be allowed in this District.

[1] 3357/L-2020
[2] 3357/L-2020

Acreage Residential R-A (Currently R1E)

Purpose:

The Acreage Residential R-A District is intended to accommodate existing acreage Developments that have been annexed into the City to be in conformance with the Land Use Bylaw and compatible non-Residential uses. This District is not intended for the creation of new acreages.

1. Permitted Uses
   (a) Accessory Building 100.0m^2 or less
   (b) Backyard Suite
   (c) Building Sign for uses described in x.x
   (d) Home Occupation – Minor
   (e) House
   (f) House Suite
   (g) Show Home

2. Discretionary Uses
   (a) Accessory Building greater than 100.0m^2
   (b) Day Care Facility
   (c) Emergency Services
   (d) Freestanding Sign for uses described in x.x
   (e) Home Occupation - Major
   (f) Public Assembly
   (g) Supportive Living Accommodation
   (h) Temporary Care Facility
   (i) Utilities

3. Development Standards

(a) Minimum dimensions in this District are as follows:

	Minimum Required Dimensions		
Use	Site Area	Frontage	Lot Depth
Public Assembly	800.0m^2	Existing Frontage as of annexation date in which the Site was annexed into the City	Existing Lot Depth as of annexation date in which the Site was annexed into the City
All other uses	Existing Site Area as of annexation date in which the Site was annexed into the City	Existing Frontage as of annexation date in which the Site was annexed into the City	Existing Lot Depth as of annexation date in which the Site was annexed into the City

(b) Minimum required setbacks in this District are as follows:

Minimum Setbacks	Requirement
Front Yard	10.0m

Rear Yard	7.5m
Side Yard	3.0m

(c) Massing and coverage in this District are as follows:

Regulation	Requirement
Maximum Building Height	3 storeys with a maximum height of 15.0m measured from Grade
Maximum Site Coverage	45%
Minimum Landscaped Area	30%

(d) Except for bare land condominiums, a maximum of one House per Site shall be allowed in this District. This shall not be relaxed or varied by the Development Authority.

(e) Subdivision or creation of bare land condominiums to accommodate additional acreages within the R-A District shall not be approved.

Existing Versus Proposed Regulations

	Existing R1E (Estate)	**Proposed R-A (Acreage)**	**Notes**
Min. Lot Area	Existing lot size as of November 1, 2008	Public Assembly: 800.0m^2 All other uses: Existing Site Area as of annexation date in which the Site was annexed into the City	Public Assembly size aligns with use regulations.
Min. Frontage	Existing lot frontage as of November 1, 2008	Existing Frontage as of annexation date in which the Site was annexed into the City	No change.
Min. Lot Depth	40.0m	Existing Lot Depth as of annexation date in which the Site was annexed into the City	Further subdivision of R-A lots is not allowed therefore existing depth will be maintained.
Min. Floor Area	162.5m^2	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.
Max. Site Coverage		45%	In line with other single family districts.
Max. Building Height	2 storeys (10.0m measured from Grade); Accessory Buildings limited to 1 storey	3 storeys (15.0m measured from Grade); Accessory Buildings height will be in regulations specific to Accessory Buildings, no height change identified at this time	In line with other single family districts.
Min. Front Yard Setback	10.0m	10.0m	No change.
Min. Side Yard Setback	3.0m	3.0m	No change.
Min. Rear Yard Setback	7.5m	7.5m	No change.
Min. Landscaped Area	35% with a minimum of 3 trees and 3 shrubs	30%	Decreased amount and removed specifics to be consistent with other districts. Landscaping will be subject to general landscaping regulations applicable to all developments.

	Existing R1E (Estate)	Proposed R-A (Acreage)	Notes
Min. Parking Spaces	2 spaces per dwelling unit	-	Remove from district regulations. To be reviewed and moved to general parking regulations.

[1]4.6.1 R1E Residential Estate District

R1E

General Purpose

[2]The general purpose of this District is to permit existing acreage developments that have been annexed into the city to be in conformance with the Land Use Bylaw. This district is not intended for the creation of new acreages.

(1) R1E Permitted and Discretionary Uses Table

(a)Permitted Uses	
(i)	Accessory residential structures subject 4.7(3) less than 100.0 m^2
(ii)	Detached dwelling unit.
(iii)	[3]Deleted
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	[4]Deleted
(b)Discretionary Uses	
(i)	Accessory residential structure subject to section 4.7(3) greater than 100.0 m^2.
(ii)	[5]Deleted
(iii)	Home occupations which, in the opinion of the Development Officer, may generate traffic subject to section 4.7(8).
(iv)	Assisted living residence within a detached dwelling
(v)	[6]Deleted
(vi)	Bed & Breakfast subject to section 4.7 (11).
(vii)	[7]Show Home or Raffle Home.

(2) R1E Estate Residential Regulations

(a) Table 4.6.1 R1E Regulations

Regulations	Requirements
Floor Area Minimum	Detached dwelling: 162.5 m^2
Site Coverage Maximum	40% (includes accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade except accessory buildings which shall be one storey maximum

[1] 3357/GG-2008
[2] 3357/PP-2018
[3] 3357/S-2019
[4] 3357/B-2018
[5] 3357/S-2019
[6] 3357/S-2019
[7] 3357/T-2015

Regulations	Requirements
Front Yard Minimum	10.0 m
Side Yard Minimum	3.0 m
Rear Yard Minimum	7.5 m
Lot Depth Minimum	40.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area	Existing lot size as of November 1, 2008.
Frontage Minimum	Existing lot frontage as of November 1, 2008.

(b) 1Notwithstanding anything in this Bylaw, on bare land condominium R1E parcels, the development of more than one Detached Dwelling Unit shall be subject to site plan approval by the Development Authority.

(3) Redevelopment within existing subdivision

(a) Notwithstanding other sections within this bylaw, in order to maintain the character of existing neighbourhoods, the Municipal Planning Commission shall have the authority to require increased development standards for any redevelopment; such increased standards may require that the new development match the standards of existing development in the neighbourhood or along the applicable street.

(b) Development Applications within existing developed areas will include the following:

(i) Existing and proposed grades

(ii) Existing and proposed landscaping and buildings

(iii) Proposed building demolition (if any)

(iv) Location of proposed fences

(v) Location of existing side yard windows

(c) Where the proposed development is a discretionary use or does not comply with the development regulations of this district the applicant shall:

(i) Contact the local community association to inform it of the proposed development.

(ii) Describe to community association in detail the manner in which the proposed development does not comply with the development

[1] 3357/L-2020

regulations of this District and solicit their comments on the proposed development.

(iii) Document the comment of the affected parties with respect to the proposed development.

(iv) Describe any modifications to the proposed development made by the applicant to address the concerns of the affected parties if any and;

(v) Submit as part of the development application documents showing foregoing regulations have been complied with.

(d) Where a proposed development is to be forwarded to the Municipal Planning Commission for decision, the Development Authority shall notify the local community association with the time and date at which the application will be considered.

(4) Regulations for Vegetation and Landscaping

(a) No trees exceeding a height of 2.0 m shall be removed prior to development approval, unless to remove trees for safety or servicing reasons.

(b) Where mature vegetation needs to be removed to facilitate new development, new landscaping materials shall be added, developer shall consult with adjacent landowners to ensure screening and site lines are satisfactory, and shall when being replaced consist of not less than the following standards:

(i) Deciduous trees - minimum caliper 65 mm (measured 450 mm from ground level)

(ii) Coniferous trees – minimum 2.5 m height

(iii) Deciduous shrubs - minimum 0.6 m height

(iv) Coniferous shrubs - minimum 0.4 m height or spread.

(c) Landscaping in front yards shall be a minimum of 3 trees and 3 shrubs.

(5) [1]R1E Residential Estate District Fundamental Use Criteria

(a) The following criteria shall not be relaxed or varied by the Development Authority:

[1] 3357/L-2020

i. Except for bare land condominiums, a maximum of one Detached Dwelling Unit per Site shall be allowed in this District.

Manufactured Home Residential R-MH (Currently R4)

Purpose:

The Manufactured Home Residential R-MH District is intended to accommodate Manufactured Homes, Manufactured Home communities and compatible non-Residential uses.

1. Permitted Uses
   (a) Accessory Building
   (b) Backyard Suite
   (c) Building Sign for uses described in x.x
   (d) Home Occupation – Minor
   (e) House Suite
   (f) Manufactured Home
   (g) Manufactured Home park
   (h) Show Home

2. Discretionary Uses
   (a) Day Care Facility
   (b) Emergency Service
   (c) Freestanding Sign for uses described in x.x
   (d) Home Occupation – Major
   (e) House
   (f) Public Assembly
   (g) Supportive Living Accommodation
   (h) Temporary Care Facility
   (i) Utilities

3. Development Standards

(a) Minimum Dimensions in this District are as follows:

Use	Minimum Required Dimensions	
	Site Area	Frontage
Manufactured Home Park	1.0ha	N/A
Subdivided Site or condominium Site	324.0m^2	11.0m, double wide Manufactured Homes shall have a minimum 14.0m
Public Assembly	800.0m^2	14.0m

(b) Minimum Required Setbacks in this District are as follows:

Minimum Setbacks	Requirement
Front Yard	3.0m
Rear Yard	6.0m
Side Yard	1.5m on one interior Side Yard, 2.35m on the other interior Side Yard

	2.4m on exterior Side Yard of a Corner Site

(c) Massing and Coverage in this District are as follows:

Regulation	Requirement
Maximum Building Height	1 storey for Manufactured Homes 3 storeys with a maximum height of 15.0m measured from Grade for all other Principal Buildings
Maximum Site Coverage	45%
Minimum Landscaped Area	30%

(d) The Site Plan of a Manufactured Home park shall be subject to approval by the Development Authority.

(e) Except for Manufactured Home parks or bare land condominiums, a maximum of one Manufactured Home, or one Manufactured Home plus a Manufactured Home used as a Backyard Suite, per Site shall be allowed in this District.

Existing Versus Proposed Regulations

	Existing R4 (Manufactured Home)	**Proposed R-MH (Manufactured Home)**	**Notes**
Min. Lot Area	Subdivided Site or condominium Site: single wide 350.0m^2; double wide 418.0m^2 Manufactured Home Park: As per Development Authority	Subdivided Site or condominium Site: 324.0m^2 Manufactured Home Park: 1.0ha Public Assembly: 800.0m^2	Existing requirement for subdivided and condominium sites are comparable to Houses. Reduced requirement to align with that proposed for Houses in other districts. Manufactured Home Park is consistent with existing manufactured home parks within Red Deer. Public Assembly aligns with use regulations.
Min. Frontage	Subdivided Site or condominium Site: single wide 11.0m; double wide 14.0m Manufactured Home Park: 11.0m	Subdivided Site or condominium Site: single wide: 11.0m; double wide 14.0m Manufactured Home Park: N/A Public Assembly: 14.0m	No changes to subdivided or condominium sites. Removed minimum frontage for Manufactured Home park as the Lot Area will dictate frontage. Public Assembly aligns with use regulations.
Min. Lot Depth	-	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.
Min. Floor Area	55.0m^2	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.

	Existing R4 (Manufactured Home)	Proposed R-MH (Manufactured Home)	Notes
Max. Site Coverage	45%	45%	No change.
Max. Building Height	1 storey	Manufactured Home: 1 storey All other Principal Buildings: 3 storeys (15.0m from Grade)	No change for Manufactured Homes. Other buildings heights are consistent with those in the following proposed districts: R-A, R-L, R-D, and R-N.
Min. Front Yard Setback	6.0m	3.0m	Changed for consistency between other proposed residential districts.
Min. Side Yard Setback	1.5m on rights side facing lot from street; 2.35m on left side	1.5m on one interior Side Yard, 2.35m on the other interior Yard 2.4m on exterior Side Yard of a Corner Lot	Changed for consistency between other proposed residential districts.
Min. Rear Yard Setback	6.0m	6.0m	No change.
Min. Landscaped Area	35%	30%	Consistent with other residential districts.
Min. Parking Spaces	Subdivided Site or condominium Site: 2 per dwelling unit Manufactured Home Park: As per Development Authority	-	Remove from district regulations. To be reviewed and moved to general parking regulations.

4.6 R4 Residential (Manufactured Home) District

R4

General Purpose

The general purpose of this District is to provide land for manufactured homes and manufactured home communities.

(1) R4 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	[1]Deleted
(ii)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(iii)	Manufactured home.
(iv)	Manufactured home park.
(b) Discretionary Uses	
(i)	[2]Building Sign, for uses described in Section 11.10(1); and
(ii)	[3]Freestanding Sign, for uses described in Section 11.13(1)
(iii)	[4]Deleted
(iv)	[5]Deleted
(v)	Home occupations which will generate additional traffic subject to section 4.7(8).
(vi)	[6]Deleted
(vii)	[7]Accessory building
(viii)	[8]Municipal Services limited to Police, Emergency Services and/or Utilities
(ix)	[9]Show Home or Raffle Home.

(2) R4 Residential (Manufactured Home) Regulations

(a) Notwithstanding subsection (b), the site plan of a Manufactured Home Park shall be subject to approval by the Commission.

(b) Table 4.6 R4 Regulations

[1] 3357/S-2019
[2] 3357/B-2018
[3] 3357/B-2018
[4] 3357/S-2019
[5] 3357/S-2019
[6] 3357/B-2018
[7] 3357/L-2006
[8] 3357/I-20013
9 3357/T-2015

Regulations	Requirements
Floor Area Minimum	55.0 m^2
Building Height Maximum	1 storey
Front Yard Minimum	6.0 m Manufactured Home Units (Subdivision or Condominium Sites) – 6.0 m per setback list
Side Yard Minimum	1.5 m on right side facing lot from street; 2.35 m on left side
Rear Yard Minimum	6.0 m
Landscaped Area	35% of site area
Parking	Manufactured home park as required by the Development Authority Manufactured home units (subdivision or condominium sites): 2 stalls on site
Site Area	Manufactured home park: as required by the Development Authority Manufactured home units (subdivision or condominium sites): ▪ Single wide: minimum 350.0 m^2 ▪ Double wide: minimum 418.0 m^2
[1]Site Coverage Maximum	45%
Frontage Minimum	Manufactured home park: 11.0 m Manufactured home units (subdivision or condominium sites): ▪ Single wide: minimum 11.0 m ▪ Double wide: minimum 14.0 m

(c) R4 District is subject to any applicable residential regulations listed within section 4.7.

[1] 3357/L-2006

Medium Density Residential R-M (Currently R2, R2T)

Purpose:

The Medium Density Residential R-M District is intended to accommodate a mixture of housing types and compatible non-Residential uses. This District provides for Development at a density that would be compatible with either low or high density Adjacent Districts, with a height not intended to exceed three storeys.

1. Permitted Uses
   (a) Accessory Building
   (b) Apartment
   (c) Backyard Suite
   (d) Building Sign for uses described in x.x
   (e) Duplex
   (f) Home Occupation – Minor
   (g) House Suite
   (h) Show Home
   (i) Town House

2. Discretionary Uses
   (a) Day Care Facility
   (b) Emergency Services
   (c) Freestanding Sign for uses described in x.x
   (d) Home Occupation – Major
   (e) House
   (f) Public and Quasi-Public Building
   (g) Public Assembly
   (h) Supportive Living Accommodation
   (i) Temporary Care Facility
   (j) Utilities

3. Regulations

   (a) Minimum dimensions in this district are as follows:

Use	Minimum Required Dimensions	
	Site Area	Frontage
House	324.0m^2	12.0m
Duplex	232.0m^2 per Dwelling Unit	7.6m per Dwelling Unit
Town House	185.0m^2 per Dwelling Unit	15.0m except if all Dwelling Units are side by side housing then each unit shall have 6.1m per Dwelling Unit
Apartment	74.0m^2 per Dwelling Unit – bachelor suite	18.0m

	111.0m^2 per Dwelling Unit – 1 bedroom suite 139.0m^2 per Dwelling Unit – 2 or more bedrooms suite	
Public Assembly	800.0m^2	12.0m
All other uses	324.0m^2	12.0m

(b) Minimum required setbacks in this District are as follows:

Use	Minimum Required Setbacks		
	Front Yard	Rear Yard	Side Yard
House	3.0m for live in portion of Dwelling Unit 6.0m for attached Garage portion of Dwelling Unit	7.5m	1.5m for interior Side Yards 2.4m on exterior Side Yard of Corner Site
Duplex	3.0m for live in portion of Dwelling Unit 6.0m for attached Garage portion of Dwelling Unit	7.5m	1.5m with no side entry on interior Side Yards 2.4m with no side entry on exterior side of Corner Site 3.0m with side entry 0.0m from a property line with a party wall
Town House	3.0m for live in portion of Dwelling Unit 6.0m for attached Garage portion of Dwelling Unit	7.5m except 6.0m for rear attached Garage.	1.5m with no side entry on interior Side Yards 2.4m with no side entry on exterior side of Corner Site 2.4m with side entry 0.0m from a property line with a party wall
Apartment	4.5m	7.5m	3.0m
All other uses	4.5m	7.5m	3.0m

			4.5m – 3 storey Buildings

(c) Notwithstanding (b), in lane less subdivisions, one of the Side Yards for a House shall be:
  (i) 1.5m where a Garage or carport is attached to or is an integral part of the Principal Building, or
  (ii) 3.0m where a Garage or carport is to be provided in the Rear Yard of a Site, or
  (iii) in the event that the front Building line of the Site is 21.0m in length or greater, the minimum Side Yard on one side of the Site shall be 10% of such Building line. The minimum Side Yard on the other side of the Site in the case subsection (i) hereof applies, 10% of the said Building line; in the case subsection (ii) or (iii) applies, 3.0m or 5.0m respectively.

(d) The Rear Yard setback may be reduced to 6.0m from the back edge of a Lane or private Driveway for a rear attached Garage on a House, Duplex, or Town House.

(e) Massing and coverage in this district are as follows:

Use	Requirements		
	Maximum Building Height	Maximum Site Coverage	Minimum Landscaped Area
House	3 storeys with a maximum height of 15.0m measured from Grade	45%; 60% with Backyard Suite	30%
Duplex	3 storeys with a maximum height of 15.0m measured from Grade	45%	30%
Town House	3 storeys with a maximum height of 15.0m measured from Grade	45%	30%
Apartment	3 storeys	45%	30%
All other uses	3 storeys	45%	30%

(f) Except for bare land condominiums, a maximum of one House or Duplex per Site shall be allowed in this District.

(g) Notwithstanding subsections (a), (b), and (e), a Site shall not be located or developed so as to leave small isolated parcels of land that cannot accommodate future Development.

(h) Development and the relationship of the Site to the surrounding area shall be subject to approval by the Development Authority.

(i) The Site Plan, the relationship between Buildings, Structures and open space, the architectural treatment of Buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

(j) Amenity Spaces shall be provided for Town Houses and Apartments at a minimum of 4.5m^2 per Dwelling Unit and for Supportive Living Accommodation and Temporary Care Facilities at a minimum of 15.0m^2 per unit.

Existing Versus Proposed Regulations

	Existing R2 (Medium Density)	**Existing R2T (Town House)**	**Proposed R-M (Medium Density)**	**Notes**
Min. Lot Area	Detached Dwelling: 360.0m^2 Semi-Detached: 232.0m^2 Multi-Attached: 185.0m^2 Multi-Family: Bachelor Suite 74.0m^2; one bedroom suite 111.0m^2, two or more bedrooms 139.0m^2	185.0m^2	House: 324.0m^2 Duplex: 232.0m^2 per Dwelling Unit Town House: 185.0m^2 per Dwelling Unit Apartment: bachelor suite 74.0m^2; one bedroom suite 111.0m^2; two or more bedrooms 139.0m^2 Public Assembly: 800.0m^2 All other uses: 324.0m^2	Proposed House regulation aligns with proposed R-L district. No changes to Duplexes, Town House, or Apartment. Public Assembly aligns with use regulations. All other uses consistent with House.
Min. Frontage	Detached Dwelling: 12.0m Semi-Detached: 7.6m Multi-Attached: 15.0m except if all units are side by side then each unit shall have 6.1m per unit Multiple Family: 18.0m	6.1m per unit	House: 12.0m Duplex: 7.6m per Dwelling Unit Townhouse: 15.0m except if all Dwelling Units are side by side then each unit shall have 6.1m per Dwelling Unit Apartment 18.0m All other uses: 12.0m	No change to Housing types. All other uses consistent with House.
Min. Lot Depth	30.0m	30.0m	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.
Min. Floor Area	Detached Dwelling: Frontage in m x 6.0m Semi-Detached: 65.0m^2 for each unit	Town House: 60.0m^2 per unit	-	Removing for design flexibility, market preference, and allows

	Existing R2 (Medium Density)	Existing R2T (Town House)	Proposed R-M (Medium Density)	Notes
	Multi-Attached: 60.0m^2 for each unit			better access for housing across all income levels.
Max. Site Coverage	40%	40%	House: 45%; 60% with Backyard Suite All other uses: 45%	Coverage consistent with other proposed districts.
Max. Building Height	2 storeys (10.0m from Grade) except for Multiple Family Building 3 storeys and Assisted Living Facility 3 storeys	2 ½ storeys (12.0m from Grade)	3 storeys (15.0m from Grade)	House and Duplex consistent with other proposed districts. Town House increased to be consistent with House and Duplex. No change for Apartments and other uses.
Min. Front Yard Setback	6.0m except 7.5m for Multi-Family Building	3.0m and max. 4.5m for live in portion of unit; 6.0m for front attached garage portion	House, Duplex, Town House: 3.0m for live in portion of Dwelling Unit; 6.0m for attached Garage portion of Dwelling Unit Apartment, all other uses: 4.5m	Changed requirements for Houses, Duplexes, and Town Houses to be consistent with other proposed districts. Decreased Apartment setback to allow for additional site coverage. Also comparable to other municipalities.
Min. Side Yard Setback	Detached Dwelling: 1.5m Semi-Detached: 1.5m without side entry; 2.4m with side entry Special Residential: 3.0m	1.5m except 0.0m for party walls	House: 1.5m for interior Side Yard; 2.4m for exterior Side Yard on a Corner Site Duplex: 1.5m with no side entry on interior Side Yard; 2.4m with no side entry on	No change for House, Duplex or Apartment. Used smallest requirement from existing districts for Town Houses to ensure

	Existing R2 (Medium Density)	Existing R2T (Town House)	Proposed R-M (Medium Density)	Notes
	Multi-Attached: 1.8m without side entry; 2.4m with side entry Multiple Family, Assisted Living Facility, Temporary Care Facility: 3.0m for 1 and 2 storeys; 4.5m for 3 storeys		exterior side of Corner Site; 2.4m with side entry; 0.0m from a property line with a party wall Town House: 1.5m with no side entry on interior Side Yard; 2.4m with no side entry on exterior side of Corner Site; 2.4m with side entry; 0.0m from a property line with a party wall Apartment and all other uses: 3.0m	legal non-conforming Sites were not created. Decrease Apartment setback to allow for additional site coverage. Also comparable to other municipalities.
Min. Rear Yard Setback	7.5m	7.5m except 6.0m for rear attached garage	Town House: 7.5m except 6.0m for rear attached Garage. All other uses: 7.5m	Used smallest requirement from existing districts for Town Houses to ensure legal non-conforming Sites were not created. No change for other uses.
Min. Landscaped Area	35%	30%	30%	Used smallest requirement from existing districts for Town Houses to ensure legal non-conforming Sites were not created. Landscaped Area also reflects higher site coverage.
Min. Parking Spaces	Detached Dwelling: 2 per unit	Multi-Attached: 2 per unit	-	Remove from district regulations. To be reviewed

	Existing R2 (Medium Density)	Existing R2T (Town House)	Proposed R-M (Medium Density)	Notes
	Semi-Detached: 2 per unit Multi-Attached: 2 per unit Multiple Family: 1 per one bedroom unit; 1.5 per two bedroom unit; 2 per three bedroom unit; plus 1 space for every 5 units for guest parking			and moved to general parking regulations.

4.4 R2 Residential (Medium Density) District

R2

General Purpose

The general purpose of this District is to provide a medium density residential area with a mixture of housing types and residential accommodation and at the same time control, regulate and encourage the development or redevelopment of residential uses that are compatible with the neighbourhood, the immediate site and the growth policies of the Municipal Development Plan.

(1) R2 Permitted and Discretionary Uses Table [1]

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3)
(ii)	Detached dwelling unit
(iii)	[2]Deleted
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(v)	[3]Deleted
(vi)	Secondary suite legally in existence before April 5, 2004
(i)	[4]Secondary suite in a detached Dwelling Unit, subject to subsections 4.7(9)

(b) Discretionary Uses	
(i)	Accessory residential structure subject to section 4.7(3)
(ii)	Amateur radio tower.
(iii)	[5]Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility or place of worship or assembly.
(iv)	[6]DELETED
(v)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(vi)	[7]Building Sign, for uses described in Section 11.10(1); and
(vii)	"Existing Special Residential" (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.

[1] 3357/C-2007
[2] 3357/S-2019
[3] 3357/B-2018
[4] 3357/Z-2009
[5] 3357/X-2014, 3357/L-2020
[6] 3357/X-2014, 3357/L-2020
[7] 3357/B-2018

(viii)	[1]Freestanding Sign, for uses described in Section 11.13(1)
(ix)	[2]Deleted
(x)	[3]Deleted
(xi)	Home occupations which will generate additional traffic subject to section 4.7(8).
(xii)	Multi-attached dwelling unit building.
(xiii)	[4]Multiple family building up to three storeys
(xiv)	Municipal services limited to police, emergency services and/or utilities.
(xv)	Public and quasi-public buildings.
(xvi)	Semi-detached dwelling unit.
(xvii)	[5]Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
xviii)	[6]Show Home or Raffle Home.

(2) R2 Residential (Medium Density) Regulations

(a) Where each half of a semi-detached dwelling unit is to be contained in a separate site no side yard shall be required on the site of the dwelling unit which abuts the adjacent dwelling unit.

(b) Where the dwelling units of a row house building are to be contained in separate sites, no side yards shall be required on either side in the case of an internal dwelling unit and no side yard shall be required on one side of the end dwelling unit.

(c) Notwithstanding the 6.0 metre front yard setback, except for multi-family which shall have a minimum setback of 7.5 metres, the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 metres by the Development Authority provided that the front yard of the adjoining dwelling unit meets the minimum requirement of this section.

(d) Table 4.4 R2 Regulations

Regulations	**Requirements**
Floor Area Minimum	Detached dwelling: Frontage in m x 6.0 m Semi-detached dwelling: 65.0 m^2 for each unit Multi-attached: 60.0 m^2 for each unit
[7]Site Coverage Maximum	40% (includes garage and accessory buildings)

[1] 3357/B-2018
[2] 3357/S-2019
[3] 3357/S-2019
[4] 3357/I-2013
[5] 3357/Z-2009
6 3357/T-2015
[7] 3357/I-2013

Regulations	Requirements
Building Height Maximum	[1]2 storeys with a maximum total height of 10.0 m measured from the average of the lot grade except: ▪ Multiple family building as per subsection 4.4 (1)(b)(xi) ▪ 3 storeys for an Assisted Living Facility
Front Yard Minimum	6.0 m except multi-family which shall have a 7.5 m minimum

Regulations	Requirements
[2]Side Yard Minimum	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry):1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m Multi-attached (without side entry):1.8 m Multi-attached (with side entry): 2.4 m Multiple Family Building, Assisted Living Facility, or Temporary Care Facility: • Buildings up to 2 storeys: 3.0m • Buildings of 3 storeys: 4.5m Notwithstanding the setbacks noted above, where the Multiple Family Building, Assisted Living Facility, or Temporary Care Facility flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2. In all cases the minimum side yard requirement is subject to sections 3.19 and 5.7(2).
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	[3]Detached dwelling 360.0 m^2 Semi-detached: 232.0 m^2per dwelling unit Multi-attached :185.0 m^2per dwelling unit

[1] 3357/I-2013
2 3357/D-2016
[3] 3357/I-2013

	Multi-family: ▪ no separate bedroom: 74.0 m^2 per dwelling unit ▪ one bedroom:111.0 m^2 per dwelling unit ▪ more than one bedroom:139.0 m^2 per dwelling unit
Frontage Minimum	[1]Detached dwelling unit: 12.0 m Semi-detached:7.6 m per dwelling unit Multi-attached building: 15.0 m except, if all units are side by side town or row housing units: 6.1 m per dwelling unit Multiple family building: 18.0 m

(e) R2 District is subject to any applicable residential regulations listed within section 4.7.

(f) [2]Notwithstanding anything in this Bylaw, on bare land condominium R2 parcels, the development of more than one Detached Dwelling Unit shall be subject to the Development Authority approving the site plan.

(4) R2 Residential (Medium Density) Site Location

(a) Notwithstanding section 4.4(2) (d), a site shall not be located or developed so as to leave small isolated parcels of land that cannot accommodate future development.

(b) The location of the site to be developed within the land use district, and the relationship of the site to the surrounding environs shall be subject to approval by the Commission.

[1] 3357/I-2013
[2] 3357/L-2020

[1]4.4.1 R2T Residential (Town House) District

R2T

General Purpose

The general purpose of this District is to provide for town or row house development in traditional side by side lots, clustered, stacked or condominium format. No front driveways permitted to or from an arterial roadway.

(1) R2T Permitted and Discretionary Uses Table

a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3)
(ii)	Town or row house or Stacked Town or row house dwelling
(iii)	[2]Deleted
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(v)	[3]Deleted
b) Discretionary Uses	
i.	Home Occupations which will generate additional traffic, subject to section 4.7(8)
ii.	[4]Deleted
iii.	[5]Show Home or Raffle Home.

(2) R2T Residential (Town House) District Regulations

(a) Table 4.4.1 R2T Regulations

Regulations	Requirements
Floor Area Minimum	60.0 m² per dwelling unit
Site Coverage Maximum	40% (includes any garage & accessory buildings)
[6]Building Height	Maximum: 2½ storeys with a maximum height of 12.0 m measured from the average of the lot grade

[1] 3357/L-2013
[2] 3357/S-2019
[3] 3357/B-2018
[4] 3357/S-2019
[5] 3357/T-2015
[6] 3357/C-2021

[1]Front Yard Minimum	▪ Minimum 3.0 m and maximum 4.5 m for the live portion of a dwelling unit, and ▪ Minimum 6.0 m for any front attached garage portion of a dwelling unit.

Regulations	**Requirements**
Side Yard Minimum	1.5 m except: ▪ where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2B ▪ nil for internal dwelling units ▪ nil on the internal side of an end dwelling unit
Rear Yard Minimum	7.5 m except if dwelling unit has a rear attached garage, the garage portion of the dwelling unit only requires a minimum 6.0 m setback from the back edge of a lane or private driveway
Lot Depth Minimum	30.0 m
Landscaped Area Minimum	30% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	185 m^2
Lot Frontage Minimum	6.1 m per dwelling unit

(b) The R2T District is subject to any applicable residential regulations listed within section 4.7.

(c) [2]Notwithstanding anything in this Bylaw, on bare land condominium R2T parcels, the development of more than one Dwelling Unit shall be subject to the Development Authority approving the site plan.

[1] 3357/D-2015
[2] 3357/L-2020

High Density Residential R-H (Currently R3)

Purpose:

The High Density Residential R-H District is intended to accommodate a mixture of housing types and compatible non-Residential uses at densities and Building Heights greater than any other District.

1. Permitted Uses
   (a) Accessory Building
   (b) Apartment
   (c) Backyard Suite
   (d) Building Sign for uses described in x.x
   (e) Day Care Facility
   (f) Home Occupation – Minor
   (g) House Suite
   (h) Show Home
   (i) Supportive Living Accommodation
   (j) Town House

2. Discretionary Uses
   (a) Accessory Use
   (b) Duplex in existence before January 12, 2004
   (c) Emergency Services
   (d) Freestanding Sign for uses described in x.x
   (e) Home Occupation – Major
   (f) House, in existence prior to adoption of this Bylaw
   (g) Public and Quasi-Public Buildings
   (h) Public Assembly
   (i) Temporary Care Facility
   (j) Utilities

3. Regulations

   (a) Minimum dimensions in this district are as follows:

Use	Minimum Required Dimensions	
	Site Area	Frontage
House	324.0m^2	12.0m
Duplex	232.0m^2 per Dwelling Unit	7.6m per Dwelling Unit
Town House	185.0m^2 per Dwelling Unit	15.0m except if all Dwelling Units are side by side housing then each unit shall have 6.1m per Dwelling Unit
Apartment	55.0m^2 per Dwelling Unit – bachelor suite	19.5m

	82.0m^2 per Dwelling Unit – 1 bedroom suite 102.0m^2 per Dwelling Unit – 2 or more bedrooms suite	
Public Assembly	800.0m^2	12.0m
All other uses	324.0m^2	12.0m

(b) Minimum required setbacks in this District are as follows:

Use	Minimum Required Setbacks		
	Front Yard	Rear Yard	Side Yard
House	3.0m for live in portion of Dwelling Unit 6.0m for attached Garage portion of Dwelling Unit	7.5m	1.5m for interior Side Yards 2.4m on exterior Side Yard of Corner Site
Duplex	3.0m for live in portion of Dwelling Unit 6.0m for attached Garage portion of Dwelling Unit	7.5m	1.5m with no side entry on interior Side Yards 2.4m with no side entry on exterior side of Corner Site 3.0m with side entry 0.0m from a property line with a party wall
Town House	3.0m for live in portion of Dwelling Unit 6.0m for attached Garage portion of Dwelling Unit	7.5m	1.5m with no side entry on interior Side Yards 2.4m with no side entry on exterior side of Corner Site 2.4m with side entry 0.0m from a property line with a party wall
All other uses	4.5m	7.5m	3.0m plus 0.5m for each storey above the third.

(c) Notwithstanding (b) Corner Sites shall be in accordance with Part 3, Figure 2.

(d) Notwithstanding (b) the minimum Front Yard setback for Apartments and the Side Yard setback for all uses shall be in accordance to 5.7(2) and 3.19 where applicable.

(e) Massing and coverage in this district are as follows:

Use	Requirements		
	Maximum Building Height	Maximum Site Coverage	Minimum Landscaped Area
House	3 storeys with a maximum height of 15.0m measured from Grade	45%; 60% with Backyard Suite	30%
Duplex	3 storeys with a maximum height of 15.0m measured from Grade	45%	30%
Town House	3 storeys with a maximum of 15.0m measured from Grade	60%	30%
All other uses	6 storeys except for Sites within the Downtown Core Area, as shown in Figure 18, where there is no specific maximum height	60%	30%

(f) Notwithstanding (e) the Building Height maximum for any existing Building located outside of the boundaries of the Greater Downtown Action Plan that is greater than six storeys may be structurally altered or replaced by another Building provided the number of storeys does not increase.

(g) The Site Plan, the relationship between Buildings, Structures and open space, the architectural treatment of Buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

(h) Amenity Spaces shall be provided for Town Houses and Apartments at a minimum of 4.5m^2 per Dwelling Unit and for Supportive Living Accommodation and Temporary Care Facilities at a minimum of 15.0m^2 per unit.

Existing Versus Proposed Regulations

	Existing R3 (Multiple Family)	**Proposed R-H (High Density)**	**Notes**
Min. Lot Area	Detached Dwelling: 360.0m^2 Semi-Detached: 232.0m^2 per unit Multi-Attached: 185.0m^2 per unit Multi-Family, Assisted Living Facility, Temporary Care Facility: Bachelor Suite 55.0m^2; one bedroom suite 82.0m^2, two or more bedrooms 102.0m^2	House: 324.0m^2 Duplex: 232.0m^2 per Dwelling Unit Town House: 185.0m^2 per Dwelling Unit Apartment: bachelor suite 55.0m^2; one bedroom suite 82.0m^2; two or more bedrooms 102.0m^2 Public Assembly: 800.0m^2 All other uses: 324.0m^2	Proposed House regulation aligns with proposed R-L district. No changes to Duplexes, Town House, or Apartment. Public Assembly aligns with use regulations. All other uses consistent with House.
Min. Frontage	Detached Dwelling: 12.0m Semi-Detached: 7.6m Multi-Attached: 15.0m except if all units are side by side then each unit shall have 6.1m per unit Multiple Family: 19.5m	House: 12.0m Duplex: 7.6m per Dwelling Unit Townhouse: 15.0m except if all Dwelling Units are side by side then each unit shall have 6.1m per Dwelling Unit Apartment 19.5m All other uses: 12.0m	No change to Housing types. All other uses consistent with House.
Min. Lot Depth	30.0m	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.
Min. Floor Area	Detached Dwelling: Frontage in m x 6.0m Semi-Detached: 65.0m^2 for each unit Multi-Attached: 60.0m^2 for each unit Multiple Family Building: 37.0m^2 for each unit Assisted Living Facility: 23.0m^2 for each unit	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.

	Existing R3 (Multiple Family)	Proposed R-H (High Density)	Notes
Max. Site Coverage	Detached Dwelling Unit, Semi-Detached Dwelling, Multi-Attached Building: 40% All other uses: 40%; 60% within boundaries of Greater Downtown Action Plan	House: 45%; 60% with Backyard Suite Duplex: 45% All other uses: 60%	Increase House and Duplex to be consistent with other residential districts. Increased other uses to 60% to reflect the higher density intent of the district. 60% is consistent with previous residential development downtown.
Max. Building Height	2 storeys (10.0m from Grade); 4 storeys for Assisted Living Facility, Temporary Care Facility, or Multiple Family Building outside of downtown commercial core area; No height maximum for Assisted Living Facility, Temporary Care Facility, or Multiple Family Building within the downtown commercial core area	House, Duplex, Town House: 3 storeys (15.0m from Grade) All other uses: 6 storeys except within the Downtown Core Area where there is no specific height	Increase in heights for House, Duplex, and Town House to align with other proposed districts. Increase in height for other uses from 4 storeys to 6 storeys to accommodate new building code regulations.
Min. Front Yard Setback	6.0m except 7.5m for Multi-Family Building	House, Duplex, Town House: 3.0m for live in portion of Dwelling Unit and 6.0m for attached Garage portion of Dwelling Unit All other uses: 4.5m	House, Duplex, and Town House consistent with other districts. Apartments and other uses decreased to reflect higher site coverage and encourage variations in design.
Min. Side Yard Setback	Detached Dwelling: 1.5m Semi-Detached: 1.5m without side entry; 2.4m with side entry Special Residential: 3.0m Multi-Attached: 1.8m without side entry; 2.4m with side entry Multiple Family, Assisted Living Facility, Temporary Care Facility: 3.0m for 1 and 2 storeys; 4.5m for 3 and 4 storeys; Subject to MPC but not less than 6.0m for 5 and 6 storeys; Subject	House: 1.5m for interior Side Yard; 2.4m for exterior Side Yard on a Corner Site Duplex: 1.5m with no side entry on interior Side Yard; 2.4m with no side entry on exterior side of Corner Site; 2.4m with side entry; 0.0m from a property line with a party wall Town House: 1.5m with no side entry on interior Side Yard; 2.4m with no side entry on exterior side of Corner	House, Duplex, and Town House consistent with other districts. Apartments and other uses decreased to reflect higher site coverage and more efficient site design.

	Existing R3 (Multiple Family)	Proposed R-H (High Density)	Notes
	to MPC but not less than 7.5m for Buildings greater than 6 storeys	Site; 2.4m with side entry; 0.0m from a property line with a party wall All other uses: 3.0m plus 0.5m for each storey above the third.	
Min. Rear Yard Setback	7.5m	7.5m	No change.
Min. Landscaped Area	35%; 30% within boundaries of Greater Downtown Action Plan	30%	Changed to be consistent with other districts. Reflective of higher site coverage.
Min. Parking Spaces	Detached Dwelling: 2 per unit Semi-Detached: 2 per unit Multi-Attached: 2 per unit Multiple Family: 1 per one bedroom unit; 1.5 per two bedroom unit; 2 per three bedroom unit; plus 1 space for every 5 units for guest parking	-	Remove from district regulations. To be reviewed and moved to general parking regulations.

4.5 R3 Residential (Multiple Family) District

R3

General Purpose

The general purpose of this District is to accommodate and control medium and high density residential development.

(1) R3 Permitted and Discretionary Uses Table[1]

(a) Permitted Uses

(i) [2]Building Sign, for uses described in Section 11.10(1).

(ii) [3]Deleted

(iii) Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).

(iv) Multi-attached building up to a maximum density of 35 dwelling units per hectare (D35).

(v) Multiple family building up to a maximum density of 35 dwelling units per hectare (D35).

(vi) [4]Deleted

(b) Discretionary Uses

(i) Accessory residential structure subject to section 4.7(3).

(ii) [5]Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility or place of worship or assembly.

(iii) [6]DELETED

(iv) Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).

(v) Detached or semi-detached dwelling unit in existence before January 12, 2004.

(vi) [7]Existing Special Residential: place of worship, kindergarten, school, and Day Care Facility. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall also be deemed to be a Discretionary Use for that site

(vii) [8]Freestanding Sign, for uses described in Section 11.13(1).

(viii) [9]Deleted

[1] 3357/C-2007
[2] 3357/B-2018
[3] 3357/S-2019
[4] 3357/B-2018
[5] 3357/X-2014, 3357/L-2020
[6] 3357/X-2014, 3357/L-2020
[7] 3357/A-2012
[8] 3357/B-2018
[9] 3357/S-2019

(ix) Home occupations which will generate additional traffic subject to section 4.7(8).
(x) Multi-attached building more than 35 dwelling units per hectare.
(xi) Multiple family building more than 35 dwelling units per hectare.
(xii) [1]Municipal Services limited to Police, Emergency Services and/or Utilities
(xiii) Secondary suite legally in existence before April 5, 2004.
(xiv) [2]Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
(xv) [3]Show Home or Raffle Home.
(xvi) [4]DELETED

(2) R3 Residential (Multiple Family) Regulations

(a) Table 4.5 R3 Regulations[5]

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6.0 m Semi-detached dwelling: 65.0 m^2 for each unit Multi-attached: 60.0 m^2 for each unit Dwelling unit in a multiple family building: 37.0 m^2 Unit in assisted living facility: 23.0 m^2
Site Coverage Maximum	40% (includes garage and accessory buildings) except within multi-family, assisted living facility or temporary care facility on sites located within the boundaries of the Greater Downtown Action Plan, where it is 60% (including accessory buildings)
[6]Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade except: ▪ 4 storeys for Assisted Living Facility, Temporary Care Facility or Multiple family building unless site is located within the downtown commercial core area in which case there is no specific maximum.
Front Yard Minimum	6.0 m except multi-family which shall have a 7.5 m minimum subject to sections 5.7(2) and 3.19.
Side Yard Minimum	Detached dwelling: 1.5 m

[1] 3357/I-2013
[2] 3357/Z-2009
3 3357/T-2015
[4] 3357/L-2020
[5] 3357/C-2007
[6] 3357/I-2013

Regulations	Requirements
Side Yard Minimum *continued*	Semi-detached dwelling unit (without side entry):1.5 m Semi-detached dwelling unit(with side entry): 2.4 m Special residential: 3.0 m Multi-attached (without side entry):1.8 m Multi-attached (with side entry): 2.4 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2. For multi-family, assisted living facility or temporary care facility: ▪ Buildings up to 2 storeys: 3.0 m ▪ Buildings of 3 and 4 storeys: 4.5 m ▪ Buildings of 5 and 6 storeys: subject to the approval of the Commission, but not less than 6.0 m ▪ Buildings more than 6 storeys: subject to the approval of the Commission, but not less than 7.5m In all cases the minimum side yard requirement is subject to sections 5.7(2) and 3.19.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area Minimum	35% of site area except for multi-family, assisted living facility or temporary care facilities on sites located within the boundaries of the Greater Downtown Action Plan, where 30% landscaping of the site is required.
Parking Spaces	Subject to sections 3.1 & 3.2
[1]Lot Area Minimum	Detached dwelling 360.0 m^2 Semi-detached: 232.0 m^2per dwelling unit Multi-attached:185.0 m^2per dwelling unit [2]- deleted For multi-family, Assisted living facility or Temporary care facility: ▪ in all cases subject to section 4.5(3) (a). ▪ no separate bedroom: 55 m^2 per dwelling unit ▪ one bedroom: 82.0 m^2 per unit ▪ more than one bedroom: 102.0m^2 per dwelling

[1] 3357/I-2013
[2] 3357/A-2012

Regulations	Requirements
	unit

Regulations	Requirements
[1]Frontage Minimum	Detached dwelling: 12.0 m Semi-detached: 7.6 m per dwelling unit Multi-attached building: 15.0 m except, if all units are side by side town or row housing units: 6.1 m per each dwelling unit Multiple family building: 19.5 m

(b) R3 District is subject to any applicable residential regulations listed within section 4.7.

(3) R3 Residential (Multiple Family) Site Development

(a) [2]Notwithstanding the minimum site area requirements of Table 4.5, when an area has a density designation in accordance with section 7.10(1), the minimum site area is subject to approval of the Commission.

(b) Notwithstanding the building height maximum, any existing building located outside of the boundaries of the Greater Downtown Action Plan which is greater than four storeys may be structurally altered or replaced by another building provided the number of storeys does not increase.

(c) [3]Notwithstanding anything in this Bylaw, on bare land condominium R3 parcels, the development of more than one Dwelling Unit shall be subject to the Development Authority approving the site plan.

[1] 3357/I-2013
[2] 3357/I-2013
[3] 3357/L-2020

Residential Small-Scale Mixed Use R-SMU (Currently RLW)

Purpose:

The Residential Small-Scale Mixed Use District is intended to provide for Mixed Use Residential Buildings with limited Building Heights. Each Building has ground level Commercial space and Residential space above and/or below the ground level with each Residential space having individual access to the Street.

1. Permitted Uses
   (a) Accessory Building
   (b) Building Sign for uses described in x.x
   (c) Home Occupation – Minor
   (d) Mixed Use Residential Building
   (e) Show Home

2. Permitted Uses on ground floor within a Mixed Use Residential Building
   (a) Accessory Use
   (b) Commercial Service Facility
   (c) Cultural Facility
   (d) Health and Medical Services
   (e) Information Service Provider
   (f) Merchandise Sales and/or Rentals excluding motor vehicles, machinery and fuel
   (g) Office

3. Discretionary Uses
   (a) Day Care Facility
   (b) Emergency Services
   (c) Freestanding Sign for uses described in x.x
   (d) Home Occupation – Major
   (e) Supportive Living Accommodation
   (f) Temporary Care Facility
   (g) Utilities

4. Discretionary Uses on ground floor within a Mixed Use Residential Building
   (a) Commercial Entertainment Facility
   (b) Day Care Facility
   (c) Indoor Recreation Facility
   (d) Restaurant
   (e) Specialty Food Service
   (f) Supportive Living Accommodation
   (g) Temporary Care Facility

5. Regulations

   (a) Minimum dimensions in this District are as follows:

Minimum Dimensions	Requirement

Site Area	185.0m^2
Frontage	6.1m

(b) Minimum required setbacks in this District are as follows:

Minimum Setbacks	Requirement
Front Yard	3.0m
Rear Yard	1.5m
Side Yard	0.0m for interior Side Yards except for Sites Abutting a non-Mixed Use Residential Building then it shall be 1.8m 2.4m for exterior Side Yard on a Corner Site

(c) Massing and coverage in this District are as follows:

Regulation	Requirement
Minimum Building Height	2 storeys with a maximum of 10.0m measured from Grade
Maximum Building Height	3 storeys with a maximum of 15.0m measured from Grade

(d) Notwithstanding that a Mixed Use Residential Building is a Permitted Uses in this District, such use is a conditional use which is only allowed if the Mixed Use Residential Building meets the following requirements, which shall not be relaxed or varied by the Development Authority:

(i) Each Commercial and Residential portion of the Building shall have individual Street level access that is not shared.

(ii) A Mixed Use Residential Building shall not contain a front attached Garage.

(v) A Mixed Use Residential Building shall not result in a disturbance to the peace and quiet or other amenities of the neighbourhood, nor may it cause the emission of dust, noise, odor, smoke, electronic interference, bright lights or other nuisance.

(vi) Outdoor Storage, or Outdoor Display or Sale of Goods shall not be permitted.

Existing Versus Proposed Regulations

	Existing RLW (Live Work)	**Proposed R-SMU (Small-Scale Mixed Use)**	**Notes**
Min. Lot Area	185.0m^2	185.0m^2	No change.
Min. Frontage	6.1m	6.1m	No change.
Min. Lot Depth	30.0m	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.
Min. Floor Area	Dwelling Unit: 37.0m^2 Work Unit: 37.0m^2	-	Removing for design flexibility, market preference, and allows better access for housing across all income levels.
Max. Site Coverage	-	-	No change.
Max. Building Height	3 storeys (min. 2 storeys)	3 storeys (min. 2 storeys)	No change.
Min. Front Yard Setback	-	3.0m	3.0m is consistent with setbacks in other residential areas. This district will be a transition between commercial and residential areas; the setback will enable this transition better.
Min. Side Yard Setback	0m; 1.8m if next to a non-Live-Work Unit	0.0m for interior Side Yards except for Sites Abutting a non-Mixed Use Residential Building then it shall be 1.8m 2.4m for exterior Side Yard on a Corner Site	No change.
Min. Rear Yard Setback	1.5m	1.5m	No change.
Min. Landscaped Area	-	-	No change.

	Existing RLW (Live Work)	**Proposed R-SMU (Small-Scale Mixed Use)**	**Notes**
Min. Parking Spaces	2 per Live-Work Unit	-	Remove from district regulations. To be reviewed and moved to general parking regulations.

[1]4.3.2 RLW Residential (Live-Work) District

RLW

General Purpose

The general purpose of this District is to provide opportunity for live-work units whereby street level commercial space is operated by the resident who occupies a residential dwelling unit above the ground floor commercial space. The form of development is similar to that of a multi-attached building but with ground floor commercial and each live-work unit having individual access to the street.

(1) RLW Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3)
(ii)	Live-Work unit subject to section 4.3.2(2)(b)
(iii)	Ground floor commercial uses subject to section 4.3.2(2)(b)
(iv)	[2]Deleted
(v)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(vi)	[3]DELETED
(b) Discretionary Uses	
(i)	[4]Building Sign, for uses described in Section 11.10(1)
(ii)	Day Care Facility
(iii)	Home Occupations which will generate additional traffic, subject to section 4.7(8)
(iv)	[5]Deleted
[6](v)	Show Home or Raffle Home
(vi)	[7]Deleted

[1] 3357/L-2013
[2] 3357/S-2019
[3] 3357/B-2018
[4] 3357/B-2018
[5] 3357/S-2019
[6] 3357/E-2016
[7] 3357/B-2018

(2) RLW Residential (Live-Work) Regulations

(a) Table 4.3.2 RLW Regulations

Regulations	Requirements
Floor Area Minimum	Dwelling unit: 37 m² Work unit: 37 m²
Building Height	Maximum: 3 storeys Minimum: 2 storeys
Front Yard Minimum	Nil
Side Yard Minimum	Nil, except; ▪ 1.8 m if next to a non-Live/Work dwelling unit
Rear Yard Minimum	1.5 m
Lot Depth Minimum	30.0 m
Parking Spaces	2.0 per Live-Work unit subject to section 3.2
Lot Area Minimum	185.0 m²
Lot Frontage Minimum	6.1 m

(b) RLW Live-Work Unit Use Provisions

Notwithstanding that a Live-work unit is listed as a permitted use in this district, such use is a conditional use which is only allowed if the Live-work unit meets the following requirements, which shall not be relaxed or varied by the Development Authority:

(i) The work portion of a Live-Work unit shall be operated at ground level while the live portion must be located above the ground floor commercial unit. quality exterior building materials that utilize the use of stone work and/or other natural like finishes common to heritage era buildings, containing some stucco and limited use of metal finishes,

(ii) The work portion of a Live-Work unit must be operated by the resident of the live portion of the Live-Work unit.

(iii) Each Live-Work unit requires individual street level access.

(iv) A Live-Work Unit shall not contain a front attached garage.

(v) The following uses may be considered as the work portion of a Live-Work unit:

(a) artist's studio, gallery;

(b) beauty shop, hair salon, barber shop, massage business, tanning salon and fitness centre;

(c) counseling service;

(d) office;
(e) repair or sales of apparel, crafts, and jewelry that are made on the premises;
(f) [1]Merchandise Sales and/or Rentals excluding motor vehicles and fuel
(g) other similar business uses approved by the Development Authority.

(vi) A Live-Work unit shall not result in a disturbance to the peace and quiet or other amenities of the neighbourhood, nor may it cause the emission of dust, noise, odor, smoke, electronic interference, bright lights or other nuisance.

(vii) A Live-Work unit shall not be individually separated through any subdivision or condominium plan.

(viii) Outside storage or display of any kind shall not be permitted.

(c) [2]Notwithstanding anything in this Bylaw, on bare land condominium RLW parcels, the development of more than one Dwelling Unit shall be subject to the Development Authority approving the site plan.

[1] 3357/L-2018, 3357/L-2020
[2] 3357/L-2020

Front Driveways and Parking Pads

Proposed Definitions

Driveway means an area that provides access for vehicles from a Street or private roadway to a Site. A Driveway does not include a Parking Pad.

Garage means a Building or portion thereof which is designed and used for the storage, parking or the maintenance of personal vehicles.

Parking Pad means an area designed for the parking of motor vehicles on a Site, where a garage, parking lot or other parking facilities may or may not be otherwise provided. A Parking Pad does not include a Driveway.

Key Changes

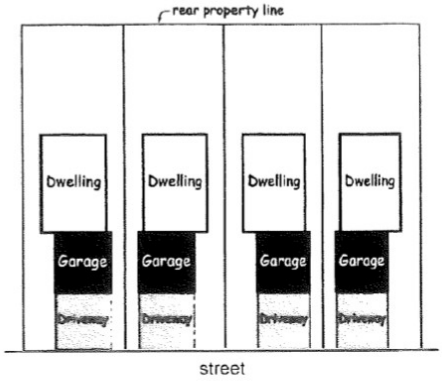
1. Front Garage side yard setback requirements have been removed from R1G district and replaced in the regulation section applicable to all residential districts and all uses, with exception of uses in the R-H district and manufactured home parks within the R-MH district as these are typically larger sites that require site approval from the DA.

Items to Consider

1. Does the DA require more discretion on providing variances to the setback?
2. Should this regulation only be applied to Houses? Do we care where driveways are located on Townhouse and Duplex sites?
3. The existing front yard restrictions of Parking Pads are not proposed to be changed at this time.

Proposed Regulations

1. Where side by side Sites both have front Driveways, Parking Pads, or a combination thereof, the Driveway and Parking Pad locations shall be grouped together in pairs as shown on the sketch below unless:



Grouping of Garages & Driveways

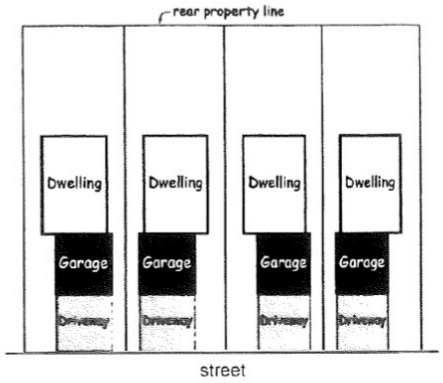
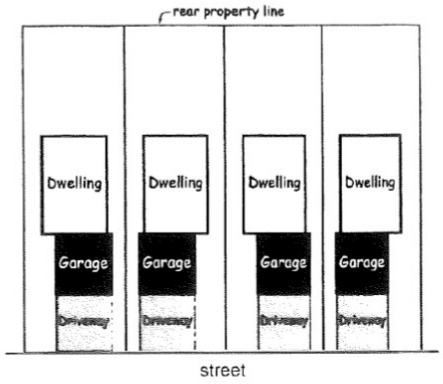
(i) There is an odd number of adjacent Sites with front Driveways, Parking Pads, or a combination thereof, in this case the minimum Side Yard Driveway or Parking Pad setback should be 3.15m on the unpaired side; or

(ii) The proposed Dwelling Unit shares a Side Boundary with an existing Dwelling Unit in the Mature Neighbourhood Overlay District where the Driveway or Parking Pad has been developed not Adjacent to the shared Side Boundary. In this case, the minimum Side Yard Driveway or Parking Pad setback should be 3.15m; or

(iii) The Site is within the High Density Residential R-H District or within a Manufactured Home park in the Manufactured Home Residential R-MH District.

2. Where the minimum Side Yard setback of 3.15m cannot be satisfied, the Development Authority may approve a variance after the availability of on-Street parking has been considered.

Comparison Table – Existing Versus Proposed

Existing Regulations (R1G)	Proposed Regulations	Notes
4.3.1(2)(e) Front drive attached garage and driveway locations shall be grouped together in pairs in the manner shown in sketch to the right.  Grouping of Garages & Driveways 4.3.1(2)(f) Driveways shall have a minimum side yard setback of 3.15m on the unpaired side.	1. Where side by side Sites both have front Driveways, Parking Pads, or a combination thereof, the Driveway and Parking Pad locations shall be grouped together in pairs as shown on the sketch below unless:  Grouping of Garages & Driveways (i) There is an odd number of adjacent Sites with front Driveways, Parking Pads, or a combination thereof, in this case the minimum Side Yard Driveway or Parking Pad setback should be 3.15m on the unpaired side; or (ii) The proposed Dwelling Unit shares a Side Boundary with an existing Dwelling Unit in the Mature Neighbourhood Overlay District	Added flexibility for Redevelopment in Mature Neighbourhood Overlay District. Regulations do not apply to R-H or manufactured home parks in R-MH as these sites are larger and require site approval.

Existing Regulations (R1G)	Proposed Regulations	Notes
	where the Driveway or Parking Pad has been developed not Adjacent to the shared Side Boundary. In this case, the minimum Side Yard Driveway or Parking Pad setback should be 3.15m; or (iii) The Site is within the High Density Residential R-H District or within a Manufactured Home park in the Manufactured Home Residential R-MH District.	
	2. Where the minimum Side Yard setback of 3.15m cannot be satisfied, the Development Authority may approve a variance after the availability of on-Street parking has been considered.	Added flexibility for Development Authority to consider variances where frontage may be limited to allow for on-Street parking, ie: pie-shaped sites.

The definitions provided in this document are subject to change as they are currently undergoing review based on feedback we have received through previous referrals. They are being shared at this time to aid in reviewing the proposed Developed Areas Regulations.

General Definitions List

Abut or Abutting
Accessory Use
Act
Active Commercial Main Floor
Adjacent
Administration
Amenity Space
Ancillary Use
Bed and Breakfast
Bicycle Storage
Boundary
Building
Building Footprint
Building Height
Building Lighting
Cannabis
Cannabis Accessory
Character Statement
Commercial
Commercial District
Container Class
Corner Site
Crest
Deck
Development
Development Authority
Discretionary Use
District
Driveway
Dwelling Unit
Edge Zone
Entrance Lighting
First Storey
Frontage
Front Boundary
Front Yard
Garage
Grade
Green Building Materials
Gross Floor Area
Gross Leasable Floor Area
Hardscaping
Household
Immediate Road Context
Industrial
Industrial District
Interior Site
Landfill
Landfill/Wastewater Treatment Plan Setback
Landscaped Area
Lap Dancing
Main Floor
Major Corridors
Movement Corridor
Net Floor Area
Parapet Wall
Parking Pad
Permitted Use
Principal Building
Public Property
Rear Boundary
Rear Yard
Recreational Vehicle
Redevelopment
Report
Residential
Residential Building
Residential District
Riverlands Districts
Road
Roof Terrace
Screened
Shipping Container
Side Boundary
Sidewalk
Side Yard
Sign
Site
Site Coverage
Site Plan
Softscaping
Structure
Subdivision Authority
Sustainable Landscaping
Tandem Parking
Telecommunication Facility
Temporary Use
Trailer
Trail Lighting
Vertical Greening
Walkway
Water Retaining Structure
Yard
Zero Lot Line

General Definitions

Abut or Abutting means physically touching or sharing a common border such as a property line. IMAGE

Accessory Use means a use which is subordinate and normally or naturally incidental to that of the principal use which is a Permitted Use or Discretionary Use on the same Site.

Act means the Municipal Government Act.

Active Commercial Main Floor means Main Floor Commercial uses which create pedestrian activity at the Movement Corridor and/or Road level (for example, a coffee shop, an art gallery, or boutique) as identified in the Riverlands Area Redevelopment Plan 2016. Attributes which contribute to an Active Commercial Main Floor include Patios, transparent store fronts, window displays, and outdoor seating.

Adjacent means lands that would be next to a parcel if not for an easement, right-of-way, railway, road, river or stream. IMAGE

Administration means the collective or individual departments within The City of Red Deer.

Amenity Space means an indoor or outdoor space in Supportive Care Accommodation or Building(s) with Dwelling Units designed for active and passive recreational use. Typical examples include sitting areas, playgrounds, pools, patios, balconies, decks, and exercise rooms.

Ancillary Use means a minor or incidental use that is exclusively devoted to, and forms part of, the expected service or function of the principal use.

Bed and Breakfast means a Dwelling Unit where temporary sleeping accommodations, with or without meals, are provided for remuneration to members of the public.

Bicycle Storage means an easily accessible indoor or outdoor Structure that provides a cyclist with the ability to securely lock the frame of a bicycle to a secure Structure, rack, railing, locker, or other structurally sound device specifically designed to securely park or store one or more bicycles in an orderly fashion.

Boundary means the registered property line of a Site.

Building means a Structure having a roof supported by columns or walls for the shelter or enclosure of persons, animals, materials, chattels and/or equipment.

Building Footprint means the area of a Building measured from the outer surface of the exterior of the Building at Grade level.

Building Height means the vertical distance between the Grade of a Building or part thereof and the highest point of the Building, without considering any device or feature not structurally essential to the Building.

Building Lighting means lighting that has been integrated into the exterior design of the Building to highlight key aspects or functions of the Building. A typical example includes accent lighting.

Cannabis means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations, as amended from time to time.

Cannabis Accessory means Cannabis accessory as defined in the Cannabis Act (Canada) and its regulations, as amended from time to time.

Character Statement means a Council approved planning tool that defines the design elements of a specific geographic area that makes it different from another geographic area.

Commercial means a use of land primarily related to or used for the buying and selling of goods and services to the public.

Commercial District means a land use District primarily related to or used for Commercial uses.

Container Class means the container standard as it relates to pot sizes referenced in the Canadian Nursery and Landscape Association's current publication entitled "Canadian Standards for Nursery Stock" as may be amended from time to time.

Corner Site means and includes any lot which is adjacent to:

(a) the intersection of two Roads, or
(b) the intersection of two Lanes, or
(c) the intersection of a lane and a Road. IMAGE

Crest means the break between the slope face and the generally flat area located above the escarpment. Crest may be determined through a professional Report.

Deck means an uncovered horizontal Structure with a surface height greater than 0.6 metres above Grade at any point, and intended for use as a private outdoor Amenity Space.

Development means:

(a) an excavation or stockpile and the creation of either of them, or
(b) a Building or an addition to, or replacement or repair of a Building and the construction or placing in, on, over or under land of any of them, or
(c) a change of use of land or a Building or an act done in relation to land or a Building that results in or is likely to result in a change in the use of the land or Building, or
(d) 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 includes:

(a) a person appointed as a Development Officer under this Bylaw,
(b) the Municipal Planning Commission, and/or
(c) City Council where so identified in a Direct Control District.

Discretionary Use means a use of land, Building or other Structure that may be permitted by the Development Authority after due consideration is given to the impact of that use upon neighbouring land and other lands in the city.

District means a land use District established under this Bylaw.

Driveway means an area that provides access for vehicles from a Road or private roadway to a Site. A Driveway does not include a Parking Pad.

Dwelling Unit means a self-contained Building or a portion of a Building, whether occupied or not, usually containing cooking, eating, living, sleeping and sanitary facilities and used or designed to be used as a permanent residence by a Household.

Edge Zone means the setback between a Building and the Abutting Road, Movement Corridor, or Public Space.

Entrance Lighting means exterior lighting that is located above or adjacent to the primary and secondary entrances of a Building.

First Storey means the floor of a Building closest to Grade at the front elevation and having its ceiling more than 1.7 m above Grade. IMAGE

Frontage means the linear distance of the Front Boundary. IMAGE

Front Boundary means the shortest Boundary of a Site Adjacent to a Road. In the case of a Site that adjoins more than one Road where the Boundaries adjoining Roads are of equal length, the Boundary with primary access shall be deemed the Front Boundary. IMAGE

Front Yard means that part of a Site which extends across the full width of a Site between the Front Boundary and the nearest wall or projection of a Building. IMAGE

Garage means a Building or portion thereof which is designed and used for the storage, parking or the maintenance of personal vehicles.

Grade means the elevation established for the purpose of regulating the number of storeys and the height of a building. The Building grade shall be the average level of finished grade Adjacent to the walls of a Building.

Green Building Materials means Building materials that are salvaged, refurbished, or recycled (pre and post-consumer products).

Gross Floor Area means the total floor area of each floor of a Building measured from the outside surface of the exterior wall, and includes all floors totally or partially above Grade level except parking levels. IMAGE

Gross Leasable Floor Area is the amount of floor area available to be rented in a Commercial property. Specifically, Gross Leasable Floor Area is the total floor area designed for tenant occupancy and exclusive use.

Hardscaping means landscaping using hard-surfaced materials. Typical examples include decorative stonework, retaining walls, and Walkways.

Household means a group of persons all living together as a single social and economic housekeeping group and using shared cooking, eating, living, sleeping, and sanitary facilities. A Household does not include Supportive Living Accommodation or Temporary Care Facility.

Immediate Road Context refers to existing Buildings and Signs along the same Road Frontage (both sides of the Road) as the proposed Development or Sign and within the same block.

Industrial means Development involved in one or more of the following:

(a) the processing of raw materials;
(b) the making, manufacturing or assembling of semi-finished or finished goods, products or equipment;
(c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial Districts;
(d) the storage or transshipping of materials, goods and equipment;
(e) the distribution and sale of materials, goods and equipment to institutions or industrial and Commercial businesses for their direct use;
(f) Agriculture related Developments satisfying one or more of (a) to (e) above.

Industrial District means a land use District primarily related to or used for Industrial uses.

Interior Site means a Site that is interior to the block. An Interior Site cannot be a Corner Site.

Landfill means a Landfill as defined in the Subdivision and Development Regulation, as amended.

Landfill/Wastewater Treatment Plan Setback means the area in proximity of a landfill or wastewater treatment plant as established by the Subdivision and Development Regulation as amended.

Landscaped Area means the portions of a Site planted with trees, shrubs or other vegetation including the soil or bedding material areas associated with plantings.

Lap Dancing means a live performance by a nude or partially nude person, the main feature of which is the performance or simulated performance of sexual acts with another person or the touching of another person in any way during such performance.

Main Floor means the floor of the Building that is closest to the Grade.

Major Corridors means an area of 20m measured from the Site Boundary that is Adjacent to:

(a) Gaetz (50) Avenue from the southern boundary of the City to 22 Street/Boyce Street;
(b) Gaetz (50) Avenue from the northern boundary of the City to Kingston Drive/80 Street;
(c) Taylor Drive from the southern boundary of the City to 22 Street;
(d) 67 Street/Highway 11 from the western boundary of the City to Taylor Drive;
(e) Highway 11A from the western boundary of the City to Taylor Drive; and
(f) Highway 2 within the City boundary.

Movement Corridor means corridors that facilitate movement of all users as shown in the Riverlands Area Redevelopment Plan 2016.

Net Floor Area means the portion of the Gross Floor Area which excludes mechanical rooms, utility rooms, public washrooms, stairwells, elevators, escalators, common walkways and non-leasable basement space.

Parapet Wall means a low wall or barrier which is an extension of the wall at the edge of a roof, terrace, balcony, Walkway, or other Structure, or an architectural feature to screen mechanical equipment.

Parking Pad means an area designed for the parking of motor vehicles on a Site, where a garage, parking lot or other parking facilities may or may not be otherwise provided. A Parking Pad does not include a Driveway.

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

Principal Building means a Building that is considered the main or principal use of the Site on which it is erected and has the largest footprint on the Site.

Public Property means all lands owned or under the control of The City of Red Deer and includes highways, medians, boulevards, sidewalks and parks.

Rear Boundary means the Boundary of a Site lying opposite the Front Boundary. IMAGE

Rear Yard means that part of a Site which extends across the full width of a Site between the Rear Boundary and the nearest wall or projection of a Principal Building. IMAGE

Recreational Vehicle means a vehicle or portable Structure designed to be carried on a motor vehicle, towed behind a motor vehicle, or designed and built to be transported on its own wheels, which provides temporary living accommodation for travel and/or recreational purposes, and meets the Canadian Standards Association requirements for recreational vehicles. Typical examples include campers, tent trailers, and motor homes. Recreational Vehicle does not include Trailer.

Redevelopment means the Residential construction of a new Principal Building and/or enclosed structural additions to the front or side of a Principal Building that are wholly or partially visible from the Road that is located within the Mature Neighbourhood Overlay District. In the neighbourhoods of Parkvale, Riverside Meadows, and West Park, Redevelopment also includes new construction and/or structural additions to the side or rear of a Principle Building not visible from the Road or an Accessory Building over 10.0m^2.

Report means a professional technical assessment. Typical examples include a geotechnical assessment, a real property report, and a parking assessment

Residential means a use of land primarily related to or used for housing.

Residential Building means a Building which is designed or used exclusively for one or more Dwelling Units.

Residential District means a land use District primarily related to or used for Residential housing.

Riverlands Districts mean the Riverlands Taylor Drive District (RL-TD), the Riverlands Commercial District (RL-C), the Riverlands Primarily Residential District (RL-PR) and the Riverlands Active Commercial Main Floors Overlay District.

Road means land identified as road on a legal plan of survey or land used as a public roadway but does not include a Lane or Walkway.

Roof Terrace means a raised flat surface on which people can gather, that is located on top of a roof or partially recessed within the roof Structure of a Building, does not project beyond any façade of the storey below, is surrounded by guardrails, Parapet Walls or a similar feature, and is intended for use as an Amenity Space.

Screened means landscaping or similar materials which serve to enhance the visual appearance of a Site while mitigating the exposure of unsightly facilities.

Shipping Container means a cargo container that is a prefabricated metal container or box specifically constructed for the transportation of goods by ship, train or highway tractor.

Side Boundary means the Boundaries of a Site connecting the Front Boundary with the Rear Boundary. IMAGE

Sidewalk means a hard surfaced public infrastructure path for pedestrians within the Road right-of-way and part of public lands.

Side Yard means that part of a Site which extends from a Front Boundary to the Rear Boundary between the Side Boundary of a Site and the nearest wall or projection of a Principal Building. IMAGE

Sign has the meaning assigned in Section ___ Sign Definitions.

Site means any lot or parcel of land as defined in the Act, or, in the case of a shopping centre, the total area on which the shopping centre is located, whether divided into several lots or condominium parcels or not. IMAGE

Site Coverage means the area of a Site covered by a Structure(s) with a permanent foundation.

Site Plan means a plan of a Site submitted in support of a permit application.

Softscaping means landscaping using plant material such as grass turf, trees, shrubs, and flowers. With the exception of manufactured materials used for containers such as planters or tree pits.

Structure 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. A Structure may include a include a Building, but also includes typical examples such as fencing, Freestanding Signs, and light posts.

Subdivision Authority means the Subdivision Officer or the Municipal Planning Commission.

Sustainable Landscaping means a method of landscaping that promotes little to no use of potable water and plant material suitable for Canada Zones 1-3 that will require less watering, mechanical maintenance and use of fertilizers and pesticides.

Tandem Parking means two parking spaces, one behind the other, with one point of access. Tandem parking is not the same as parallel parking. IMAGE

Telecommunication Facility means a federally licensed antenna and its support Structure designed for the purpose of reception and transmission of radio, television, microwave, and/or other communication signals. Telecommunication Facility also includes and any Structure containing equipment for an antenna, or is an ancillary use to the Structure such as fencing, landscaping, signage, and security lighting.

Temporary Use means a use which may remain in place for a limited time and conforms to the general purpose of the District.

Trailer means an unpowered vehicle towed by another motor vehicle used to transport property, household goods, tools, equipment, supplies, motor vehicles, off road vehicles, or watercraft. Typical examples includes flatbed trailers, cargo trailer, car haulers, and utility trailers. A Trailer does not include Recreational Vehicles.

Trail Lighting means a system of light fixtures or poles providing lighting for Walkways and gathering areas.

Vertical Greening means all plant material such as climbing vines or cascading ground cover that grow up, down or from the façade of a Building, privacy screen or other free standing Structure. Plant material can be rooted at the base of the Structure, in intermediate planters or on rooftops. The material can also be rooted into the wall itself.

Walkway means a passage or path for pedestrians located on private land.

Water Retaining Structure means a swimming pool, hot tub, pond or other structure designed to retain liquid above or below the ground surface.

Yard means the part of a Site unoccupied by any portion of a Building or Structure. IMAGE

Zero Lot Line means a Development where one Side Yard setback is reduced to 0m and each principal Dwelling Unit is developed on its own Site.

Use Definitions List

Accessory Building
Adult Entertainment
Alternative/Renewable Energy Facility
Animal Services
Apartment
Backyard Suite
Business Incubator
Business Support Services
Campground
Cannabis Production Facility
Cannabis Retail Sales
Cemetery
Commercial Entertainment Facility
Commercial School
Commercial Service Facility
Communication Facility
Community Garden
Courtyard
Crematorium
Cultural Facility
Dangerous Goods Occupancy
Day Care Facility
Detention and Correction Services
Drinking Establishment (Adult Entertainment Permitted)
Drinking Establishment (Adult Entertainment Prohibited)
Drive-Through
Duplex
Educational Institution - Primary and Secondary
Educational Institution - Post-Secondary
Emergency Service
Emergency Shelter
Funeral Home
Gaming or Gambling Establishment
General Contractor Services
Government Service
Greenhouse
Health and Medical Services
Home Occupation, Major
Home Occupation, Minor
Hospital
Hostel
Hotel/Motel
House
House Suite
Indoor Recreation Facility
Industrial/Commercial Training Facility
Information Service Provider
Late Night Club
Liquor, Beer and Wine Sales
Low Impact Commercial Use
Machinery Sales
Manufactured Home
Manufactured Sales
Market
Merchandise Sales and Rentals
Microbrewery
Mixed Use Residential Building
Motor Vehicle Sales, Service or Repair
Office
Oilfield Support Services
Open Space
Outdoor Display or Sale of Goods
Outdoor Recreation Facility
Outdoor Storage
Parking Structure
Public Assembly
Recycling Depot
Restaurant
Riverlands Existing Building
Secured Facility
Security Suite
Self-Storage Facility
Service Station
Show Home
Specialty Food Services
Supervised Consumption Services
Supporting Sales
Supportive Living Accommodation
Targeted Grazing
Temporary Building
Temporary Care Facility
Townhouse
Transportation Service
Utilities
Utility Facility
Warehouse
Waste Management Facility
Wastewater Treatment Plant

Use Definitions

Accessory Building means a secondary Building on a Site, the use of which is subordinate and normally or naturally incidental to that of the Principal Building on the same Site.

Adult Entertainment means any premise or parts thereof in which products or services are provided which are of a sexual intent and shows or displays nudity with an erotic or sexually explicit intent. These uses include:

(a) Adult mini-theatres, which are any premise wherein live performances, film or video or other electronic or photographic reproductions are performed and shown as a principal use or accessory to some other business activity which is conducted on the premises, and has a viewing area capacity of less than 20 seats;
(b) Erotic dance clubs or strip club; or
(c) Services of which a principal feature or characteristic is the nudity or partial nudity of any person.

Alternative/Renewable Energy Facility means a facility or development that either generates energy using natural or renewable resources or produces low emissions energy.

Animal Services means the treatment, boarding, or training of animals and includes retail sales of associated products. Typical examples include veterinary clinics, boarding and breeding kennels, and impounding and quarantining facilities.

Apartment means a Building or part of a Building containing three or more Dwelling Units arranged in any horizontal or vertical configuration which may have separate entrances at Grade or a shared entrance area through a common vestibule. This use does not include a Townhouse.

Backyard Suite means an Accessory Building containing a Dwelling Unit that is located separate from the principal Dwelling Unit that is a House or a Manufactured Home.

Business Incubator means a use accommodating leasable Commercial space with communal washrooms and a shared reception area. The intent of a Business Incubator is to facilitate the need for a short term space in-between a Home Occupation and a larger independent Commercial space.

Business Support Services means Development used to provide support services to businesses which are characterized by one or more of the following features:

- the use of mechanical equipment for printing, duplicating, binding or photographic processing;
- the provision of office maintenance or custodial services;
- the provision of office security;
- the sale, rental, repair or servicing of office equipment, furniture and machines; and
- the support offered is to another business within the same District.

Typical uses include printing establishments, film processing establishments, janitorial firms and office equipment sales and repair establishments.

Campground means a Site intended to accommodate temporary camping, including the erection of tents or the parking of Recreational Vehicles, either of which may be used for short term sleeping or living accommodations.

Cannabis Production Facility (CPF) means any Site in which commercial activities permitted by federal legislation may be conducted, such as the growing, production, labelling, packaging, storing and transporting of Cannabis, but excludes the growing of Cannabis by an individual for their personal use and consumption. This use does not include Cannabis Retail Sales.

Cannabis Retail Sales means a retail store that is licensed by the Province of Alberta where Cannabis and Cannabis Accessories are sold to individuals who attend at the premises.

Cemetery means land that is set apart or used as a place for the burial of deceased persons.

Commercial Entertainment Facility means a use or Development contained within a Building that has been specifically built or adapted to provide entertainment to the public. This use does not include Adult Entertainment or a facility in which Lap Dancing is performed, or a Late Night Club.

Commercial School means a facility which provides instruction, training, or certification in a specific trade, service, skill, or artistic endeavour which is not publicly funded. Typical uses include trade, dance, music, business, and beauty schools. This use does not include Educational Institution - Primary or Secondary, or Educational Institution – Post Secondary.

Commercial Service Facility means a Development in which Commercial services related to the day-to-day needs of customers are provided. This use may include small animal clinics and small animal grooming.

Communication Facility means a use where radio, television, motion pictures, or audio performances are produced, recorded, or broadcasted. This use does not include a Telecommunication Facility.

Community Garden means a garden plot, or multiple garden plots, gardened collectively by a group of community participants.

Courtyard means an enclosed, or partially enclosed, semi-private outdoor space located on private land. A Courtyard facilitates access to greenspace that is sheltered from wind and noise and may provide a closed off area for children to play.

Crematorium means a facility where deceased persons, pets or companion animals are incinerated and the ashes of the deceased are collected.

Cultural Facility means a Development for the display, storage, restoration or events related to art, literature, music, history or science. Typical examples include art galleries, libraries, and museums.

Dangerous Goods Occupancy, unless otherwise determined by the Development Authority after consultation with the Fire Chief, includes, but is not limited to, any occupancy where dangerous goods as defined by the National Fire Code - Alberta Edition, are unloaded, loaded, stored, processed, or otherwise handled in quantities in excess of the small quantities exemptions set forth in the National Fire Code – Alberta Edition.

Day Care Facility means a provincially licensed facility-based use providing care, and/or supervision for children for less than 24 consecutive hours in a day. Day Care Facility may include uses such as day cares, kindergarten, out-of-school care and other programs where the primary purpose is the care of children.

Detention and Correction Services means a Development for the purpose of holding or confining, and treating or rehabilitating persons. Typical examples include prisons, mental institutions, and correction centres.

Drinking Establishment (Adult Entertainment Permitted) means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes may include Adult Entertainment. This use does not include a facility in which Lap Dancing is performed.

Drinking Establishment (Adult Entertainment Prohibited) means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises. This use does not include Adult Entertainment.

Drive-Through means an Accessory Use to a Development where services are provided to patrons who are in a motor vehicle.

Duplex means a Residential Building consisting of two separate Dwelling Units, each with their own separate outdoor entrance where:

(a) one unit is placed over the other in whole or part, or
(b) the units are joined side by side or back to back and separated by a common party wall extending from the foundation to the roof.

A Duplex does not include a House Suite.

Educational Institution - Primary and Secondary means a Development for which the principal use is to provide academic and technical instruction for grades K to 12. This use includes publicly or privately supported institutions or a combination thereof.

Educational Institution – Post Secondary means a Development for which the principal use is to provide publicly funded education, training or instruction for post-secondary students and includes programs of study in line with the Post-Secondary Learning Act. This use does not include a Industrial/Commercial Training Facility but may include a Commercial School or Commercial Service Facility as an Accessory Use.

Emergency Service means a Development providing police, fire protection, or ambulance services.

Emergency Shelter means a facility that provides accommodation for people in need of immediate shelter or short-term accommodation. An Emergency Shelter may offer health, education, and other programs and services to clients but does not provide residential treatment programs for addiction, mental or medical illnesses. Typical examples include overnight shelters.

Funeral Home means a facility which provides for the arrangement of funerals, the holding of funeral services, and the preparation of deceased persons for burial or cremation. This use does not include a Crematorium or cremation chamber.

Gaming or Gambling Establishment means any premises where games of chance or percentage are the principal use of the premises. Typical examples include bingo halls and casinos.

General Contractor Services means Development used for the provision of Building construction, land development, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for

materials, construction equipment or vehicles normally associated with the contractor service. This use may include incidental uses such as a show room, office space, or retail sales to the principal use.

Government Service means a Development for which the principal use is to provide municipal, provincial or federal government services to the public. Typical uses include taxation and employment offices, courthouses, and post offices. Government Service does not include Educational Institution - Primary and Secondary, and Educational Institution – Post Secondary.

Greenhouse means Development used for propagation, storage and sale of plants, and for the sale of products used for landscaping purposes. This does not include Cannabis Production Facility (CPF) or Cannabis Retail Sales.

Health and Medical Services means a Development that provides services that are regulated, or could be regulated, under the Health Professions Act, related to the physical or mental health and well-being of individuals on an out-patient basis. This use does not include Emergency Service, Hospital, or pharmacies.

Home Occupation, Major means a business within a Residential Site that does not change the external appearance of the Dwelling Units or Site and has customer visits to the Site. This use may include a Bed and Breakfast.

Home Occupation, Minor means a business within a Residential Site that does not change the external appearance of the Dwelling Units or Site and has limited customer visits to the Site.

Hospital means a facility for both inpatient and outpatient medical care that may include long-term and short-term care, overnight stays, diagnostic, laboratory, and surgical services for the treatment of human illness, injury, and disease. This use does not include a Temporary Care Facility.

Hostel means short term lodging for travellers, consisting mainly of dorm style accommodations, shared kitchens and common areas.

Hotel/Motel means a use providing temporary sleeping accommodation in rooms or suites, other than Dwelling Units.

House means a free-standing Residential Building constructed on Site on a permanent foundation and contains one Dwelling Unit or a Dwelling Unit and a House Suite.

House Suite means a Development consisting of a Dwelling Unit located within, and accessory to, a House.

Indoor Recreation Facility means a Building for athletic, recreation or leisure activities. This use may include outdoor sports fields located on the same Site.

Industrial/Commercial Training Facility means a Development that provides the training of personnel in Commercial businesses and/or Industrial operations. This use does not include Commercial School or Education Institution – Post Secondary.

Information Service Provider means a use where services, expertise or access to information is provided to the general public without appointment A typical use includes a tourism information centre.

Late Night Club means a facility where the primary purpose of which is to host late night events.

Liquor, Beer and Wine Sales means a use where prepackaged alcoholic beverages are sold for consumption off the premises and that has been licensed by the Alberta Gaming and Liquor Commission. Typical examples include specialty wine stores, liquor stores or off-sale outlets.

Low Impact Commercial Use means the conducting of Merchandise Sales and Rentals, the operation of an Office and/or the provision of personal services and/or Commercial services from a House in a Residential District in a manner which does not adversely affect adjacent Residential uses.

Machinery Sales means the retail sale, service, and rental of new or used commercial, industrial, and agricultural vehicles and equipment. This use does not include Merchandise Sales and Rentals.

Manufactured Home means a Residential Building containing one Dwelling Unit suitable for long-term occupancy, designed to be moveable, transported on its own wheels and chassis or other means and arriving at a Site ready for occupancy except for incidental operations such as placement on foundation supports and connection to utilities.

Manufactured Sales means the sale or rental of goods produced on a production line of machinery and/or skilled labour. Manufactured Sales does not include Cannabis Retail Sales, Machinery Sales, Manufactured Home sales, Merchandise Sales and Rentals, Motor Vehicle Sales, Service or Repair or Trailer sales.

Market means a use where individual vendors provide goods for sale directly to the public, and where the vendors may change on a frequent or seasonal basis.

Merchandise Sales and Rentals means the sale, rental, or combination thereof of goods within an enclosed Building for use or consumption by the public. Merchandise Sales and Rentals does not include Cannabis Retail Sales or Machinery Sales.

Microbrewery includes a micro-distillery and means a use where the small-scale production and packaging of alcoholic and non-alcoholic beverages takes place and includes distribution, retail or wholesale, on or off the premises, and includes at least one of the following: tasting room, Drinking Establishment or Restaurant.

Mixed Use Residential Building means a Building with Commercial uses on the ground level and Residential Uses either above and/or below the Commercial space.

Motor Vehicle Sales, Service or Repair means the sales, servicing and repair of motor vehicles including car washes.

Office means a Development that provides professional, governmental, managerial, administrative, business support and/or consulting services that are not regulated, or could be regulated, under the Health Professions Act. This use may have minimal retail activity incidental to the principal use.

Oilfield Support Services means a Development that provides cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with the oil and gas industry and may include the storage or transhipping of such materials, goods and equipment, including petrochemical products and supplies. Typical operations include seismic and surveying, well servicing, oilfield haulers, pipeline contractors and welding operations.

Open Space means a use where picnic areas, Open Space facilities, playgrounds or tot lots, outdoor rinks, amphitheaters, and other passive recreational activities for use by the general public may occur.

Outdoor Display or Sale of Goods means the display of goods for sale, but does not include the sale or display of goods by licensed hawkers.

Outdoor Recreation Facility means a Development providing facilities which are available to the public at large for sports and active recreation conducted outdoors. Typical examples include golf courses, ski hills, sports fields, boating facilities, outdoor swimming pools, riding stables and fitness trails. This use does not include a Campground.

Outdoor Storage means the storage of goods, materials or supplies outside of a Principal Building the Site, or where there is no Principal Building and the Site is used as a storage yard. This use does not include Outdoor Display or Sale of Goods.

Parking Structure means a use where motor vehicles are parked for a short duration, in a multi-tiered Structure and may be independent of any other use.

Public Assembly means a Building used for public gatherings and assemblies. This use includes assembly areas used for religious, charitable, educational, or social activities. Typical examples include places of worship, community centres, auditoriums, and convention centres.

Recycling Depot means a Development for the collection and temporary storage of recyclable material including bottles, cans, newspapers and similar household goods. A Recycling Depot may include the supplementary production and sale of by-products or materials.

Restaurant means a use where the primary purpose of the facility is the sale of prepared foods and beverages to the public, for consumption within the premises or off the Site. Minors are not prohibited from any portion of the establishment at any time during the hours of operation. This use typically has a varied menu, with a fully equipped kitchen and preparation area, and includes fast food and family Restaurants.

Riverlands Existing Building means a Building within one of the Riverlands Districts that existed at the time of passing of Bylaw 3357/Q-2016 on December 5, 2016 and amendments thereto.

Secured Facility means a facility providing Residential accommodation which require increased levels of service and a structure with enhanced safety and security controls.

Security Suite means a Dwelling Unit provided as an Accessory Use for the purpose of providing surveillance for the maintenance and safety of the Development or use(s) on Site.

Self-Storage Facility means a use where separate, secured indoor storage units are designed for the general public for the private storage of personal items.

Service Station means any premises at which flammable or combustible liquids are put into the fuel tanks of vehicles and includes self-service outlets.

Show Home means a Dwelling Unit that is used temporarily to exhibit Dwelling Units for sale, rent, or a prize in a raffle or lottery, and may be used as a sales Office.

Specialty Food Services means development where limited type of prepared foods and beverages, excluding alcoholic beverages, are offered for sale to the public, for consumption within the premises or off the Site. Specialty Food Services may include packaging, bottling, or shipping of the products made as

part of the use. Typical examples include cafes, bakeries, or butcher shops. This use does not include a Microbrewery.

Supervised Consumption Services means a location where, pursuant to an exemption granted for medical purposes by the federal government, a person may consume a controlled substance that was obtained in a manner not authorized under the Controlled Drugs and Substances Act in a supervised and controlled environment.

Supporting Sales means a use where the sale of product produced and packaged on the premises is accessory to the principal use on Site. This does not include Cannabis Retail Sales or Merchandise Sales and Rentals.

Supportive Living Accommodation means Buildings or units in Buildings that are intended for the permanent Residential living where an operator also provides or arranges for on-Site services to assist residents to live as independently as possible or to assist residents requiring full-time care.

Targeted Grazing means the temporary placement of livestock on a Site as a form of low impact vegetation control. This use may include temporary fencing.

Temporary Building means a Building or Structure without any foundation below Grade used on a temporary basis. This use does not include an Accessory Building.

Temporary Care Facility means a facility providing temporary living accommodations in addition to services for professional care, supervision, and health treatment. Typical examples include short-term medical rehabilitation centres and detoxification centres.

Townhouse means a Residential Building containing three or more Dwelling Units, each with their own separate outdoor entrance where the units are joined side by side or back to back or a combination thereof and separated by common party walls. Units may also be placed over the other in whole or part so long as each unit has a separate outdoor entrance. Typical examples include row house, triplex and fourplex.

Transportation Service means a Development using vehicles to transport people, currency, documents and packages. Typical uses include bus lines, transit services, taxicabs, limousine services and courier services.

Utilities means public utilities as defined in Part 17 of the Act, with the exception of a Waste Management Facility and a Telecommunication Facility.

Utility Facility means Development for the operation, maintenance or administration of water, gas, waste, electrical services or energy transmission, or a facility within a railway right of way. This use may include an Alternate/Renewable Energy Facility but does not include Waste Management Facility or Wastewater Treatment Plant.

Warehouse means a Building for the indoor storage of goods or merchandise.

Waste Management Facility means a Site used for the storage, processing, treatment and disposal of solid waste. Typical uses include sanitary landfills, garbage transfer and compacting stations, waste-to-energy stations, facilities for the recycling of materials, and snow dump sites. This use does not include Recycling Depot, Utility Facility, or Alternate/Renewable Energy Facility.

Wastewater Treatment Plant means a Wastewater Treatment Plant as defined in the Subdivision and Development Regulation, as amended.

Sign Definitions List

Accessory Tenant
Architectural Feature
Billboard Sign
Building Sign
Community Bulletin Board Sign
Copy
Copy Area
Developing Community
Dynamic
Dynamic Sign
Dynamic Fascia Sign
Dynamic Freestanding Sign
Electronic Message
Electronic Message Sign
Electronic Message Fascia Sign
Electronic Message Freestanding Sign
Façade
First Party Advertising
Freestanding Sign
Ground Sign
Identification Sign
Illumination or Illuminated
Incidental Sign
Interpretive Sign
Multi-Tenant
Mural
Neighbourhood Identification Sign
Owner
Permanent Directional Sign
Permanent Sign
Property Management Sign
Recreation Sponsor Sign
Sign
Sign Area
Sign Depth
Sign Height
Sign Structure
Sign Width
Sponsor Recognition
Temporary Sign
Third Party Advertising
Window Area

Sign Definitions

Accessory Tenant is a business that has leased land, Building(s), or space within a Building from the Principal business on a Site.

Architectural Feature is an exterior characteristic of a Building including brackets, columns, pilasters, doors, window and door surrounds, projections, cornices, pediments and balustrade, and similar features or architectural hardware and their paints, finishes, and colours.

Billboard Sign means a permanent Sign that is not attached to a Building or Structure where content is allowed for periodic replacement. Billboard Signs shall contain Third Party Advertising, and do not include a dynamic component or electronic messaging. IMAGE

Building Sign is a Sign attached to or connected to, inscribed, marked or painted onto the Façade or outside surface, including windows, of a Building or part of a Building. Building Signs must not include a Dynamic or an Electronic Message. The following Signs are types of Building Signs:

(a) Awning/Canopy Sign is a lightweight Sign that is entirely supported from a Building by a fixed or retractable frame. IMAGE
(b) Fascia Sign is a Sign that runs parallel to the Building Façade where it is displayed or attached, but does not include a Painted Wall Sign or a Permanent Window Sign. IMAGE
(c) Identification Sign is a Sign that identifies, by name or symbol, the Building or Site where the Sign is placed. Information may include the name, address, and number of the Building.
(d) Painted Wall Sign is a Sign that is painted, inscribed, or marked directly on a Building Façade. IMAGE
(e) Permanent Window Sign is a Sign which is permanently posted, painted on, attached to, or placed in or on a window or otherwise exposed so it is visible from the outside of the Building. IMAGE
(f) Projecting Sign is a Sign which projects or hangs from a Building. It may be perpendicular or parallel to a Façade. IMAGE
(g) Any other Sign that, in the Development Authority's opinion, has a similar definition and would be similarly regulated to the Signs above.

Community Bulletin Board Sign is a Sign used to post community information and event notices.

Copy means all logos, letters, numbers, graphics or characters on a Sign. IMAGE

Copy Area means the area, measured in square metres, that encompasses all the Copy on a Sign, excluding Structure that supports the Sign.

Developing Community means a quarter section of land, or a portion thereof, undergoing a transition from a rural use to an urban use or redevelopment by way, but not limited to, the installation of new utilities, Roads, public amenities, allocation of residential, commercial, and/or industrial land uses until such time that the land is developed, as determined by the Development Authority.

Dynamic means components of a Sign that move or appear to move or change, and includes any display that incorporates a technology or method allowing the image on the Copy Area to change such as rotating panels, LED lights manipulated through digital input, or digital ink.

Dynamic Sign is a general term to describe Dynamic Fascia Signs and Dynamic Freestanding Signs.

Dynamic Fascia Sign is a Fascia Sign with features that move or appear to move or change, and includes any display that incorporates a technology or method allowing the image on the Sign Area to change such as rotating panels, LED lights manipulated through digital input, or digital ink. Dynamic Fascia Signs must not display videos. IMAGE

Dynamic Freestanding Sign is a Freestanding Sign with features that move or appear to move or change, and includes any display that incorporates a technology or method allowing the image on the Copy Area to change such as rotating panels, LED lights manipulated through digital input, or digital ink. Dynamic Freestanding Signs must not display videos. IMAGE

Electronic Message means alpha-numeric text, scrolling text, or characters that change through electronically controlled changing lights or digital programming. Electronic Messages must not have any other Dynamic components, or display videos or images.

Electronic Message Sign is a general term to describe Electronic Message Fascia Signs and Electronic Message Freestanding Signs.

Electronic Message Fascia Sign is a Fascia Sign with a portion of it that displays text, scrolling text, or characters, through electronically controlled changing lights or digital programming. Electronic Message Fascia Signs must not display videos. IMAGE

Electronic Message Freestanding Sign is a Freestanding Sign with a portion it that displays text, scrolling text, or characters, through electronically controlled changing lights or digital programming. Electronic Message Freestanding Signs must not display videos. IMAGE

Façade means the side of a Building below the eaves, generally the side of a Building or Structure facing a Road exposed to public view. IMAGE

First Party Advertising means Copy that promotes goods, services, or activities available on the Site where the Sign is located.

Freestanding Sign is a Sign that has independent supports placed in the ground that is not part of a Building or Structure. IMAGE

Ground Sign means a general term to describe Permanent Signs that are not affixed, plastered, etc. on Buildings. Examples of Ground Signs include, but are not limited to Freestanding Signs, or Neighbourhood Identification Signs, but do not include Billboard Signs.

Identification Sign is a Sign that identifies the occupant, business or the Site by name, symbol, or logo. It may include the name, number, and address of the Building, institution, or person, but may not include any additional advertising content.

Illumination or Illuminated means the use of artificial light to:

(a) reflect off the surface of a Sign (external illumination);
(b) project through the surface of a Sign (internal illumination); or
(c) project from behind the surface of a Sign (backlit).

Incidental Sign is a Sign, typically inside the Site, used to inform the public about facilities or services on the premises. Incidental Signs may include Signs for restrooms, hours of operation (including open and closed Signs), acceptable credit cards, advertising on gas pumps, and recycling containers.

Interpretive Sign is a Sign used to inform and educate the public of a Site's heritage, cultural, or environmental significance.

Multi-Tenant means two or more businesses or two or more Residential units within a complex that either share a common parking area or that occupy a single Building or separate Buildings that are physically or functionally related.

Mural is a piece of art that is painted or otherwise applied to the Façade or other integral part of a Building. A Mural is not a Sign because it is for public display only and does not include advertising.

Neighbourhood Identification Sign means a Sign that identifies the name of a neighbourhood and may contain a logo, symbol or map which is related to the community name. IMAGE

Owner is the person responsible for the Sign, whose name appears on the Development Permit for the Sign.

Permanent Directional Sign is a Sign used to identify the distance and/or direction to a place of business or other premises indicated on the Sign.

Permanent Sign is a Sign that is permanently fastened to a Building or ground and intended to exist indefinitely at the Site.

Property Management Sign is a Sign that identifies the party or agent responsible for the management of the Site and any sales, leasing, or rental information.

Recreation Sponsor Sign means a Sign located on sports field fencing, an Accessory Building, or a Structure such as dugouts, bleachers, or media towers that advertises the sponsor's business, or the event or team being sponsored.

Sign is a visual tool, including its Structure that communicates using words, numbers, pictures, graphics or logos to:

(a) attract attention or convey information;
(b) provide direction; or
(c) promote a product, business, activity, service, or idea.

Sign Area means the entire surface area of a Sign on which advertising copy could be placed and includes any frame or embellishment which forms an integral part of the display, but does not include landscaping. In the case of a double-face or multi-face Sign, the Sign Area is the average of the total area of all Sign faces, unless otherwise stated.

Sign Depth is the thickness of the Sign Area or projection measured from the front of the Sign to the back or backing of the Sign.

Sign Height is the vertical height of the Sign measured from the ground to the top of the Sign.

Sign Structure is the supporting Structure of a Sign, such as a single pole, Sign frame, or Façade, or an integral part of a Building.

Sign Width is the width of the Sign, measured from one side of the Sign to the other at the point of greatest horizontal distance.

Sponsor Recognition means the recognition of a corporation, person or other entity which has donated money, goods or services to the landowner on which the Sign is located or which has entered into an agreement to pay money to the landowner in exchange for public recognition of the contribution, which recognition may consist of one or more of the following: an expression of thanks, the sponsor's name, brand, logo, tagline, website information or phone numbers.

Temporary Sign is a Sign that is not intended to be permanent and is allowed for a limited time by the applicable development standards. The following are Temporary Signs:

(a) Banner Sign is a Sign made out of lightweight material, which may be enclosed in a rigid frame and secured or mounted to allow movement caused by the wind. IMAGE
(b) Construction Sign is a Sign used to identify a construction project, the owner, general contractor, sub-trades, architect, engineers, and others associated with the design, planning, and Development of a project under construction. IMAGE
(c) Election Sign is a Sign used to promote a candidate, position, or party during a municipal, school board, provincial or federal election or a referendum or plebiscite. IMAGE
(d) Flag Sign is a Sign that is made of lightweight, flexible material attached to a freestanding pole or to a Structure placed in or on the ground. It may have one or two sides of Copy. IMAGE
(e) Future Development Sign is a Sign used to identify a new community identified in a Neighbourhood Area Structure Plan, and the developer(s) or builder(s) associated with the project. It may include information on the amenities, design, staging, and timing of the proposed Development.
(f) Portable Sign is a flat, easily movable Sign with independent supports. It may have one or two sides of Copy. IMAGE
(g) Real Estate Sign is a Sign that advertises real estate that is "for sale", "for lease", "for rent", or "sold", or an "open house".
(h) Show Home Sign is a Sign that advertises the Building as a Show Home or a prize in a raffle or contest.
(i) Sidewalk Sign is a small self-supporting sign set on or in the ground and includes A-shaped or sandwich board Signs and signs advertising garage sales. IMAGE
(j) Special Event Sign is a Sign that advertises a temporary event, like the farmers market, exhibition, fair, carnival, festival, a recreational competition, or other similar event or activity, and which has a valid Special Events Permit issued by The City.
(k) Temporary Directional Sign is a temporary Sign used to identify the location of a Show Home, Developing Community, and/or provide a means to reach a destination.
(l) Temporary Window Sign is a Sign temporarily posted, painted on, attached to, or placed in or on a window or otherwise exposed so it is visible from the outside of the Building.

Third Party Advertising means Copy that promotes goods, products, services, or activities not sold, produced, or offered on the Site where the Sign is located. This does not include the name of a sponsor on Signs on a Building.

Window Area includes all contiguous panels of glass, including panes of glass that would be contiguous if not separated by mullions (the bars between panes of glass).